NOTICE OF MEETING

EXTRAORDINARY FULL COUNCIL

Monday, 23rd November, 2026, 7.25 pm - Tottenham Town Hall Town Hall Approach Road London N15 4RY (watch the live meeting Here and watch the recording here)

From: The Mayor of Haringey Council – Councillor Dawn Barnes
To: Councillors of Haringey Council

In accordance with Part 4 - Section A [4.2] of the Constitution, it being an extraordinary meeting of the Council, no other business shall be considered other than those items stated on the summons. Any tabled items will relate to those shown on the summons.

Quorum: 15

1. FILMING AT MEETINGS

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

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

2. TO RECEIVE APOLOGIES FOR ABSENCE

3. TO ASK THE MAYOR TO CONSIDER THE ADMISSION OF ANY LATE ITEMS OF BUSINESS IN ACCORDANCE WITH SECTION 100B OF THE LOCAL GOVERNMENT ACT 1972

In accordance with Part 4 - Section A [4.2] of the Constitution, it being an extraordinary meeting of the Council, no other business shall be considered other than those items stated on the summons. Any tabled items will relate to those shown on the summons.

4. DECLARATIONS OF INTEREST

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

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

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

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

5. TO CONSIDER REQUESTS TO RECEIVE DEPUTATIONS AND/OR PETITIONS AND, IF APPROVED, TO RECEIVE THEM

To consider the E Petition - Make North Road (N6) Safe for Children: Urgent Road Safety Measures Outside Our Schools.

CSO 11 will apply to extraordinary meetings, and deputations will only be received where its purpose is related to an item of business on the summons.

6. CSO 3.1 (VI) ANNOUNCEMENTS FROM CABINET MEMBERS - REGULATOR OF SOCIAL HOUSING REGULATORY JUDGEMENT REPORT (PAGES 1 - 22)

7. TO CONSIDER THE FOLLOWING MOTIONS IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NO. 13

Motion A.1: Response to the Regulator for Social Housing's C4 Judgement

Proposer: Cllr Luke Cawley-Harrison
Seconder: Cllr Scott Bentham - Emery

Council notes:

- The C4 consumer grade, signifying “very serious failings” in how the Council is delivering the outcomes of the consumer standards, handed to the council by the Regulator of Social Housing;
- The “very serious failings” identified in:
    - Delivery of health and safety requirements
    - The provision of an effective, efficient, and timely repairs, maintenance and planned improvements service for the homes and communal areas for which the council are responsible
    - Delivery of adaptations
    - Working in partnership with appropriate local authority departments, the police and other relevant organisations to deter and tackle anti-social behaviour and hate incidents in the neighbourhoods where social housing is provided
    - Treating tenants with fairness and respect
    - Handling of complaints
    - Communication with the regulator regarding compliance with consumer standards, including not providing full information to the regulator regarding overdue remedial actions;
- That the Regulator for Social Housing “has not yet seen sufficient evidence that [the council] understands the potential risk to tenants and is able to put matters right”;
- The 2023 Housing Ombudsman investigation due to “persistent poor performance over damp and mould complaints”, which resulted in a judgement that the council had a “culture of apathy and acceptance of poor practice” in its dealings with council tenants and leaseholders, and criticised “extremely poor” handling of leaseholder complaints; “unreasonable delays in the landlord’s response to reports of disrepair”; and “clear evidence of service failure”;
- The 2023 finding from the Regulator of Social Housing that Haringey had caused “serious detriment” to tenants after failing to complete several remedial fire safety actions, including 4,000 which were high risk, and not having up to date electrical safety reports for thousands of homes;
- The year-long 2024 investigation by Liberal Democrat councillors, which resulted in the uncovering of at least seven cases where Haringey’s had failed to follow legislation for charging leaseholders for major works, leading to the council being forced to refund over £130,000 to leaseholders;
- The most recent (2024/25) comparative statistics on Tenant Satisfaction Measures, showing Haringey is the worst council in the country for satisfaction with repairs;
- That Haringey’s most recent (2025/26) Tenant Satisfaction Measures show overall satisfaction at just 46%; satisfaction with repairs at 50%, and satisfaction that the home is safe at only 59%;
- The data from USwitch Energy showing Haringey was the most complained about Local Authority for damp and mould in both 2025 and 2026, the only council with over 30 complaints per 10,000 social housing units in each year;
- Haringey’s housing department’s rolling strike from October 2024 based on issues including the repairs service “failing badly on its key

performance measures due to a failure of management" and management "not taking staff and resident safety seriously".

Council believes:

- That opportunities to begin taking action on failures in the housing service were consistently missed by the council in previous years;
- That Haringey Council's defensive and adversarial culture has been a key barrier to improving the service;
- That the council misled the Regulator for Social Housing in failing to provide full information about the backlog of fire safety remedial actions;
- That the council has failed to take adequate learnings and accountability from the previous self-referral to the Regulator;
- The council's structural reorganisation, combining the adult social care and housing services into a single directorate, was not a sensible course of action;
- The Housing Improvement Board, set up after previous failings, has been shown to provide insufficient protection in its current format to prevent further failures in governance;
- That the Regulator's report detailing that the council supplied only partial information over remedial actions, failing to provide full information of a new and growing backlog, raises serious concern over what further information may not have been shared with the Regulator, Housing Improvement Board and other governance processes;
- That fundamental reform of performance-based incentives and consequences for council staff is needed if the service is to be turned around.

Council resolves that the following executive action be strongly considered and taken forward by the appropriate Senior Officers and Cabinet:

- To formally apologise to tenants and leaseholders in writing for its failings;
- To carry out an immediate a root and branch investigation into the council's housing department and the serious failures in the service, including all processes, structures, record-keeping and delivery;
- To formally request a temporary, targeted uplift in funding from central government to undertake emergency remedial works, with appropriate oversight measures in place;
- To commission an independent expert organisation to run an emergency improvement programme;
- To reform the Housing Improvement Board to include tenant and leaseholder representatives and external specialists, to be chaired by an external and independent expert, and to give it formal powers to recommend policy to cabinet;
- To review and reform the current structures for Resident Voice and Empowerment ensuring that residents are being listened to and actions taken;
- To independently verify safety assurance data, including fire safety compliance, electrical testing and asbestos management;

- To produce open-book monthly reporting on all areas of compliance and fire safety using live data, published on the council website;
- To formally investigate the failure to provide full information to the Regulator, and the actions of individuals or processes that led to this;
- To undertake an immediate independent governance review that will lead to a new Governance and Accountability Policy for Housing that will include ongoing governance, including executive oversight, and governance around submissions to external bodies such as the Regulator;
- To introduce strict KPIs and oversight mechanisms for all staff within the housing service, including third-party contractors, with monitoring carried out external to the service;
- To undertake an expedited complete stock survey;
- To commence immediate action to clear all compliance backlogs across the main six statutory compliance areas, and provide live public reporting on this;
- To commence an immediate repairs backlog review, writing to all tenants and leaseholders confirming any recorded outstanding repairs relating to their property (or none), and inviting them to respond with confirmation of items, or the addition of unrecorded works;
- To introduce an automatic compensation scheme for tenants and leaseholders for poorly done or late repairs;
- To introduce independent post completion spot-checks/auditing of repair works, and of complaints handling;
- To introduce a new complaints learning and action delivery process for housing complaints that leads to documented improved outcomes;
- To engage in a department-wide culture change process that places the interests of tenants and leaseholders at the heart of the operating culture;
- To alter the Council's formal repairs sign-off process from operative sign-off to resident-determined sign-off so repairs are only marked as satisfactorily complete when residents say so;
- To introduce pro-leaseholder reforms, including:
    - Tripling the notice period for major works
    - Creating an optional sinking fund
    - Granting leaseholders the right to find their own tradespeople to carry out works when issued a S20 notice.

8. TO RECEIVE REPORTS FROM THE FOLLOWING BODIES - CABINET REPORT ON REGULATION 19 CONSULTATION ON PROPOSED SUBMISSION VERSION OF HARINGEY LOCAL PLAN 2028-2043 AND SUBMISSION TO SECRETARY OF STATE (PAGES 23 - 2210)

a) The Cabinet – Regulation 19 consultation on Proposed Submission version of Haringey Local Plan 2028-2043 and submission to Secretary of State.

Ayshe Simsek, Democratic Services and Scrutiny Manager
Tel – 020 8489 2929

Email: ayshe.simsek@haringey.gov.uk

Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Friday, 13 November 2026

Agenda Item 6

Report for: Full Council – 23 November 2026

Title: Regulator of Social Housing Regulatory Judgement Report

Report authorised by : Sara Sutton, Corporate Director for Adults, Housing and Health

Lead Officer: Kristian Melgaard, Director of Housing

Ward(s) affected: All

Report for Key/ Non-Key Decision: For noting

1. Describe the issue under consideration

1.1. This report is to provide Full Council with an update following the Regulator of Social Housing (RSH) publishing their regulatory judgement of the Council on the 28 October 2026.

1.2. The regulatory judgement confirmed that the Council received a C4 grading, indicating very serious failings in meeting the Consumer Standards.

1.3. The report will detail immediate steps taken in response to the judgement made and outline indicative plans to address future improvements and ensure these provide the necessary outcomes to be compliant.

2. Cabinet Member Introduction

2.1. Council housing transforms people's lives. It is secure, affordable, democratic and offers the foundation for our residents to build happy and healthy lives.

2.2. The Regulator for Social Housing launched an inspection into Haringey's housing services in April 2026. The Regulator awarded Haringey a C4, the lowest possible grade. Haringey is only the second London borough ever to receive a C4 grade. The regulator found that under the previous administration, the Council did not provide a full picture of high-risk actions needed to address fire safety. The regulator also identified very serious failings in repairs, complaints handling, governance and assurance, alongside serious concerns relating to health and safety.

2.3. We accept these findings in full and recognise that we must overhaul our housing service so that tenants can live in the standard of housing they deserve. We did not create this crisis, but we will prioritise solving it.

2.4. Our first step is transparency and accountability. We are launching an independent investigation into what happened, and we will appoint a new external expert to oversee the transformation our housing services. We also took the unprecedented step of releasing files that detail our engagement with the Regulator concerning fire safety.

2.5. We are undertaking further reviews into our governance and oversight arrangements and a root cause analysis of how we got to this position.

2.6. Residents must be at the centre of everything we do. We will listen to their experiences and work alongside them throughout the journey to ensure we

deliver the significant, fundamental and sustainable improvements needed and restore confidence in our housing services.

2.7. **Recommendations**

3.1. Council is asked to:

a) Note the RSH's regulatory judgement.
b) Note the Council's approach in response to the regulatory judgement.

3. Background information

Previous engagement

4.1. The Council brought its housing management services, previously provided by its arm's length management organisation, Homes for Haringey, back in-house in June 2022.

4.2. In December 2022, the Council also commissioned a Property Compliance Health Check to assess the approach to managing six compliance areas: gas and heating; electric; fire and building safety; asbestos; water, and lifts. The health check found a number of areas of non-compliance, with several key recommendations made, particularly around overdue fire risk actions and electrical safety.

4.3. Following the findings of the external health check, the Council made a self-referral to the RSH in January 2023 and a Housing Improvement Plan was approved by Cabinet in April 2023.The Council committed to a voluntary undertaking which was accepted by the RSH in July 2023 and regular engagement with the RSH followed.

4.4. In November 2025, the Council requested removal of the Regulatory Notice stating that a return to compliance had been demonstrated having discharged the commitments outlined within the voluntary undertaking. In December 2025, the RSH confirmed removal of the Regulatory Notice.

The process

4.5. In April 2026 the Council was notified by the RSH that they will be carrying out a regulatory inspection of social landlord services. This inspection was against the four Consumer Standards:

- Safety & Quality
- Tenancy
- Neighbourhood & Community
- Transparency, Influence and Accountability

4.6. Further detail on the Consumer Standards is provided in Appendices A-D.

4.7. The inspection is to inform how well registered social landlords are delivering the outcomes of the Consumer Standards and ultimately provide a conclusion in the form of a grade as follows:

Grading	Description
C1	Overall the landlord is delivering the outcomes of the consumer standards. The landlord has demonstrated that it identifies when issues occur and puts plans in place to remedy and minimise recurrence.
C2	There are some weaknesses in the landlord delivering the outcomes of the consumer standards and improvement is needed.
C3	There are serious failings in the landlord delivering the outcomes of the consumer standards and significant improvement is needed.
C4	There are very serious failings in the landlord delivering the outcomes of the consumer standards. The landlord must make fundamental changes so that improved outcomes are delivered.

4.8. As part of the inspection, the RSH observed a series of meetings. This included Housing's Building Safety & Compliance Board and Repairs Board, the Housing Improvement Board, and the Resident Voice Board.

4.9. In addition to attending the above meetings, the RSH were provided with the accompanying papers as well as a wide range of documents throughout the course of the inspection. The RSH also interviewed staff, tenants, the Chief Executive and the Cabinet Member for Housing.

The regulatory judgement

4.10. The RSH confirmed in their published judgement that the Council has been issued a C4 consumer grade.

4.11. The Council accepts the RSH's findings in full and acknowledge that the feedback reflects what residents have told the Council.

4.12. Ultimately the RSH concluded that the Council needs to fully understand the root causes of its failings and develop a comprehensive improvement plan to achieve fundamental change and sustained improvements to the housing service, to achieve compliance with the Consumer Standards.

4.13. The Council is now one of two London Boroughs with a C4 grading, with the London Borough gradings broadly in line with the proportions of gradings with other local authorities nationally who have already been inspected.

The RSH's findings

4.14. The full regulatory judgement is available on their website and can be accessed through Appendix E. However, a summary table is provided below indicating the findings made against each Consumer Standard.

Standard	Area under Consumer Standards	Findings

Safety & Quality	Repairs & Maintenance	Very serious failings
	Health & Safety	Serious failings
	Adaptations	Serious failings
	Stock Quality & Decency	Weaknesses
Neighbourhood & Community	Anti-Social Behaviour and hate incidents	Serious failings
Tenancy	Tenure	Weaknesses
Transparency, Influence & Accountability	Complaints Handling	Very serious failings
	Fairness & Respect	Serious failings
	Service and Performance Information	Serious failings
	Diverse Needs	Weaknesses
	Engagement with Tenants	Weaknesses
	Governance and Assurance	Very serious failings

4.15. The RSH identified very serious failings across three areas, some of which also had wider implications for other standards, including Fairness and Respect. In the context of its overall judgement, and its findings relating to governance, oversight and assurance, the RSH highlighted the following very serious failings and associated serious failings in Health and Safety:

Area	Findings
Repairs & Maintenance	• Only around 50% of non-emergency repairs completed in time in 25/26 • Substantial repairs backlog with 7,800 approx. outstanding
Complaints Handling	• High complaint volumes, escalations and maladministration findings • Poor performance against complaint response times • Limited evidence that learning from complaints is driving improvement
Governance & Assurance	• Not providing full information on FRA remedial actions during previous Regulatory Notice • Failure to fully disclose material compliance issues to the regulator
Health & Safety	• Nearly 4,000 overdue fire safety remedial actions • More than 1,400 high-risk fire safety actions overdue • Concerns regarding the Council's ability to maintain compliance and prevent future backlogs

4.16. The majority of the findings align with the Council's existing understanding of the challenges and areas requiring improvement within the housing service. Programmes of work and improvement initiatives were already in progress at the time of the inspection to address some of these issues, as outlined below:

- Delivery of the new asset management strategy is underway to invest £570m in housing stock over the next ten years and to bring all homes up to decent standard by 2028.

- Over 22,000 fire remedial actions have been closed over the last year, and a fire door replacement programme is rolling out across the housing stock.
- Reduction of outstanding repairs from around 20k in January 2025 to 8.5k in September 2026, with extra capacity brought in to clear it altogether.
- A digital improvement programme is underway to introduce greater oversight and increased transparency for residents, such as a new repairs portal and an anti-social behaviour case management system.
- Recruiting more frontline housing officers to reduce patch sizes.

4.17. These will be reviewed to ensure they address the RSH's findings in relation to these areas and in light of the wider review and transformation plan outlined below.

4.18. However, the RSH referenced within their regulatory judgement that a series of actions are required to happen to ensure that the Council can achieve fundamental change, achieve compliance with the Consumer Standards and provide sustained and improved outcomes for tenants. The RSH expects these to be delivered with appropriate priority and for work to commence immediately on addressing the most serious areas of non-compliance. The RSH expects the Council to allocate appropriate resources to enable this to happen.

Next steps

4.19. The Council has communicated the outcome of the inspection directly to residents by sending both tenants and leaseholders a letter and FAQ document. These have also been published on a new Housing Transformation webpage, linked within Appendix F, where the Council will post updates including a new dashboard to enable residents to monitor performance.

4.20. The Corporate Director for Adults, Housing and Health and the Director of Housing have provided dedicated online briefing sessions to both involved residents and housing staff. Wider stakeholder communications have also been carried out.

4.21. The Housing Transformation website also has published background documents relating to the previous improvement plan in the interest of transparency and can be accessed through Appendix F.

4.22. Work continues to reduce the number of fire safety remedial actions, improve performance across key areas, and reduce the repairs backlog. A pro-forma key performance information relating to landlord stock, quality, and safety, accurate as at the end of September 2026, provided in Appendix G.

4.23. There are a series of actions that are being taken as the immediate response to the RSH findings:

a) The commissioning of a root cause analysis review to identify the underlying causes and contributing factors to the failings, including

organisational and cultural issues, and ensure that improvement actions address these at source.

b) An urgent, independent review is being commissioned for transparency on fire safety and previous engagement with the RSH, to understand what happened and why.
c) A review of the governance and assurance framework is being commissioned to ensure that all areas relevant to the regulatory judgement, and the wider improvement programme, are subject to appropriate oversight by the relevant officers and the governing body.
d) The development of a new over-arching Housing Transformation Plan that will address the Regulator's findings in full and deliver embedded, long-term improvement across the housing service, which will be recommended for approval by Cabinet.
e) The recruitment of an Independent Chair to the Housing Improvement Board to provide external scrutiny and challenge.
f) The establishment of a new Corporate Director of Housing post (subject to formal approval and consultation) to provide the leadership capacity and strategic oversight necessary to deliver the scale and pace of transformation required.

4.24. Regulatory engagement will remain intensive until sustained improvement is demonstrated, and the Council is committed to being open and transparent throughout this next period of change. Any learning identified will be acted upon, with close engagement with the RSH and other external partners to ensure that improvement activity is robust, enduring and independently assured.

4. Statutory Officer's comments Finance, Procurement, and Legal

Finance

5.1. There are no immediate financial consequences of this report. The improvement plan and the supporting financial investment to respond to the outcome of the regulatory judgement has yet to be developed. Once the improvement plan is fully developed and costed, the financial implications will be included in the Housing Revenue Account business plan.

Legal and Governance [Fi

5.2. The Director of Legal and Governance has been consulted in the drafting of this report and comments as follows.

5.3. The RSH has statutory responsibility for setting and enforcing housing standards in the social housing sector, including local authority housing.

5.4. The Housing Ombudsman is focused on individual complaints about housing services, albeit is empowered to investigate systemic causes underlying complaints.

5.5. As a registered provider of Social Housing the Council is required to comply with the Consumer Standards set by the RSH.

5.6. Section 198A of the Housing and Regeneration Act 2008 enables the RSH to use its regulatory and enforcement powers if a registered provider such as the council has failed to meet a consumer standard.

5.7. There is no impediment to full council agreeing the recommendations in the report.

5. Use of Appendices

6.1. Appendix A – RSH Safety and Quality Standard: https://assets.publishing.service.gov.uk/media/65f8250c78087a001a59ebac/April_2024_-_Safety_and_Quality_Standard_FINAL.pdf

6.2. Appendix B – RSH Tenancy Standard: https://assets.publishing.service.gov.uk/media/660c0ad967958c0011365a58/April_2024_-_Tenancy_Standard_FINAL.pdf

6.3. Appendix C – RSH Neighbourhood and Community Standard: https://assets.publishing.service.gov.uk/media/65fc3d30f1d3a0001d32acef/April_2024_-_Neighbourhood_and_Community_Standard_FINAL.pdf

6.4. Appendix D – RSH Transparency, Influence, and Accountability Standard: https://assets.publishing.service.gov.uk/media/6ab136803f8e4e96a6a66ae1/011026_TIA_Standard.pdf

6.5. Appendix E – RSH Regulatory Judgement on Haringey Council: https://www.gov.uk/government/publications/haringey-london-borough-council/haringey-london-borough-council-00ap-regulatory-judgement-28-october-2026

6.6. Appendix F – Housing Transformation website: https://haringey.gov.uk/housing/housing-news-policies/housing-strategies-policies-and-plans/housing-transformation

6.7. Appendix G – Landlord Stock, Quality and Safety Proforma.

6. Background papers

7.1. Housing Services Improvement Plan and Compliance Assurance Statement Cabinet report April 2023: https://www.minutes.haringey.gov.uk/documents/s138659/Housing%20Services%20Improvement%20Plan%20and%20Compliance%20Assurance%20Statement.pdf

This page is intentionally left blank

Landlord Stock, Quality & Safety Proforma

30th September 2026

LONDON BOROUGH OF HARINGEY

30th September 2026

Performance as at: 30th September 2026	Total (All Assets)	Properties On Programme (No. of Records)	Properties On Programme (Void)	Off Programme	In date Number	In date %	Overdue Number	Overdue %	Last Months Performance August	DOT Trend	% Change
DOMESTIC	**Tenants & Leaseholders**										
Gas Safety (Domestic LGSR programme)	21,243	13,559	925	7,684	13,353	98.48%	206	1.52%	99.59%	↓	-1.11%
Electrical (EICR 5-year programme)	21,243	15,159	1,073	6,084	14,806	97.67%	353	2.33%	97.79%	↓	-0.12%
COMMUNAL	**No. of Blocks**										
Fire Risk Assessments programme*	1,168	1,639		-471	1,633	99.63%	6	0.37%	99.94%	↓	-0.31%
Gas Safety (Communal LGSR programme)	1,168	31		1,137	31	100.00%	0	0.00%	100.00%	↔	0.00%
Electrical (EICR 5-year programme)	1,168	872		296	871	99.89%	1	0.11%	100.00%	↓	-0.11%
Asbestos Reinspection programme (Communal)	1,168	1,134		34	1,133	99.91%	1	0.09%	100.00%	↓	-0.09%
Passenger Lift Inspections (Thorough Examinations)	1,168	166		1,002	166	100.00%	0	0.00%	100.00%	↔	0.00%
Water Hygiene (L8) (Legionella Risk Assessments)	1,168	273		895	269	98.53%	4	1.47%	98.17%	↑	0.36%

*** Please note that the negative variance shown in column G for the Fire Risk Assessment 'off programme' is due to the need to create additional sub-blocks that are not in NECH.**

Compliance is confirmation that relevant statutory, regulatory and/or policy inspections have been completed at the time of reporting and that we have diligently taken all reasonable measures to complete the inspections and resulting actions within agreed timescales, programme and procedures and that all such activity can be demonstrated through auditable evidence. NOTE: where actions resulting from inspections require significant or specialist work, and cannot be completed within the target timescales, risk mitigation will be put in place, reviewed and evidenced as appropriate.

DEFINITIONS:

1. Fire	All buildings have had an FRA survey completed and uploaded to C365 compliance management system. All actions categorised, allocated, and tracked to completion with appropriate risk mitigations in place where required.
2. Gas	All properties have a current, valid LGSR 'pass'. No overdue actions.
3. Electrical	All properties have a current, valid EICR 'satisfactory'. No overdue actions.
4. Asbestos	All communal management and reinspection surveys have been completed and inspection reports received. Actions tracked and managed in line with recommended timescales.
5. Lifts	All Passenger lifts have a current, valid thorough examination (LOLER certificate) <6months old and all lifts without one have been shut down within 24 hours of going overdue or otherwise approved.
6. Water	All sites have a valid current LRA: no high level (seven days or one month) remedials overdue.

LONDON BOROUGH OF HARINGEY

30th September 2026

Performance as at: 30th September 2026	Total	In Date		Overdue		Last Months Performance August	DOT Trend	% Change
		Number	%	Number	%			
Smoke Alarms/Detectors	15,159	14,819	97.76%	340	2.24%			
Carbon Monoxide Alarms/Detectors	13,559	13,557	99.99%	2	0.01%			
Number of Council tenants waiting for major adaptations	308							
% of Emergency Repairs within timescale	299	276	92.31%	23	7.69%	96.04%	↓	-3.73%
% of Non-Emergency Repairs within timescale	1,176	835	71.00%	341	29.00%	67.07%	↑	3.93%
Total number of Awaab's Law Damp & Mould cases	1,222							
Open Awaab's Law Damp & Mould cases assessed as Category 1 HHSRS	77							
Meet the Decent Homes Standard	16,560	13,274	80.16%	3,286	19.84%			
Stage 1 Complaints upheld	90	61	68%	29	32.22%	70%	↓	-2.22%
Stage 2 Complaints upheld	62	50	81%	12	19.35%	88%	↓	-7.35%

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of dwelling units owned for which gas safety checks are required	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)
GAS SAFETY	Domestic gas (LGSR)	13,559	13,353	206	98.48%
	Communal gas (LGSR)	31	31	0	100.00%
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**	
	Dwelling unit has been non-compliant for <3 months			198	
	Dwelling unit has been non-compliant for 3-6 months			0	
	Dwelling unit has been non-compliant for 6-12 months			3	
	Dwelling unit has been non-compliant for >12 months			5	
		No. of capped properties	**No. of capped properties over 3 months**		
	Properties with a capped gas supply	35	35		
		No. of overdue checks			
	Overdue gas safety checks (<1 month)	0			
	Overdue gas safety checks (1-3 months)	0			
	Overdue gas safety checks (> 3 months)	35			
	Comments:				
	4 x properties have H&S issues and are with TMO, 11 x properties have appointments in October, 20 x property LGSR's are in the QC process with PCM, 171 x properties have been through 3 letter process and a cold call visit by contractors on a weekend and a hand delivered letter by the compliance team, they are now with TMO.				

Plans to return to compliance:

Following the removal of the warrant process, the Gas Team has implemented a number of measures to maintain gas servicing compliance and minimise overdue services. These include increasing appointment capacity, undertaking cold-calling visits, and offering weekend appointments to provide residents with greater flexibility and improve access rates. All overdue properties are reviewed, with persistent efforts made to secure appointments via phone and property attendance. The team is also cross-referencing overdue gas servicing addresses with the EICR programme to identify opportunities for joint access visits and improve efficiency. In addition, Tenancy Management has issued letters to residents reminding them that providing access for statutory gas safety inspections is a requirement of their tenancy agreement. These measures are being closely monitored and have been introduced to mitigate the impact of the loss of the warrant process while ensuring continued compliance with statutory gas safety obligations and maintaining resident safety. As part of the transition from the previous to the new contractors, where LGSRs have not been provided or original appointments kept, the new contractors are re-scheduling and completing these LGSRs.

Current Mitigations:

As above.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of dwelling units that require an electrical installation condition report	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)
ELECTRICAL SAFETY	Domestic properties on a 5 Year EICR domestic testing cycle	15,159	14,806	353	97.67%
	Domestic properties on a 10 Year EICR domestic testing cycle	0	0	0	#DIV/0!
	Domestic properties that require an EICR but do not have one	0	N/A	0	N/A
	Total Domestic properties	**15,159**	**14,806**	**353**	**97.67%**
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**	
	Dwelling unit has been non-compliant for <3 months			69	
	Dwelling unit has been non-compliant for 3-6 months			30	
	Dwelling unit has been non-compliant for 6-12 months			44	
	Dwelling unit has been non-compliant for >12 months			210	
		Total Number of assets that require an electrical installation condition report	**Number Of Compliant Assets**	**Number of Non-Compliant Assets**	**COMPLIANCE (%)**
	Communal EICRs	872	871	1	**99.89%**
	For Non-compliant assets:			**Number of Non-Compliant Assets**	
	Asset has been non-compliant for <3 months			1	
	Asset has been non-compliant for 3-6 months			0	
	Asset has been non-compliant for 6-12 months			0	
	Asset has been non-compliant for >12 months			0	
	FOR BOTH COMMUNAL and DOMESTIC				
	For both communal and domestic	**Overdue high risk - No. of C1 (danger to life)**	**Overdue medium risk - No. of actions C2 (potentially dangerous)**	**Overdue low risk - No. of actions C3 (improvement recommended)**	
	Overdue electrical remedials (< 3 month)	0	2	0	
	Overdue electrical remedials (3-6 months)	0	0	0	
	Overdue electrical remedials (6-12 months)	0	0	0	
	Overdue electrical remedials (12+ months)	0	14	0	
	Comments: C3 actions are recommendations only.				

Plans to return to compliance:

Haringey started to converge from a 10-year programme to a 5-year programme for all EICRs in 2021. Therefore, all EICRs are scheduled for review in a 5-year programme. This includes dwellings and communal areas. Category 1 & 2 actions are completed at the time of EICR unless they require return visits due to parts or timing of appointments. Only satisfactory certs are uploaded unless there are exceptional circumstances whereby subsequent new certificates will be completed. All compliance is subject to access. (Please note that PAT testing and other electrical maintenance safety is reported in a separate detailed report to Building Safety and Compliance Board).

Current Mitigations:

As per above.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of dwelling units owned within properties that require a Fire Risk Assessment	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)
FIRE SAFETY	Fire Risk Assessments in high risk buildings	53	53	0	100.0%
	Fire Risk Assessments in non-high risk buildings	1,587	1,581	6	99.62%
	Overall Fire Risk Assessments	**1,640**	**1,634**	**6**	**99.63%**
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**	
	Dwelling unit has been non-compliant for <3 months			6	
	Dwelling unit has been non-compliant for 3-6 months			0	
	Dwelling unit has been non-compliant for 6-12 months			0	
	Dwelling unit has been non-compliant for >12 months			0	
	Comments:				
	6 x FRAs were overdue at the end of September: 3 x were completed at the end of September but uploaded on the 1st October 2026. 1 x FRA completed on 1st October 2026 and has been uploaded (was previously no access). 2 x FRAs with our contractor currently in QA process (these had to be re-scheduled due to additional FRAs being requested).				
		No. of high risk actions	**No. of medium risk actions**	**No. of low risk actions**	
	Overdue FRA remedial actions (<3 months)	459	911	25	
	Overdue FRA remedial actions (3-6 months)	283	491	18	
	Overdue FRA remedial actions (6-12 months)	193	315	35	
	Overdue FRA remedial actions (12+ months)	726	1,082	101	
	Comments:				
	All actions are managed through our digital C365 compliance management system. The risk is determined by the Risk Assessor taking into account a number of factors in accordance with BS9792:2025. Our Fire Safety Management Plan sets out the timescales for Urgent (24 hours), High (3 months), Medium (6 months), and Low (24 months). We have wider fire safety KPIs regarding fire door checks / remedial actions. In accordance with Fire Safety Act, we inspect all flat entrance doors annually, subject to access, and all communal doors quarterly in buildings over 11 metres in height. Performance on these programmes are reported within our wider suite of KPI information.				

Plans to return to compliance:

We have programme and plans in place to complete all overdue actions and to complete future actions within target times. All current overdue actions have been allocated to an appropriate programme.

Current Mitigations:

Haringey uses a range of mitigations, from regular inspections, increased resident engagement, focussed communications, clear communal areas, upgraded alarm systems, and evacuation strategy changes as appropriate to the situation and recommendations of the Risk Assessor.

Workstream		Total Number of dwelling units in programme	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)
SMOKE AND CO ALARMS	Smoke alarms / detectors	15,159	14,819	340	**97.76%**
	Carbon monoxide alarms / detectors	13,559	13,557	2	**99.99%**
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**	
	Dwelling unit has been non-compliant for <3 months			0	
	Dwelling unit has been non-compliant for 3-6 months			0	
	Dwelling unit has been non-compliant for 6-12 months			0	
	Dwelling unit has been non-compliant for >12 months			340	
	Comments:				
	SMOKE ALARMS: There are 340 where we haven't been able to gain access to carry out the EICR in the last 5 years, which would allow us to upgrade or install smoke detectors. 360 properties had EICRs that were completed prior to 2022, and would have been installed to the previous standard.				

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of dwelling units owned for which a legionella risk assessments is required	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)
WATER SAFETY	Legionella risk assessments	273	269	4	98.53%
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**	
	Dwelling unit has been non-compliant for <3 months			3	
	Dwelling unit has been non-compliant for 3-6 months			0	
	Dwelling unit has been non-compliant for 6-12 months			1	
	Dwelling unit has been non-compliant for >12 months			0	
		Number of high risk overdue remedial actions	**Number of medium risk overdue remedial actions**	**Number of low risk overdue remedial actions**	
	Overdue water safety remedial actions (< 3 months)	0	0	0	
	Overdue water safety remedial actions (3-6 months)	0	0	0	
	Overdue water safety remedial actions (6-12 months)	0	0	0	
	Overdue water safety remedial actions (12 months+)	0	0	0	
	Comments:				
	4 x properties Non-Compliant 3 x asbestos in tank rooms. Unable to safely access. Confirmed on asbestos removal programme to be completed before end of 2026. 1 x door works - With HRS Carpentry team.				

Plans to return to compliance:

As above.

Current Mitigations:

Quarterly sampling from outlets being undertaken to mitigate and identify any risks.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of dwelling units owned within properties for which an asbestos management survey or re-inspection is required	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)	Number of properties for which an asbestos management survey or re-inspection is required
ASBESTOS SAFETY	Asbestos management surveys / re-inspections	1,134	1,133	1	99.91%	
	Overdue Asbestos management surveys / re-inspections (< 3 months)	1				
	Overdue Asbestos management surveys / re-inspections (3-6 months)	0				
	Overdue Asbestos management surveys / re-inspections (6-12 months)	0				
	Overdue Asbestos management surveys / re-inspections (12+ months)	0				
	Comments:					
	1 x overdue was due to no access. This survey was completed on the 22nd September and uploaded to the system on the 1st October 2026.					

Plans to return to compliance:

At the time of reporting in September there was 1 x overdue asbestos re-inspection. However, the inspection had taken place on 22th September 2026, but the certificate had not been uploaded to the compliance management system and was reported as overdue. This has now been uploaded.

Current Mitigations:

Not Applicable.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total number of dwelling units owned within properties with communal passenger lifts	Number Of Compliant dwelling units	Number of Non-Compliant dwelling units	COMPLIANCE (%)	Number of properties with communal passenger lifts
LIFT SAFETY	Passenger lifts (LOLER) servicing	166	166	0	100.00%	
	For Non-compliant dwelling units:			**Number of Non-Compliant dwelling units**		
	Dwelling unit has been non-compliant for <3 months			0		
	Dwelling unit has been non-compliant for 3-6 months			0		
	Dwelling unit has been non-compliant for 6-12 months			0		
	Dwelling unit has been non-compliant for >12 months			0		
		Number of overdue remedial actions				
	Overdue remedial actions (<3 months)	1				
	Overdue remedial actions (3-6 months)	0				
	Overdue remedial actions (6-12 months)	0				
	Overdue remedial actions (12+ months)	0				
	Comments:					
	This action sits within a new build property. Managers of this property have arranged for a contractor to attend week commencing 26 October 2026.					
Plans to return to compliance:						
Not Applicable. All sites 100% compliant.						
Current Mitigations:						
Not Applicable. All sites 100% compliant.						

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		September
ADAPTATIONS	% of adaptations completed for Council tenants within 52 weeks of referral	33%
	Number of Council tenants waiting for major adaptations	308
	Works for Council tenants completed within 80 days (in month)	0
	Number of adaptations for Council tenants completed within 52 weeks (in month)	1
	Comments:	
	Data provided from Power BI dashboard drawing on Liquid Logic system (LAS).	

Workstream		September
COUNCIL ADAPTATIONS OVERDUE	Overdue (< 3 months)	7
	Overdue (3-6 months)	9
	Overdue (6-12 months)	107
	Overdue (12 + months)	185
	Total number overdue by classification	**308**
	Comments:	
	Data provided from Power BI dashboard drawing on Liquid Logic system (LAS).	

Plans to clear backlog:

Aids and Adaptations team is currently working on an approach to clearing the backlog. They are engaging with AD of Asset Management within Housing Services to get constructor partners to assist with surveying capacity on the backlog. A finance package is being put in place relating to this. There are also six delivery contracts that are at end of tender process and should be going live in November, with procurement putting JTC contracts together.

Context on OT approach to Council Homes:

OTAs will call tenants to go through mini triage / assess risk / find out if their needs have changed / offer signposting to mobility aids, meals on wheels, care needs, social work assessment re: increased care (if needs have changed while they are on waiting list). OTA will do risk assessment against priorities 1, 2, and 3 so people can be prioritised on list. We have an OT duty team so residents can approach us if their needs have changed and that can re-assess needs. Monitoring of complaints and associated actions also in place.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		September	October	November
EMERGENCY AND NON-EMERGENCY REPAIRS	Number of Emergency Repairs within timescale	276		
	Total Number of Emergency Repairs	299		
	% of Emergency Repairs within timescale	**92.31%**		
	Number of Non-Emergency Repairs within timescale	835		
	Total Number of Non-Emergency Repairs	1176		
	% of Non-Emergency Repairs within timescale	**71.00%**		

Workstream		WIP Emergency	WIP Urgent	WIP Routine	WIP Planned	**WIP Total**	Legacy Emergency	Legacy Urgent	Legacy Routine	Legacy Planned	**Legacy Total**	**WIP+Legacy TOTAL**
OVERDUE REPAIRS	Overdue (< 3 months)	515	56	1,535	748	**2,854**	0	7	260	150	**417**	**3,271**
	Overdue (3-6 months)	3	32	152	77	**264**	4	33	990	488	**1,515**	**1,779**
	Overdue (6-12 months)	0	0	152	106	**258**	0	9	1,621	651	**2,281**	**2,539**
	Overdue (12 + months)	0	0	58	66	**124**	0	2	599	362	**963**	**1,087**
	Total number of overdue repairs by classification	518	88	1,897	997	**3,500**	4	51	3,470	1,651	**5,176**	**8,676**

Comments:

Repairs Timescales by Priority:
Emergency (1-day)
Urgent (7-day)
Routine (28-day)
Planned (28-days or more).

WIP Overdue: 3,500
Legacy Overdue: 5,176

Current Works In Progress (WIP) to be completed by Housing Repairs Service (HRS) and Legacy repairs that are now on a different contract for external Contractors to complete. Please note that the WIP repairs figure can fluctuate (increase/decrease), whereas the Legacy repairs is a static number and can only decrease until they've all been completed. Please note that all communal repairs are included in the above figures.

Plans to clear backlog:

A dedicated Legacy Repairs Programme has been established to manage a specific recovery project. Although this project will have its own reporting and management focus, oversight will remain through the current governance structure.

The project includes:
- Allocating historic cases to specialist contractors.
- Employing dedicated surveying resources.
- Utilising M&E contracts and resources.
- Dedicated programme monitoring and tracking.

Current mitigations:

The programme is prioritising overdue repairs, Ombudsman related casework and complex works.

Workstream	
Investigations and Enforcement Action:	

In addition to the RSH judgement, there are currently 23 Ombudsman cases relating to the Repairs and Maintenance Service open as at 28th October (which are monitored by the Corporate Feedback team). There are also 22 Notice of Deficiency (NOD) open as at 29th October being managed by the Fire team who are in dialogue with the LFB and keeping them up-to-date. Should any further regulatory action arise, this will be reported to the Regulator.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Number of open D&M cases pre-27th October 2025	Open cases assessed as Category 1 HHSRS
Pre 27th October 2025 Damp and Mould cases	**Damp and Mould cases**	**71**	**5**
		Number of overdue cases	**Number of overdue cases assessed as Category 1 HHSRS**
	Cases overdue by <1 month	0	0
	Cases overdue 1-3 months	0	0
	Cases overdue by 3-6 months	42	0
	Cases overdue by 6+ months	29	5
	Comments:		
	Figures from case management system as at 30th September 2026.		

Workstream		Total number of open Emergency Awaab's Law D&M cases	
27th October 2025 onwards Awaab's Law Damp and Mould cases	Total number of open 'Emergency' Awaab's Law D&M cases	105	
	Total number of open 'Significant' Awaab's Law D&M cases	1,117	
	Total number of Awaab's Law D&M cases	**1,222**	
	Open Awaab's Law D&M cases assessed as Category 1 HHSRS	**77**	
		Number of open cases assesed as Category 1 HHSRS	
	Cases open <1 month	2	
	Cases open 1-3 months	21	
	Cases open by 3-6 months	22	
	Cases open by 6+ months	32	
	Comments:		
	Figures from Awaab's Law case tracker as at 30th September 2026.		

Plans to return to compliance:

We are working to reduce the number of overdue cases through the work of specialist multi-trade teams that manage D&M and complex repairs, and close working with our specialist Disrepair team to ensure quicker resolution of open and overdue cases for customers. Our dedicated Damp & Mould Case Management System allows reporting of D&M cases by residents. Open CAT 1 cases are tracked and managed through a process between the Asset Management and Repairs and Compliance services. All Awaab's law cases are tracked and reported by KPIs in our monthly KPI set. The damp and mould case management system is being re-developed into an Awaab's Law case management system as one of our priority digital projects and the aim is that this will be in place to allow reporting against all the hazards covered by Phase 2 of Awaab's Law from November 2026 onwards.

Current Mitigations:

For CAT 1 or emergency cases where it is not possible to remove the risk because of the extent of the works required, we move residents out of their homes under our temporary moves policy. We consider household members' vulnerabilities as part of this process; for example, if the household contains children or people with conditions making them particularly susceptible to illness following exposure to any mould.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream		Total Number of Assets	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
STOCK CONDITION	Meet the Decent Homes Standard	16,560	13,274	3,286	**80.16%**
		Number of Assets			% of Total Number of Assets
	Assets that have had a stock condition survey within the last 2 years	4,469			26.99%
	Assets that have had a stock condition survey within the last 5 years	8,724			52.68%
	Assets that have had a stock condition survey within the last 10 years	305			1.84%
	Assets that have had a stock condition survey over 10 years ago	1,068			6.45%
	Assets that have no stock condition survey on record	1,994			12.04%
	Total Number of Assets	**16,560**			**100.00%**
	Comments:				
	Stock Number is as per Local Authority Housing Statistics (LAHS) 2026.				

Plans to return to compliance:

Achieving 100% Decent Homes:
Four long-term partnering contracts have been procured and are being mobilised to deliver our major works investment programme for the next 10 years. A funded programme is in place to achieve 100% decency by the end of 2028 informed by our stock condition data.

Increasing the number of homes with recent stock condition survey data:
We have implemented a rolling stock condition survey to cover 20% of the stock annually to ensure data is refreshed every 5 years. This commenced in November 2025 with Baily Garner appointed to carry out the survey programme for the first 18m. This will focus on all homes where we do not have data less than 5 years old. We have taken additional measures in respect of engagement with tenants to ensure access is provided and, where no access is being allowed, we are following the council's access for emergencies, safety or welfare policy and referring tenants to their tenancy agreement that sets out the right for us to reasonably access homes. Legal is involved and pre-legal letters have been sent to some tenants who have failed to provide access. This approach is proving successful in maximising the number of homes we have been able to survey that have previously proven difficult to access. We have also now added an additional c1,200 dwellings to the survey where data will become 5 years old this year. In addition to the partnering contracts we have also procured four Multi Disciplinary Consultants giving us extra capacity to carry out future tranches of the rolling stock survey.

Current Mitigations:

Managing the risks posed to tenants in non-decent homes in the intervening period whilst they remain non-decent:
We have a process in place to ensure any cat 1 hazards identified in homes are dealt with effectively as soon as they are identified. Homes are maintained through the repairs service pending inclusion in the major works programme.
We have processes in place for all compliance areas including regular gas and electrical safety testing.

Managing the risks posed to tenants in homes that have not had a recent stock condition survey, in the period before the home has a new stock condition survey:
Of the 1,994 homes that do not have any stock condition data, 1,228 of these are new build homes that have been handed over within in past 5 years and for which we have handover 'as built' data. These addresses will be added to future tranches of the stock survey to ensure data is not more than 5 years old. A further 292 are buy-back properties or acquisitions which will have been through the voids process prior to let and these will also be incorporated into future survey cycles. Of the 474 remaining, 292 are flats in blocks where we have the external survey data for the block. As noted above, we are prioritising all homes with a stock condition survey older than 5 years and taking steps to ensure we gain access to achieve up to date information. We also use other sources to update the stock condition database such as pre works validation surveys, post works completion data, our Electrical Testing (EICR) programme and boiler renewals carried out through our gas contracts and disrepair works.

LONDON BOROUGH OF HARINGEY

30th September 2026

Workstream	Stage 1 Complaints	July 2026	August 2026	September 2026
COMPLAINTS	Number of Stage 1 complaints received	168	152	222
	Percentage of Stage 1 complaints acknowledged in time	39%	4%	20%
	Percentage of Stage 1 complaints responded to in time	71%	52%	70%
	Number of Stage 1 Complaints upheld	60	26	61
	Total Number of Stage 1 Complaints	75	37	90
	% Stage 1 Complaints upheld	**80%**	**70%**	**68%**
	Stage 2 Complaints			
	Number of complaints escalated to Stage 2	86	76	80
	Percentage of Stage 2 complaints acknowledged in time	5%	2%	3%
	Percentage of Stage 2 complaints responded to in time	9%	3%	2%
	Number of Stage 2 Complaints upheld	51	57	50
	Total Number of Stage 2 Complaints	66	65	62
	% Stage 2 Complaints upheld	**77%**	**88%**	**81%**
	Comments:			
	Stage 1 – Service Investigation. Acknowledge complaint within 5-working days. Send a full response within 10-working days. Stage 2 – Review. Acknowledge within 5-working days. Reply within 20-working days. Signpost to Housing Ombudsman if complainant wants further review.			

Plans to return to compliance:

Haringey's Cabinet recently agreed a Complaints Improvement Plan, supported by a Housing Services Improvement Sub-Plan, that sets out targeted actions to address weaknesses in complaint handling and achieve sustained regulatory compliance. The plan focuses on improving response times, reducing escalations, strengthening the quality of investigations, embedding learning from complaints and Ombudsman findings, and improving resident experience. Clearer accountability, staff training, improved performance monitoring and senior management oversight will support delivery. Progress will be evidenced through improved complaint handling timescales, fewer upheld and escalated complaints, and demonstrable service improvements arising from resident feedback.

Current Mitigations:

All overdue complaints are subject to regular review and oversight through monitoring by management and the Feedback team. Cases are assessed according to the nature and severity of the reported issue, with particular attention given to health and safety concerns, damp and mould, safeguarding risks, vulnerabilities, and households with young children or residents with identified medical conditions. Any required inspections, temporary measures, repairs, or remedial works continue independently of the complaint process and are progressed through operational service teams.

REPORT OF THE CABINET No. 1, 2026/27

FULL COUNCIL 23 November 2026

Chair: Councillor Mark Blake
Cabinet Member for Housing and Co - Deputy Leader – Councillor Tammy Hymas

1. INTRODUCTION

This report arises from Cabinet consideration of the Local Plan at their meeting on the 10 November 2026 and in accordance with Part 3, Section B of the Constitution, reserves the approval of Development Plan Documents, including the Local Plan prior to submission to the Secretary of State, to Full Council.

We noted that the Local Plan was the Council's primary planning document, setting out the long-term vision for the delivery of new homes, addressing inequality, improving access to nature and wildlife, responding to climate change, and supporting the local economy. The previous Local Plan was adopted in 2017. Since then, the borough had undergone significant change. The new Local Plan was developed to reflect current circumstances and priorities.

We noted that the Plan recognised challenges relating to housing affordability, the need for climate change mitigation and adaptation measures, and the provision of employment and opportunities for young people. Extensive engagement was undertaken with residents, community groups and stakeholders over a five-year period following the First Steps Engagement in 2020. During the Draft Local Plan consultation in 2025, close to 10,000 residents participated. Feedback received through these engagement activities informed the Proposed Submission Local Plan and contributed to its development.
We noted that following a review of the emerging Plan, a number of changes were made, including:

- **Rowan's Bowling Alley**: The site allocation for Rowan's Bowling Alley was removed. This reflected feedback received during consultation regarding the site's role as a community facility and local venue.
- **Pinkham Way**: The allocation of Pinkham Way was amended to open space. This recognised its ecological value and supported its continued use for biodiversity and public access to nature.
- **Biodiversity targets**: Biodiversity requirements for new developments were increased to support environmental objectives and improve access to green spaces within new neighbourhoods.

In accordance with national planning requirements, the Local Plan was required to be submitted within prescribed timescales. The Plan was therefore brought forward at pace to avoid significant delays to the plan-making process.
The Local Plan provided a framework for future development and decision-making within the borough. Ongoing engagement with residents and stakeholders would continue as policies and proposals were implemented.

Following questions from Councillors Iozzi, Kuper, Khan, Aksit, Cawley-Harrison and Ali the following information was shared:

- It was highlighted by the Cabinet Member that biodiversity and nature preservation was a core aspect of the Local Plan.

- It was stressed, following questions regarding the utilisation of “warehouses” as living spaces, that the Local Plan would provide additional protections to warehouse communities, ensuring that new spaces were genuinely affordable, as well as a requirement to prioritise existing residents of “warehouses” in the case of replacement accommodation being proposed on these sites.

- It was explained that the Local Plan had a requirement of a 40% minimum of affordable housing on sites of 10 homes or more, which was more ambitious that the minimum requirement in the Greater London Authority’s (GLA) London Plan 2021 and the Draft London Plan 2026. The Cabinet Member stressed the delivery of affordable housing was crucial to the Council’s vision and that they would seek to be tough on developers to ensure this.

- The Cabinet would have liked to have see more co-design and citizen assemblies from the start of the development of the Local Plan, if there was involvement from its initial phases. It was additionally noted that the Cabinet Member would have liked to see more commitment to community housing, but did note that this would not be possible in this version of the Local Plan due to time constraints. In addition, the Cabinet Member did note that some safeguards had been added and this was welcomed as well as the amount of engagement that had taken place.

- It was stressed that the Local Plan was not a limiter as to how many affordable housing sites would be delivered, and that any sites that were identified as viable in future could be still delivered.

- It was explained that the Local Plan supported enterprise and economic growth beyond just industrial development through creative quarter

designations and in protections from residential development in certain areas.

- It was explained by the Cabinet Member that there was a Temporary Accommodation policy within the Plan. It was additionally explained there were other levers that could be utilised to ensure that there was a reduction in the need for Temporary Accommodation.

- It was explained by officers that feedback from consultation, along with assessment of feasibility, would mean that some sites that were originally marked as areas to develop would not be brought forward in the Local Plan to maintain satisfactory accommodation standards. It was additionally noted that sites that were lost as part of consultation and feasibility could be replaced with other viable sites coming forward.

- It was explained by the Cabinet Member that the Tottenham Green Leisure Centre site was being worked on with the community to develop a good site for residents. However, it was stressed that the Council was keeping options open to ensure the best delivery for residents.

CABINET RECOMMEND THAT FULL COUNCIL:

1. Note the comments and informal recommendations of the Strategic Planning Committee in relation to the Proposed Submission Local Plan and associated documents.

2. Note the consultation responses received during the Regulation 18 Draft Local Plan consultation and the Council's responses to those comments (Appendix B).

It was further recommended that Cabinet recommend to Full Council that it:

3. Approve the Proposed Submission Haringey Local Plan (Appendix C) and Policies Map (Appendix D) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4. Approve the Integrated Impact Assessment and supporting consultation documents for publication alongside the Proposed Submission Local Plan.

5. Delegate authority to the Director of Built Environment & Highways to make any minor, non-material amendments to the Proposed Submission Local Plan and supporting documents prior to publication, including the Integrated Impact Assessment (IIA), in consultation with the Cabinet Member for Housing. Such

amendments were not to constitute material changes and could include revisions to text, layout, and design, as well as corrections to errors or clarifications of information.

6. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make any minor amendments necessary to the Proposed Submission Haringey Local Plan and supporting documents following consultation and prior to submission, provided that such amendments did not materially alter the strategy, policies, or site allocations contained within the Plan.

7. Following the public consultation period, authorise officers to proceed under Regulation 22 and submit the Proposed Submission Haringey Local Plan and associated documents to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) for independent examination, together with any representations received under Regulation 19.

8. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to prepare and consult on any proposed modifications to the Local Plan arising during the examination process where necessary to ensure compliance with national legislation, policy, or guidance.

9. Note that, following examination, Full Council would determine whether to adopt the Local Plan under Regulation 26.

Reasons for the Decision

The Planning and Compulsory Purchase Act 2004 required local planning authorities to maintain and keep under review an up-to-date Local Plan. Haringey's existing Local Plan had been adopted in 2017. Although many elements of the adopted plan remained relevant, significant changes had occurred since its adoption, including revisions to national planning policy, publication of the London Plan 2021, developments in climate-related policy, and changes in local circumstances.

The Proposed Submission Local Plan provided an updated planning framework that responded to these changes and established a spatial strategy for managing growth and development across the borough during the plan period.

Publication of the Regulation 19 Plan represented a statutory stage in the preparation of a Local Plan and was required before the Plan could be submitted for independent examination.

The Proposed Submission Plan had been informed by a substantial evidence base, together with sustainability, health, and equality impact assessment processes, and extensive public engagement. Officers considered that the Plan had been positively prepared, was justified, effective, consistent with national policy, and capable of being found sound through the examination process.

Approval of an updated Local Development Scheme ensured that the Council maintained an up-to-date statutory programme for plan preparation and accurately communicated the revised Local Plan timetable to stakeholders.

Alternative Options Considered

The following alternative options had been considered:

Retaining the Existing Local Plan (Adopted 2017)

This option was not pursued. Failure to progress a new Local Plan would have resulted in increasing reliance on planning policies developed under an earlier policy and evidence framework. This would have reduced the effectiveness of the planning framework, increased risks associated with planning decision-making, and limited the Council's ability to guide future development and place-shaping objectives.

Delaying Publication of the Regulation 19 Local Plan

This option was not pursued. Delaying publication would have postponed the examination and adoption of a new Local Plan, affected the Council's ability to meet the timetable for submission to the Secretary of State, and prolonged uncertainty regarding the future planning framework.

Undertaking a Partial Rather Than Full Review of the Local Plan

This option was not pursued. A partial review was considered unlikely to provide the comprehensive planning framework required to respond effectively to changes in policy and local circumstances. A full replacement plan was therefore considered the most appropriate approach.

This page is intentionally left blank

Report for: Cabinet - 10 November 2026

Item number: 11

Title: Regulation 19 consultation on Proposed Submission version of Haringey Local Plan 2028-2043 and submission to Secretary of State

Report authorised by: Barry Francis, Corporate Director of Environment & Resident Experience

Lead Officers: Rob Krzyszowski, Director of Built Environment & Highways
Bryce Tudball, Head of Spatial Planning

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration

1.1 The Local Plan is the Council's principal statutory planning document for the borough which:

- Planning applications are determined in accordance with (unless material considerations indicate otherwise);
- Sets out a positive spatial strategy for managing growth, development and land use;
- Reflects and supports the Council's broader corporate strategies and policies; and
- Facilitates early and meaningful community engagement in the planning process.

1.2 The Council has prepared a new Haringey Local Plan to replace the existing suite of Local Plan documents adopted in July 2017. Preparation of a new Local Plan is necessary to ensure that Haringey has an up-to-date planning framework that:

- Provides a sound document for determining planning applications;
- Aligns with the latest Council corporate vision, strategies, policies and aspirations; and
- Complies with legal and policy requirements for maintaining up-to-date Local Plans.

1.3 The Proposed Submission Haringey Local Plan has been prepared following extensive evidence gathering, engagement and consultation over several years, including the New Local Plan First Steps Engagement and consultation on the Draft Local Plan.

1.4 Before the Council adopts the New Local Plan it much be published for a further consultation and submitted to the Secretary of State for the Ministry of Housing,

Communities and Local Government (MHCLG) for independent examination to ensure the plan is sound in accordance with the requirements of national planning policy.

2 Cabinet Member Introduction

2.1 The Local Plan is the Council's most important planning document, setting the long-term vision for how we can deliver new affordable homes, tackle inequality, access to nature and wildlife, respond to the climate emergency and support our local economy to benefit all our communities.

2.2 The last Local Plan was adopted in 2017, over the last decade the borough has changed significantly. Residents have waited too long for a clear vision for Haringey that reflects the priorities of local people today.

2.3 We need a plan that recognises the crisis the affordability in housing, the scale and extent of climate action and adaptation needed to address the climate emergency, and the lack of good jobs and opportunities for our young people.

2.4 We have engaged extensively with residents, communities and stakeholders on the local plan over five years since the First Steps Engagement in 2020. In 2025 close to 10,000 residents had their voices heard through the Draft Local Plan consultation. I would like to extend my thanks to those residents who took part in the consultation over the last 5 years, without your input the Proposed Submission Local Plan would not be as reflective of the views and needs of Haringey as it is today.

2.5 As a new administration, we have sought to strengthen this plan – recognising the importance of nature to our residents, responding to the strength of feeling around some of our most treasured community assets and delivering inclusive new developments that maximise the provision of housing that local people can afford. Amongst our key changes this administration has:

- Rowan's Bowling Alley: Removed the allocation for Rowan's Bowling Alley because we believe new developments should work with communities, not be done to them. Residents have made it clear that Rowan's is more than just bowling, karaoke, late night dancefloor and arcade; it is a much-loved community asset, and an important part of what Finsbury Park should be. This decision demonstrates our commitment to listening to local people and protecting the social infrastructure that makes our neighbourhoods thrive
- Pinkham Way: We are protecting Pinkham Way as open space for nature. This is an affirmation that our natural commons should be preserved and enhanced for future generations. After decades in which wildlife has

flourished on the site, it is right that its primary purpose should be biodiversity recovery, public enjoyment of nature and ecological stewardship. In the face of the climate and nature emergencies, protecting places like Pinkham Way is not a luxury but a necessity.

- Biodiversity targets: Increased biodiversity targets on new developments. There can be no social and economic justice without climate justice – people need high-quality affordable housing with access to nature to create sustainable, liveable neighbourhoods resilient in the face of climate breakdown.

2.6 Under central Government requirements, this local plan must be submitted as soon as possible, which is why we are bringing this plan forward now. Rather than waiting years to develop a revised plan, this administration accepts that any further delay would not be in the interest of Haringey's residents.

2.7 This Local Plan is just that: a plan. Going forward, we want to continue to work together, with our residents as this plan is brought to life. We want to put power back into the hands of people because we believe the power to drive long lasting change lies in our communities.

3 Recommendations

3.1 That Cabinet:

1) Notes the comments and informal recommendations of Strategic Planning Committee in relation to the Proposed Submission Local Plan and associated documents

2) Approve the updated Haringey Local Development Scheme (Appendix A) for publication with immediate effect (10 November 2026)

3) Note the consultation responses received during the Regulation 18 Draft Local Plan consultation and the Council's response to those comments (Appendix B).

3.2 That Cabinet recommend to Full Council that it:

4) Approves the Proposed Submission Haringey Local Plan (Appendix C) and Policies Map (Appendix D) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5) Approves the Integrated Impact Assessment and supporting consultation documents for publication alongside the Proposed Submission Local Plan.

6) Delegates authority to the Director of Built Environment & Highways to make any minor, non-material amendments to the Proposed Submission Local

Plan and supporting documents prior to publication including the Integrated Impact Assessment (IIA) in consultation with the Cabinet Member for Housing to the extent that any changes to the versions approved by Cabinet are not material changes and which could include changes to the text, layout and design of the Draft Local Plan consultation document and supporting documents and changes needed to clarify information or correct errors in the same.

7) Delegates authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make any minor amendments necessary to the Proposed Submission Haringey Local Plan and supporting documents following consultation and prior to submission, provided such amendments do not materially alter the strategy, policies or site allocations contained within the Plan.

8) Following the period of public consultation, authorises officers to proceed under Regulation 22 to submit the Proposed Submission Haringey Local Plan and associated documents to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) for independent examination, together with any Regulation 19 representations.

9) Delegates authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to draft and consult on any proposed modifications to the Local Plan arising during the examination process necessary to comply with national legislation, policy or guidance.

10) Notes that following examination, Full Council will decide on the final adoption of the Local Plan under Regulation 26.

4 Reasons for decision

4.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to maintain and keep under review an up-to-date Local Plan.

4.2 The current Haringey Local Plan was adopted in 2017. Whilst many elements of the adopted plan remain relevant, significant changes have occurred since adoption including revisions to national planning policy, publication of the London Plan 2021, climate-related policy developments, and changes in local circumstances.

4.3 The Proposed Submission Local Plan provides an updated planning framework which responds to these changes and establishes a clear spatial strategy for managing growth and development across the borough over the plan period.

4.4 Publication of the Regulation 19 Plan is a statutory stage in the preparation of a Local Plan and is required before the Plan can be submitted for independent examination.

4.5 The Proposed Submission Plan has been informed by a robust evidence base, sustainability, health and equalities appraisal process and extensive public

engagement. Officers consider that the Plan has been positively prepared, justified, effective and consistent with national policy and is capable of being found sound at examination.

4.6 Approval of an updated Local Development Scheme will ensure that the Council maintains an up-to-date statutory programme for plan preparation and accurately communicates the revised Local Plan timetable to stakeholders.

5 Alternative options considered

5.1 The alternative options considered are:

Do nothing / rely on the existing Local Plan (adopted 2017):

- This option was rejected. Failure to progress a new Local Plan would leave the Council increasingly reliant on planning policies that were prepared under a different policy context and evidence base. This would reduce the effectiveness of the planning framework, increase risks associated with planning decision-making, and reduce the Council's ability to shape sustainable development and placemaking.

Delay publication of the Regulation 19 Local Plan

- This option was rejected. Delaying publication would postpone examination and adoption of a new Local Plan, mean that the Council is unable to meet the deadline for submission of the new Local Plan to the Secretary of State, and create uncertainty for communities and investors.

Undertake a partial review of the Local Plan rather than a full review:

- This option was rejected. A partial review would not provide the comprehensive planning framework required to respond to changes in policy and local circumstances. A full replacement plan is considered the most appropriate approach.

6 Background information

6.1 The Local Plan is the Council's principal statutory planning document for the borough which:

- Planning applications are determined in accordance with (unless material considerations indicate otherwise);
- Sets out a positive spatial strategy for managing growth, development and land use;
- Reflects and supports the Council's broader corporate strategies and policies; and
- Facilitates early and meaningful community engagement in the planning process.

<u>National policy, guidance and legislation</u>

6.2 The main legislation, policy and guidance relevant to Haringey's new Local Plans which is referenced throughout this report includes:

- National Planning Policy Framework (NPPF) (December 2024) (note: a new NPPF came into force in August 2026 but the Council's Local Plan has been prepared under the 'legacy' planning system and will therefore be examined in relation to the December 2024 NPPF. References in the report are to this version of the NPPF unless otherwise stated).
- National Planning Practice Guidance (PPG): Plan Making (November 2025).
- Planning and Compulsory Purchase Act 2004 ('the Act');
- The Town and Country Planning (Local Planning) (England) Regulations 2012 ('the Regulations');

6.3 The planning system operates on the principle that decisions should be plan-led. Paragraph 15 of the NPPF states:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

6.4 Paragraph 16 sets out that plans should:

- Contribute to sustainable development;
- Be aspirational yet deliverable;
- Be shaped by early and effective engagement;
- Contain clear and unambiguous policies;
- Be accessible through digital tools;
- Serve a clear purpose and avoid unnecessary duplication.

6.5 The NPPF sets out the "tests of soundness" which Local Plans must pass at the independent examination stage. Plans are sound if they are (paragraph 36):

- Positively prepared – i.e. seeking to meet objectively assessed needs including for housing;
- Justified – i.e. taking into account reasonable alternatives and based on proportionate evidence;
- Effective – i.e. deliverable and based on effective joint working on cross-boundary strategic matters; and
- Consistent with national policy – i.e. in accordance with the NPPF.

6.6 Further national guidance on Local Plans is provided in the national PPG on Plan Making which was last updated on 27 November 2025. It provides detailed guidance on:

- Community engagement;
- Evidence base requirements;
- Sustainability appraisal;
- Duty to cooperate;
- Digital accessibility;
- Implementation and monitoring.

6.7 Under the Planning and Compulsory Purchase Act 2004:

- Councils must keep their Local Plans under review (Section 17(6));
- Councils may revise their Local Plans at any time (Section 26(1));
- In preparing a Local Plan, Councils must have regard to national policies and guidance issued by the Secretary of State, the London Plan, and the resources available for implementation (Section 19(2)).

6.8 Local Plans must be reviewed at least every five years (Regulation 10A of the 2012 Regulations). The NPPF states that:
"Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. (paragraph 34)*"*

<u>London Plan & regional policy</u>

6.9 The Act states that Local Plans in London "must be in general conformity with" the London Plan (S24(1)).

6.10 The current London Plan was adopted in 2021. It sets Haringey's current housing target and establishes a strategic policy framework shaping:

- where development goes
- how dense it should be
- how much affordable housing is required
- industrial land protection
- climate and net-zero standards
- transport and parking requirements
- town centre strategy
- design quality and environmental expectations.

6.11 Since early 2025 the Mayor of London has started preparing a new London Plan. The timescales for this are set out below:

- **May 2025** – Towards a New London Plan document published for public consultation
- **July to October 2026** – Draft London Plan published for consultation
- **2027** – Examination
- **Early 2028** – Adoption

6.12 The Draft London Plan was published for consultation from July to October 2026. It looks ahead to 2050 and sets out the Mayor of London's strategy for how London should grow and develop. It includes policies on housing, jobs, transport, the environment and public spaces. Of note for Haringey, the plan:

- sets the borough an annual housing target of 1891 homes (an increase of 20% on the current target)
- sets the Council a target to provide 33 gypsy and traveller pitches
- contains a substantially revised affordable housing approach which would reduce the affordable housing threshold on privately-owned land in the borough from 35% to 25% for schemes of 36 homes or more and from 35% to 20% for schemes of 10 to 35 homes

- earmarks South Tottenham Employment Area for industrial land release to accommodate residential-led development

6.13 At the current time, the Draft London Plan is a consultation draft and it is the London Plan 2021 which Haringey's new Local Plan must be in general conformity with. The Draft London Plan is expected to generate a very large consultation response and it is expected that there are highly likely to be substantive changes ahead of its eventual adoption.

Existing Haringey Local Plan (2017)

6.14 The existing adopted Haringey Local Plan was updated/adopted in July 2017 comprising the following documents:

- **Strategic Policies;**
- **Development Management (DM) Development Plan Document (DPD);**
- **Site Allocations Development Plan Document (DPD); and**
- **Tottenham Area Action Plan (AAP).**

6.15 Other existing and emerging planning policy documents which currently or will make up the statutory 'Development Plan' in Haringey alongside the Local Plan include:

- **North London Waste Plan (NLWP)** – adopted 2022;
- **Highgate Neighbourhood Plan** – adopted 2017; and
- **The London Plan** – adopted 2021, to be replaced by the new London Plan in 2028.

New Haringey Local Plan

6.16 The four existing Haringey Local Plan documents will be completely replaced by the New Haringey Local Plan in a single document. It is proposed that the New Local Plan will have a 15-year timeframe, starting from adoption in 2028 and covering the period to 2043.

6.17 As the London Plan is part of the borough's statutory Development Plan, the New Local Plan does not need to duplicate policies in the London Plan which the Council is satisfied accords with its own objectives and aspirations.

6.18 However, many policies do require a locally-specific Haringey variation to ensure the borough's policies are compatible with the Council's wider corporate strategies and policies. These locally-specific policies require a robust local evidence base to justify a Haringey-specific approach, and these supporting evidence base documents will be published alongside the Proposed Submission Local Plan for consultation.

Plan-making process

6.19 Under the 2012 Local Plan Regulations, the preparation of a Local Plan begins with evidence gathering and engagement with stakeholders to identify key

planning issues and reasonable alternatives. This is followed by a Regulation 18 consultation, where the local planning authority seeks views on emerging options, strategies, site allocations and draft policies. At this stage, the plan is still being developed and consultees can substantively shape and influence its content. The Council has carried out two Regulation 18 consultations on the new Local Plan (one in in 2020/21 and one in 2025).

6.20 The authority then prepares a Proposed Submission Local Plan and publishes it for consultation under Regulation 19. This is the version of the plan that the authority intends to submit for examination and ultimately wishes to adopt. Representations at this stage are expected to focus on whether the plan is legally compliant, sound and supported by appropriate evidence, rather than on alternative options. This report seeks approval for this consultation to commence.

6.21 Following Regulation 19 consultation, the Local Plan, supporting evidence and representations are submitted to the Secretary of State for independent examination. A Planning Inspector then examines the plan to determine whether it meets legal requirements and is sound. Where necessary to comply with national regulations, policy or guidance, modifications may be proposed by the Council to help ensure it is sound before the Inspector issues a final report.

6.22 If the Inspector finds the plan sound, or sound subject to modifications, the council may formally adopt it. Once adopted, the Local Plan forms part of the statutory development plan and becomes the primary basis for determining planning applications in the area.

Timetable

6.23 The Act requires Local Plans to “be prepared in accordance with the Local Development Scheme” (LDS) (S19(1)). The Local Development Scheme is a Council’s public project plan for preparing and updating planning policy documents, particularly its Local Plan. It sets out which planning documents will be produced and the timetable for preparing the

6.24 The Council’s current Local Development Scheme was approved in March 2025. At that time, it anticipated a programme for progression of the new Local Plan that has subsequently been affected by further consultation activity, preparation of evidence, policy development, programme refinement and a change in administration.

6.25 As a result, the timetable set out in the March 2025 LDS is no longer fully aligned with the current programme.

6.26 An updated November 2026 Local Development Scheme is therefore attached at Appendix A. The revised LDS is set out in Table 1 below

- Regulation 19 publication
- Receipt of representations
- Submission to the Secretary of State
- Examination including consultation on any modifications necessary

- Receipt of Inspector's Report
- Adoption

Table 1: November 2026 LDS

Document	Regulation	Date in LDS
New Local Plan First Steps Engagement consultation	Regulation 18	November 2020 to February 2021
Draft Local Plan consultation	Regulation 18	October to December 2025
Proposed Submission Local Plan consultation	Regulation 19	December 2026 to January 2027
Submission & Examination	Regulation 22-25	March 2027 to September 2027
Adoption	Regulation 26	March 2028

6.27 Approval of the updated LDS will ensure that stakeholders, communities and statutory consultees have access to an up-to-date and realistic timetable for Local Plan preparation.

New Local Plan First Steps Engagement Regulation 18 consultation (2020/21)

6.28 Consultation on the New Local Plan First Steps Engagement document was launched on 16 November 2020 and closed on 1 February 2021. Over 10,000 comments were received from over 1,500 individuals and organisations.

6.29 The Planning Service won both regional and national awards for the consultation which was described by the Royal Town Planning Institute as an “imaginative, innovative, inclusive industry-leading approach to planning consultation.”

6.30 The feedback received together with key feedback received from other Council consultations, including the Housing Strategy, Opportunity Haringey, Shaping Tottenham, Shaping Wood Green and the Parks and Greenspaces Strategy, informed the development of the Haringey Draft Local Plan.

Draft Local Plan Regulation 18 consultation

6.31 Consultation on the Draft Local Plan represented the principal Regulation 18 stage of plan preparation. The consultation, which took place from 10 October 2025 to 19 December 2025, was supported by a comprehensive programme of engagement activity. Engagement included:

- Public exhibitions;
- Community drop-in events;
- Workshops;
- Online consultation;
- Youth engagement;
- Stakeholder roundtables;
- Community organisation partnerships; and

- Targeted engagement with seldom-heard groups.

6.32 The level of engagement was as follows:

- consultation reached over 250,000 people
- digital campaign reached 140,000 people
- consultation website received over 50,000 visitors
- 9,706 responses from individuals and organisations

6.33 A report has been prepared of the consultation response and the Council's response (Appendix B). Consultation feedback demonstrated broad support for many of the plan's strategic objectives, particularly those relating to climate resilience, green infrastructure, active travel and environmental protection.

6.34 Respondents also raised important issues relating to housing delivery, affordable housing, town centres, employment land, infrastructure provision and site allocations.

6.35 Concerns around the plan most related to neighbourhood placemaking proposals. The most significant site-specific opposition related to the proposed allocation of Rowans Bowling Alley in Finsbury Park, which attracted substantial public interest following a London-wide media campaign. Circa 7,000 consultation responses were submitted in respect to this site comprising around 70% of the total consultation response.

6.36 Feedback from the consultation has directly informed the Proposed Submission Local Plan including revisions to policies, proposals and supporting text.

<u>Proposed Submission Local Plan (2026)</u>

6.37 The Proposed Submission Local Plan (Appendix C) and associated Policies Map (Appendix D) has been prepared for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Regulations and for subsequent submission to the Secretary of State for the Ministry of Housing, Communities & Local Government for independent examination, together with any Regulation 19 representations, pursuant to Regulation 22 of the Regulations.

6.38 The plan has been developed through extensive engagement with the community, infrastructure providers, stakeholders, internal departments, and a Cross-Party Member Working group. The plan is supported by robust evidence and environmental appraisals and is in accordance with national policy requirements.

6.39 The plan is a single (all in one) Local Plan that sets a comprehensive, bold, and forward-looking placemaking framework and priorities for development and land use in the borough, contains neighbourhood strategies to manage growth, contains detailed policies to manage development, and site allocations to manage development on key sites. Upon adoption, the plan will replace the 2017 Haringey Local Plan Development Plan Documents listed in paragraph 6.14.

6.40 Table 2 below gives an overview of the key sections of the Proposed Submission Local Plan

Table 2: Proposed Submission Local Plan – Overview

Chapter 3: Strategic Context and Opportunity	Sets out our strengths, challenges and opportunities.
Chapter 4: Spatial Vision & Placemaking	Sets out the big spatial vision for Haringey
Chapter 5. Placemaking Framework	Sets out the Haringey Placemaking Framework to achieve the Council's spatial vision and an overarching placemaking policy to guide development and change in the borough in the future
Chapter 6: Spatial Strategy	Contains a strategy for land use and development in different parts of the borough to best achieve our vision through placemaking. This includes identifying focus areas, where there are greatest opportunities for us to work together to enhance and transform places for the better.
Part 2: Neighbourhoods Chapters 7 to 17	Contains visions, objectives, policies, and guidance for eleven identified neighbourhoods, as well as key sites with opportunities for enhancement or transformation (referred to as Site Allocations)
Part 3: Borough-wide Policies Chapters 18 to 29	Contains detailed policies on a range of thematic topics, such as housing, transport, and heritage.

6.41 The Proposed Submission Local Plan repeats key themes throughout including:

- A Culturally Rich Borough; Embracing and supporting the heritage, creativity, and character of our diverse communities and environments to deliver places that are distinctively Haringey, and where everyone feels a sense of pride and belonging.
- A Greener, Cleaner, Safer Borough; A leader in addressing the climate emergency and ecological crises, while being good stewards of place, and ensuring everyone feels safe
- Homes for the Future; Delivering the high-quality and resilient homes we need for the future to ensure that everyone has access to a safe, stable, and affordable home, regardless of their circumstances
- Supporting us to Live Well; Delivering the infrastructure our people need to live healthy and happy lives and make a difference in their communities

- An Inclusive Economy; Supporting our local economies and high streets, and maximising employment and training opportunities
- Connecting to Opportunities; Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential

6.42 Key changes to the Proposed Submission Local Plan versus the Draft Local Plan include:

- General changes to take account of consultation responses, new and updated evidence, and new, updated and emerging national and regional policy
- Increase of housing target from 15,920 homes over 10 years to 21,535 homes over 12 years which includes meeting backlog of delivery over period 2021/2 to 2025/6
- Increase of Biodiversity Net Gain (BNG) requirement to 20% on schemes that are subject to statutory BNG
- Greater protection for ecological corridors and focus on enhancing connectivity
- Removal of Rowans Bowling Alley and Summerland Gardens car park site allocations
- Removal of employment land designation for Pinkham Way and inclusion of new open space designation for site
- Amendment of key site allocations including Hornsey Filter Beds, Tottenham Green Leisure Centre/Marcus Garvey, Tiverton/Stamford Hill schools, Wards Corner, Broadwater Farm and Wood Green Central
- Greater support for co-operative/community-led housing
- Inclusion of new policy relating to data centres
- Inclusion of new policy relating to temporary accommodation

6.43 Regulation 19 requires that before submitting a local plan to the Secretary of State the Council must:

a) make a copy of each of the proposed submission documents and a statement of the representations procedure available in accordance with Regulation 35; and

b) ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected, is sent to each of the general consultation bodies and each of the specific consultation bodies invited to make representations under regulation 18(1).

6.44 The purpose of Regulation 19 is to provide stakeholders with an opportunity to make formal representations on the Proposed Submission Local Plan before the Council submits it for independent examination. Representations should focus on whether the plan is legally compliant and sound, including whether it is positively prepared, justified, effective and consistent with national policy. The consultation is not a "blank sheet" consultation seeking general comments and is not intended to revisit earlier plan-making options but to assist the Inspector in determining whether the plan can be adopted.

6.45 Consultation of the Proposed Submission Local Plan must be carried out in accordance with the Regulations and the Council's Statement of Community Involvement (SCI).

6.46 The Council's Statement of Community Involvement sets out the aim that consultation will be:

- Effective
- Transparent
- Proportional
- Inclusive
- Accountable
- Coherent

6.47 Regulation 35 of the Regulations also provides that Local Plan documents should be made available for at least 6 weeks. The SCI also commits to publishing all Local Plan documents for at least 6 weeks

6.48 All responses received during the Regulation 19 consultation are in effect made to the Inspector and will be passed on to the appointed Planning Inspector for their consideration once the Local Plan is submitted for examination.

6.49 To ensure residents, business and other local stakeholders have had the opportunity to meaningfully shape policies, site allocations and placemaking in Haringey, and in accordance with the Haringey Deal, the Council conducted two (rather than the statutory minimum of one) broad Regulation 18 consultations for a total of 21 weeks which have heavily informed the Proposed Submission Local Plan.

6.50 Subject to approval, the Regulation 19 consultation will begin shortly after 23 November Full Council.

<u>Evidence Base</u>

6.51 In line with national policy and guidance, the New Local Plan must be informed and supported by a relevant and up-to-date evidence base that is adequate and proportionate. In support of the Proposed Submission Local Plan, officers have commissioned or produced the following evidence base (non-exhaustive):

- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment
- Employment Land Review / Need & Availability Study
- Retail & Town Centres Needs Study
- Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2
- Affordable Workspace Study
- Sites of Importance for Nature Conservation Study
- Towards Net Zero Carbon Study
- Archaeological Priority Area Review
- Urban Characterisation and Placemaking Study
- Tall Buildings Study
- Whole Plan Viability Assessment (including Affordable Housing)

- Infrastructure Delivery Plan (IDP).

Integrated Impact Assessment (IIA)

6.52 With regard to sustainability, the Act requires Local Plans to:
- "include policies designed to secure that the development and use of land in the LPA's (Local Planning Authority's) area contribute to the mitigation of, and adaptation to, climate change" (S19(1A));
- "carry out an appraisal of the sustainability of the proposals… [and] prepare a report of the findings of the appraisal" (S19(5)); and
- "exercise the function with the objective of contributing to the achievement of sustainable development" (S39(2)).

6.53 An Integrated Impact Assessment (IIA) has been prepared and updated alongside each iteration of the New Local Plan to ensure the impacts on the following are fully considered, as required by legislation, policy and guidance:

- Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) – required by The Environmental Assessment of Plans and Programmes Regulations 2004 and the PPG on SEA/SA;
- Habitats Regulations Assessment (HRA) – required by the Conservation of Habitats & Species Regulations 2017 and the PPG on Appropriate Assessment;
- Health Impact Assessment (HIA) – recommended by the PPG on Healthy & Safe Communities;
- Equalities Impact Assessment (EqIA) – required by the Equality Act 2010.

6.54 Alongside the Proposed Submission Local Plan, an Integrated Impact Assessment (IIA) Report has been prepared for consultation (Appendix E). This report assesses the likely effect of the Proposed Submission Local Plan together with reasonable alternative spatial strategies and policy approaches.

Submission of Local Plan and Examination

6.55 Following consultation, it is proposed that the Proposed Submission Local Plan be submitted, along with its associated documents, and representations received during Regulation 19 consultation to the Secretary of State, for independent examination.

6.56 Regulation 22 prescribes that the following documents must be submitted along with the plan for examination:
- The sustainability appraisal report (or IIA);
- A submission policies map
- A statement setting out who was invited to make representations on the plan at Regulation 18 consultation stage, how those representations were invited, a summary of the main issues raised; how the representations were taken into account; and the number of representations made under Regulation 20 (in response to consultation at Regulation 19 stage) and a summary of the main issues raised;

- Copies of all representations made under Regulation 20 (in response to consultation at Regulation 19 stage); and
- Such supporting documents which the Council considers are relevant to the preparation of the plan (these will include the evidence base).

6.57 Following submission, an Inspector will be appointed by the Secretary of State who will undertake a rigorous examination of the plan to determine whether the plan to ensure compliance with legal and procedural requirements and to determine its soundness. A plan is considered 'sound' if it meets the criteria in paragraph 6.5.

6.58 An independent programme officer will act as the liaison contact between the Inspector, the Council and those who have made representations during the examination. A dedicated examination webpage will be maintained with all relevant documents and correspondence publicly available.

6.59 Any person making a representation on a Regulation 19 Local Plan can request participation in the examination hearings. The Inspector decides which matters require discussion at hearings and who needs to attend, but those seeking changes to the plan have a right to appear and be heard in relation to matters the Inspector considers should be examined through hearing sessions. Written representations are also taken account of by the Inspector.

6.60 As part of the examination process, the Council can ask the inspector to recommend main modifications to the plan where necessary to make the plan sound and legally compliant. The examination is a rigorous process, and it is highly likely that the Inspector will find that some modifications are required. This is entirely normal and adds to the robustness to the Plan.

6.61 The Inspector will be asked to recommend such modifications as part of the examination of this Local Plan. The Inspector agrees the text of the proposed main modifications with the Council, based in most cases on discussion at the hearing sessions. The Council is then required to undertake sustainability appraisal as necessary and public consultation (minimum six weeks) on the proposed main modifications. The Inspector considers any representations on the main modifications as part of the examination.

6.62 At the end of the examination the Inspector produces a report for the Council setting out recommendation(s) and the reasons for them. The Council must publish this report. The report is not binding on the Council but the Council may not adopt an unsound plan.

6.63 The legislation allows for three possible outcomes to the examination:

1. The Inspector finds that the plan is sound and legally compliant as submitted: in these circumstances the Inspector must recommend that the plan is adopted;
2. The Inspector finds that the plan is unsound and/or legally non-compliant as submitted, but that it is possible to make it sound and legally compliant by making ‘main modifications’ to it. In these circumstances the Inspector must recommend the necessary modifications. The

modifications must relate directly to the reasons why the Inspector has found the plan unsound or legally non-compliant; and,

3. The Inspector finds the plan unsound and/or legally non-compliant as submitted, and that it is not possible to make it sound and legally compliant by making modifications to it.

6.64 Following receipt of a report that finds the plan sound the Council will be able to formally adopt the plan in line with the Inspector's recommendation. Full Council will then be asked to formally adoption the plan.

6.65 Upon adoption, the plan will replace the 2017 Haringey Local Plan Development Plan Documents listed in paragraph 6.14. It will then become the Council's principal statutory planning document alongside the London Plan, North London Waste Plan and Highgate Neighbourhood Plan.

6.66 Upon publication of the Regulation 19 plan, can begin giving it weight in planning decisions in accordance with Policy DM4 of the NPPF 2026. Weight is not automatic but relevant policies in the plan may be given weight according to:

a. The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b. The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c. The degree of compliance of the relevant policies with the policies for plan-making in the NPPF 2026 (the closer the policies in the emerging plan to the policies, the greater the weight that may be given to them).

6.67 For policies and proposals where the evidence base is robust, policies are consistent with national policy and there are limited unresolved objections the Council may be able to give moderate weight as material consideration to be considered along the statutory development plan.

Duty to Cooperate

6.68 The statutory Duty to Cooperate has been revoked as part of the Government's recent planning reforms and no longer forms a separate legal test for Local Plan examination. However, local planning authorities are still expected to demonstrate effective cross-boundary cooperation on strategic planning matters in accordance with national policy. The Council has engaged constructively and on an ongoing basis with neighbouring authorities, statutory bodies and infrastructure providers throughout plan preparation. This engagement will continue through publication, submission and examination.

Local Plan costs

6.69 The preparation of a Local Plan is a statutory function of the Council and is required by planning legislation. However, unlike some local government functions, there is no dedicated ongoing government funding stream specifically provided to cover the costs of Local Plan preparation. As a result, the

substantial costs associated with evidence gathering, consultation, and examination must generally be met from the Council's existing budgets. It should also be noted that planning application fees cannot be used to fund Local Plan preparation, as fee income is intended to support the development management function, including the processing and determination of planning applications, rather than plan-making activities.

6.70 Since starting work on the New Local Plan in 2020, the Council has incurred costs of circa £400k in preparing a robust and proportionate evidence base to support the plan and £40k on engagement and consultation activities. To minimise costs, the Council has prepared as much evidence in-house as possible, taking account of available staff resource and expertise.

6.71 The Planning Policy Team has been successful in obtaining over £300k MHCLG external grant funding to support elements of the Local Plan process, helping to minimise the financial burden on the Council and its residents. The key grants obtained were £228k of Local Plans Funding in March 2025 and £36k of Legacy Local Plans funding in March 2026.

6.72 The Council will incur further costs consulting on the Proposed Submission Local Plan and in relation to its examination. The likely further cost to the end of 2027/28 is estimated at between £100k and £200k with the principal cost being fees of the appointed Inspector. The exact level of cost will depend upon the length and complexity of the examination and whether any additional work is required by the Inspector. Costs incurred with be met through the existing service budget.

7 Contribution to Corporate Delivery Plan 2024-2026 High level Strategic outcomes

7.1 The Proposed Submission Local Plan is cross-cutting and sets out a comprehensive placemaking framework for Haringey that contributes to the delivery of all six ‘Calls to Action’ from the Borough Vision. The Local Plan includes a spatial vision for the borough which is complementary to the Council’s overall vision for Haringey and which focuses on how development and land use change will secure positive placemaking outcomes.

7.2 The approval of the Proposed Submission Local Plan for consultation and subsequent submission will help progress the New Local Plan towards adoption, which is listed as an activity in both the “Homes for the future” and “Place and economy” theme of the Corporate Delivery Plan 2024-2026.

7.3 The Proposed Submission Local Plan will support the delivery of the visions outlined in Shaping Wood Green and Shaping Tottenham as well as the following Council plans and strategies:

- Climate Change Action Plan 2021
- Walking and Cycling Action Plan 2022
- Housing Strategy 2023
- Parks and Greenspaces Strategy 2023

- Opportunity Haringey Inclusive Economy Framework 2023
- Health and Wellbeing Strategy 2023
- Culture Strategy 2024

Carbon and Climate Change

8.1 The Proposed Submission Local Plan seeks to deliver three overarching placemaking objectives, the third of which is: “a Sustainable and Resilient Place, with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041”.

8.2 To help achieve this the plan contains a substantially enhanced approach to reducing carbon and increasing sustainability. This approach is embedded throughout the entire plan which has seeks to deliver a sustainable pattern of development which encourages a shift to sustainable modes of transport.

8.3 The plan is supported by a new strategic policy requiring all development in the borough to achieve a Zero Carbon balance. To deliver this, proposals will be required to minimise embodied carbon emissions in accordance with a new Embodied Carbon Hierarchy, minimise waste by applying new Circular Economy Principles, and achieve net zero operational carbon by following a new Operational Carbon Hierarchy.

9 Statutory comments

Finance

9.1 This report seeks Cabinet approval of the recommendations set out in Sections 3.1 and 3.2 relating to the Council's proposed Haringey Local Plan. The Local Plan is the Council's principal statutory planning document for the borough and sets out the vision, strategic objectives, and planning policies that will guide future development and land use across Haringey. The importance and purpose of the Local Plan are outlined in Section 6.5 of this report.

9.2 The Council's current Local Plan documents were adopted in July 2017. Subject to Cabinet approval and a successful examination process, the new Local Plan will replace the existing adopted Local Plan.

9.3 Preparation of the new Local Plan commenced in 2020. Since then, the Council has incurred expenditure of approximately £440,000 on evidence base studies, consultation activities, and other costs associated with the plan-making and examination process. These costs have been funded through the Spatial Planning service budget and external grants secured from the Ministry of Housing, Communities and Local Government.

9.4 Further expenditure of up to £200,000 is anticipated to support consultation activities and the examination process, including fees payable to the appointed Planning Inspector. These costs will be funded from the service budgets committed for the Local Plan, and external grants from MHCLG. The Proposed Submission Local Plan will provide the strategic framework for delivering the Council's vision for the borough, setting out a comprehensive

placemaking approach to guide future growth and development across Haringey.

9.5 The Plan will contribute to the delivery of all six priorities within the Borough's Vision by establishing a robust planning policy framework to support sustainable development, investment, regeneration, housing delivery, environmental improvements, and the creation of thriving communities.

Legal

9.6 The Director of Legal and Governance has been consulted in the preparation of this report. As the new Local Plan has progressed through the statutory stages of preparation, it has been the subject of a number of previous reports. The most recent was to Cabinet on 16 September 2025 seeking approval to consult on the draft Local Plan in accordance with regulation 18 of the Regulations.

9.7 This report now seeks Cabinet approval of the updated Local Development Scheme and seeks a recommendation from Cabinet to Full Council that the Proposed Submission Haringey Local Plan be approved for public consultation.

9.8 The decision to approve the Local Development Scheme and all Local Development Documents is an Executive decision that can be exercised by Cabinet in accordance with Part 3, Section C of the Constitution. The Constitution reserves the approval of Development Plan Documents, including the Local Plan prior to submission to the Secretary of State, to Full Council (Part 3, Section B of the Constitution).

9.9 The Director of Legal and Governance notes that the recommendations include delegated authority for the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make minor, non-material amendments to the Proposed Submission Local Plan and supporting documents prior to publication and, following consultation, prior to submission to the Secretary of State, provided such amendments do not materially alter the Plan's strategy, policies or site allocations.

9.10 The statutory requirements and national planning policies/guidance to be followed/have regard to in respect of the preparation and consultation on the draft new Local Plan are set out in detail, in paragraph 6 of this report.

9.11 Cabinet is asked to note the consultation responses received during the Regulation 18 draft Local Plan consultation and the Council's response to those comments. In considering the recommendations, Cabinet should have regard to those representations and the officer assessment of them as set out in Appendix B. The Courts have held that a decision maker must consider consultation responses with 'a receptive mind' and be prepared to change course if persuaded by a response, but is not under a duty to adopt the views of consultees.

Equality

9.12 The Council has a Public Sector Equality Duty under the Equality Act 2010 to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

9.13 An Equality Impact Assessment (EqIA) has been undertaken to assess the likely impacts of the Proposed Submission Local Plan on people with protected characteristics and those experiencing socioeconomic disadvantage. The EqIA concludes that the plan is expected to have predominantly positive impacts across protected groups through the delivery of affordable housing, accessible and adaptable homes, inclusive design, improved access to employment and training opportunities, enhanced community infrastructure, public realm improvements, sustainable transport measures and improved access to green infrastructure and open space. These measures are expected to particularly benefit disabled people, older people, children and young people, women, ethnic minority communities and lower-income households.

10 Use of Appendices

Appendix A; Local Development Scheme November 2026
Appendix B: Draft Local Plan Consultation Report
Appendix C: Proposed Submission Local Plan
Appendix D: Proposed Submission Local Plan Policies Map
Appendix E: Integrated Impact Assessment (IIA) of Proposed Submission Local Plan
Appendix F: Strategic Planning Committee comments (to follow 2 November 2026 Strategic Planning Committee)

11 Background papers

Haringey Local Plan (July 2017):

- Strategic Policies
- Development Management DPD
- Site Allocations DPD
- Tottenham Area Action Plan

London Plan 2021 (March 2021)

Draft London Plan (July 2026)

Local Development Scheme (March 2025)

Haringey 2035: Our Vision (October 2024)

Haringey Corporate Delivery Plan 2024-2026 (July 2024)

Haringey Statement of Community Involvement (2017)



Local Development Scheme

November 2026

Haringey LONDON

1. Introduction

About the Local Development Scheme

1.1 The Local Development Scheme (LDS) sets out the timetable for the preparation and review of the Council's planning policy documents. The LDS is required to be published by law. The primary legislation relating to LDSs is the Planning and Compulsory Purchase Act 2004[1] (as amended) ('the Act'). The secondary legislation relating to LDSs is The Town and Country Planning (Local Planning) (England) Regulations 2012[2] (as amended) ('the Regulations'). The national government guidance relating to LDSs is in the National Government Guidance on plan-making (paragraph 003)[3]

1.2 The Council must prepare and maintain a LDS as required by Section 15(1) of the Act and paragraph 003 of the Guidance on plan-making. Having an up-to-date LDS is important to ensure that "local communities and interested parties can keep track of progress" of Local Plans.

What must the LDS include?

1.3 The LDS must specify:

- Local development documents which are to be 'development plan documents' (i.e. Local Plan policies);
- The subject matter and geographical area to which each document is to relate;
- Which (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee;
- The timetable for the preparation and revision of the documents; and
- Such other matters as are prescribed.

When does the LDS take effect?

1.4 To bring the LDS into effect, the Council must resolve that the scheme is to have effect and in the resolution specify the date from which the scheme is to have effect[4]. This LDS takes effect from 10 November 2026 and supersedes the previous LDS from March 2025.

When can the LDS be revised?

1.5 The Council may revise its LDS "at such time as they consider appropriate"[5].

Publicising the LDS

1.6 The Council must make the following available to the public[6]:

- The up-to-date text of the LDS – provided as section 2 to this document;
- A copy of any amendments made to the LDS – provided as section 3 to this document; and
- Up-to-date information showing the state of the Council's compliance (or non- compliance) with the timetable.

1.7 The Council is required to publish the LDS on its website and keep it up to date. The LDS is available on the Council's planning policy web pages[7].

---

[1] http://www.legislation.gov.uk/ukpga/2004/5/contents
[2] https://www.legislation.gov.uk/uksi/2012/767/contents/made
[3] https://www.gov.uk/guidance/plan-making
[4] Section 15(7) of the Act
[5] Section 15(8) of the Act
[6] Section 15(9A) of the Act
[7] https://www.haringey.gov.uk/planning-building-control/planning/planning-policy/local-plan/local-development-scheme-

How does the LDS relate to the Local Plan and Neighbourhood Plans?

1.8 The preparation or revision of a Local Plan document must be "in accordance with" the LDS. There is no requirement to list Neighbourhood Plans in the LDS. The latest information on Neighbourhood Planning in the borough is available on the Council's planning policy web pages[8].

Monitoring the LDS

1.9 The Council publishes an 'Authority Monitoring Report' (AMR) on an annual basis to report on the implementation of its planning policies and other matters. The AMRs for each year are available on the Council's planning policy web pages. The Council's AMR must contain the title of the Local Plans specified in the Council's LDS. In relation to those documents it should state:

- The timetable specified in the Council's LDS for the document's preparation;
- The stage the document has reached in its preparation; and
- If the document's preparation is behind the LDS timetable, the reasons for this; and
- Where any Local Plan specified in the Council's LDS has been adopted or approved within the AMR monitoring period, a statement of that fact and the date of adoption or approval.

1.10 The PPG is clear that "Up-to-date and accessible reporting on the LDS in an Authority's Monitoring Report is an important way in which Local Planning Authorities can keep communities informed of plan making activity"[9]. There is however no requirement to consult on an LDS or to submit to the Mayor of London or Secretary of State.

lds

[8] https://www.haringey.gov.uk/planning-building-control/planning/planning-policy/localism/neighbourhood-planning

[9] Paragraph 003 of the NPPG

2. Local Development Scheme

New Local Plan

2.1 The Council is preparing an entirely New Local Plan. The plan will be a consolidated plan and fully replace the documents that currently make up the adopted Local Plan which are as follows:

- Strategic Policies Development Plan Document (2017)
- Development Management Development Plan Document (2017)
- Site Allocations Development Plan Document (2017)
- Tottenham Area Action Plan (2017)

2.2 The New Local Plan will be subject to an Integrated Impact Assessment (IIA) and will also result in the publication of a new Policies Map. The IIA will include a comprehensive Equalities Impact Assessment to ensure equalities considerations are appropriately considered and addressed. Community engagement on the emerging Plan will be undertaken in accordance with the regulations and the adopted Haringey Statement of Community Involvement.

2.3 Once adopted, the New Local Plan will be the key component of our Development Plan, alongside and supported by the London Plan (2021), Neighbourhood Plans, the North London Waste Plan (2022), which sets out the planning framework for waste management in North London.

2.4 The New Local Plan will build directly upon the Council's ambitious new vision for Haringey which was adopted in October 2024. The Council recognises that the vision is just a start and to achieve it the Council has identified six 'Calls to Action'. These are the priorities that our residents, communities and partners have indicated are the foundations of the future that we want to build. It is through securing progress in these fundamental areas that we will create opportunity, a great quality of life and sense of belonging for all. The New Local Plan will set out a comprehensive placemaking framework for Haringey that contributes to the delivery of all six 'Calls to Action'.

2.5 The table on the following page outlines the key stages for the preparation of the Council's New Local Plan.

New Local Plan (Borough Wide)						
	Local Plan First Step Engagement	**Draft Local Plan**	**Proposed Submission Local Plan**	**Submission to the Planning Inspectorate and Examination**	**Adoption**	**Key Risks** Planning Inspectorate resources and timetabling Any substantive soundness issues identified through examination
Regulation	**Pre- Regulation 18**	**Regulation 18**	**Regulation 19**	**Regulations 22-25**	**Regulation 26**	
Key Dates	Engagement took place from November 2020-February 2021	Consultation took place from October-December 2026	December 2026 to January 2027 Pending	March 2027 to September 2027 Pending	March 2028 Pending	
What happens?	The first opportunity for residents, businesses and other local stakeholders to help shape the new Local Plan from the beginning, identifying key issues and challenges the Borough faces and preferences for various possible options and opportunities.	The Council will consult interested parties and statutory consultees on a full draft of the Plan before the final document is produced.	The Council will publish the Local Plan that it wants to adopt which is followed by a minimum 6-week period when formal representations can be made to it.	The Council will submit the Local Plan to the Secretary of State via the Planning Inspectorate. A Planning Inspector will examine the document to check for compliance with the legislation and tests of soundness. The Council may need to consult on Proposed Modifications	The Council will adopt the Local Plan following consideration of the Inspector's recommendations following the examination	

3. Amendments Made to the 2025 Version of the LDS

3.1 The 2026 LDS supersedes the previous LDS from March 2025. The amendments made to the 2025 version are set out below:

Document	March 2025 LDS Key dates	2026 LDS Amendments made	Reason
New Local Plan	**Consultation on Issues and Options:** November 2020-February 2021 **Consultation on Draft Local Plan:** July-September 2025 **Consultation on Proposed Submission Local Plan:** May-June 2026 **Submission and Examination:** July-November 2026 **Adoption:** February 2027	**Consultation on Issues and Options:** November 2020-February 2021 **Consultation on Draft Local Plan:** October-December 2025 **Consultation on Proposed Submission Local Plan:** December 2026 – January 2027 **Submission and Examination:** March 2027-September 2027 **Adoption:** March 2028	The Council has not met the original timetable envisaged to produce a New Local Plan. This has been impacted by staff and resourcing of the Planning Policy Team, a very large consultation response to the Regulation 18 Draft Local Plan and the significant additional time spent on preparation of evidence and policy development.

This page is intentionally left blank



Haringey Draft Local Plan Consultation Report (2025)

REGULATION 18 CONSULTATION REPORT



Contents

1.0 Executive Summary 5
Who responded? 5
Events programme attendance 5
What were the key aims of the consultation? 5
How was the consultation conducted? 6
Borough-wide policy feedback: Overall trends & highlights 8
Neighbourhood placemaking feedback: Overall trends & highlights **Error! Bookmark not defined.**
East vs West priorities ..... **Error! Bookmark not defined.**
Engagement with Strategic Stakeholders and Neighbouring Authorities **Error! Bookmark not defined.**
How will the feedback be used? 9
2.0 Background 10
2.1 Haringey's New Local Plan 10
2.2 The plan-making process 10
2.3 Purpose of this report 12
3.0 Introduction to the Draft Local Plan Consultation 13
4.0 Consultation Activities 14
4.1 Outreach to Under-Represented Groups 14
4.2 Engagement with Strategic Stakeholders and Neighbouring Authorities 17
4.3 How we engaged 19
4.4 The Big Picture: Who Responded? and What Was the Overall Response to the Draft Plan? 20
4.5 The Big Picture: What Was the Overall Response to the Draft Plan? 23
5.0 Summary of responses 25

5.1 Vision and Placemaking Approach (Chapters 1 to 5)..... 25
5.2 Spatial Strategy (Chapter 6)..... 29
5.3 Neighbourhood Policies (Chapters 7 to 17) 32
5.3.1 North Tottenham (Chapter 7) 32
5.3.3 Seven Sisters & South Tottenham (Chapter 9) 51
5.3.4 Bruce Grove (Chapter 10) 57
5.3.5 Wood Green (Chapter 11) 68
5.3.6 Green Lanes (Chapter 12) 79
5.3.7 Hornsey (Chapter 13) 87
5.3.8 Crouch End (Chapter 14) 95
5.3.9 Stroud Green (Chapter 15) 104
5.3.10 Highgate (Chapter 16) 111
5.3.11 Muswell Hill (Chapter 17) 121
5.4 Borough-wide Policies (Chapters 18 to 28)..... 132
5.4.1 Design (Chapter 18) 132
5.4.2 Heritage (Chapter 19) 143
5.4.3 Culture (Chapter 20) 147
5.4.4 Climate Resilience (Chapter 21) 151
5.4.5 Building a Zero Carbon Haringey (Chapter 22) 160
5.4.6 Sustainable Travel (Chapter 23) 170
5.4.7 Green and Blue Infrastructure (Chapter 24) 178
5.4.8 Housing (Chapter 25) 188
5.4.9 Social Infrastructure (Chapter 26) 199
5.5.0 Employment and Industry (Chapter 27) 202

5.5.1 Town Centres and High Streets (Chapter 28) 208
6.0 Conclusion 214
7.0 Appendices 215
7.1 Draft Local Plan Consultation Events Programme 215

1.0 Executive Summary

Over a ten-week period between October and December 2025, the Council undertook consultation on a Draft Local Plan as the second consultation stage in the process of preparing a New Local Plan.

This consultation was a key milestone in the preparation of Haringey's New Local Plan, as it was the first opportunity for residents, businesses and other local stakeholders and organisations to review and comment on the Council's draft planning policies and draft site allocations.

Who responded?

The consultation **reached over 250,000 people** through a combined digital and physical communications campaign, with the digital campaign reaching 140,000 people and our consultation website receiving over **50,000 visitors**. In total, the campaign generated over **12,000 unique contributions**, including more than **9,000 responses from individuals and organisations**.

Events programme attendance

The ambitious events programme included **40 events**, attracting over **700 attendees** across a wide range of in-person and online events. Overall, the in-person events had the highest outreach, representing 83% of total attendance, with 17% participating via our lunchtime and early evening webinar series. A youth engagement programme was also undertaken, with youth-led surveys being distributed for feedback by the Haringey Youth Council.

What were the key aims of the consultation?

The **overall objective** for the consultation was to achieve effective, representative engagement with the public and key stakeholders to:

A) Provide the public with opportunities to further shape the emerging New Local Plan
B) Inform development of a Proposed Submission Local Plan which is the plan the Council will intend to adopt and which will be subject to examination
C) Ensure the Council complies with its statutory requirements as well as its own aspirations and standards for consultation

The engagement also included a Call for Sites, Nominations for Local Green Spaces and a consultation on the Draft Integrated Impact Assessment (IIA) Report. The Call for Sites invited landowners, developers and members of the public to suggest sites that could be considered for future development or other uses. Local Green Space nominations invited residents and organisations to identify valued green spaces for potential protection through planning policy. The Regulation 18 Draft Integrated Impact Assessment (IIA) assessed the likely environmental, social, health and equality impacts of the Draft Local Plan, ensuring that the emerging Draft Local Plan is developed in line with legal duties and protects vulnerable people in Haringey.

How was the consultation conducted?

A community-focused and targeted approach was taken to designing a varied events programme to give residents, businesses, and local organisations meaningful opportunities to provide feedback on the Draft Local Plan. Engagement activities combined targeted, tailored outreach with a diverse programme of in-person and online events to ensure broad and accessible participation. The consultation also included engagement with prescribed consultees, neighbouring authorities and other strategic stakeholders on cross-boundary planning matters, helping to ensure that strategic issues were considered as part of plan preparation.

Officers worked proactively to involve groups who are often under-represented in planning processes, supported by translated materials, accessible formats, and collaborative working with a wide range of stakeholders including planning and delivering events in partnership with colleagues across other Council services and with support and expert advice from key external partners including community organisations, neighbourhood forums and the VCS sector.

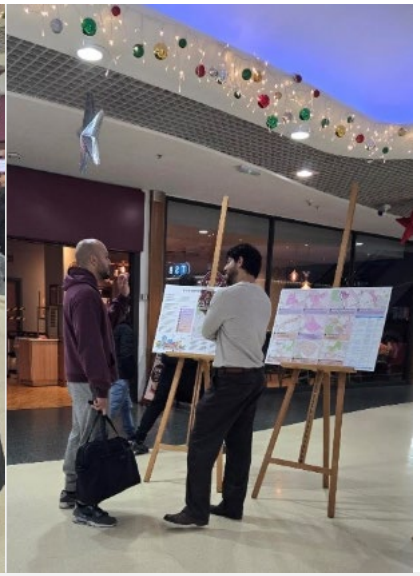
A varied schedule of engagement opportunities was delivered, including drop-in events, themed workshops, market stalls, round tables, webinars, and youth-focused sessions. Digital tools and online platforms enabled flexible participation for those unable to attend in person. Throughout the consultation period, officers used ongoing feedback to refine outreach and strengthen engagement.

This approach ensured that contributions reflected a wide cross-section of the community and provided a robust foundation for developing the next stage of the New Local Plan.









Above: *Stalls at Myddleton Road Market and Wood Green Mall* ***Below:*** *Drop-in sessions at Libraries (Hornsey, Wood Green, Marcus Garvey featured)*







Feedback: Overall trends & highlights

Overall, responses indicate strong support for the borough-wide policy framework set out in the Draft Local Plan. The most supported policies focus on climate resilience, healthy living and environmental sustainability, with policies relating to walking, sustainable drainage, urban cooling, food growing, play space and protection of Green Belt and Metropolitan Open Land receiving particularly positive responses. Respondents demonstrated a strong desire for policies that support healthier lifestyles, tackle climate change and protect Haringey's green and natural assets. At the same time, feedback highlighted the importance of ensuring that climate and environmental ambitions are accompanied by effective delivery and monitoring mechanisms.

Key borough-wide policy topic priorities that emerged included:

- Tackling climate change, overheating, flooding and biodiversity loss.
- Delivering safer walking, wheeling and cycling routes across the borough.
- Protecting and enhancing parks, open spaces, trees and green infrastructure.
- Ensuring infrastructure keeps pace with planned housing growth.
- Supporting healthy communities through improved social infrastructure and public spaces.
- Protecting heritage, local character and valued community assets.

Responses to neighbourhood policies and placemaking proposals were more mixed than responses to borough-wide policies. While there was broad support for investment in high streets, town centres, public spaces, cultural facilities and active travel infrastructure, concerns were often raised regarding the scale and distribution of future growth.

Key themes that emerged included:

- Support for neighbourhood-led placemaking and stronger local identities.
- Strong demand for improved east-west connections across the borough.
- Support for safer walking and cycling routes.
- Support for revitalised town centres and high streets.
- Concerns regarding tall buildings and perceived overdevelopment in some locations.
- The need to ensure new homes are matched by investment in transport, schools, healthcare and community facilities.
- Calls for strong protection of locally valued cultural and leisure assets.

The most significant site-specific opposition related to the proposed allocation at Rowans Bowling Alley in Finsbury Park, which attracted substantial public interest and media coverage during the consultation period.

Overall, consultees broadly supported the strategic policy direction of the Draft Local Plan, with some respondents requesting additional clarity regarding implementation and delivery.

How has the feedback been used?

The feedback received has been given detailed consideration and informed the preparation of Haringey's Proposed Submission Local Plan, ensuring that this reflects the aspirations, concerns, and priorities of Haringey's diverse communities.

2.0 Background

2.1 Haringey's New Local Plan

The Local Plan is the key planning document which the Council uses to assess planning applications and to manage where new development happens in Haringey. It is a statutory requirement for Local Authorities to maintain an up-to-date Local Plan.

Haringey's existing Local Plan was adopted in 2017 and the Council is currently preparing a new Local Plan through the statutory plan-making process, which will eventually replace the adopted Plan. An updated Plan will allow the Council to plan for the next 15 years of development in the borough and support the successful delivery of the Borough Vision, in particular with regard to inclusive placemaking and responding to the climate emergency.

This report sets out the engagement process undertaken for Haringey's Draft Local Plan Consultation (2025), which was carried out by the Council's Planning Policy Team.

2.2 The plan-making process

When preparing a new Local Plan, the Council must follow a statutory process set out in national planning regulations, which consists of 5 key steps, summarised in the diagram below.



Above: Illustration summarising the key steps in the statutory process of adopting a New Local Plan.

Step 1
Between November 2020 and February 2021, the Council undertook the First Steps Engagement as the initial ‘issues and options’ phase in preparing a New Local Plan. The consultation gathered early input from residents, stakeholders, and organisations before preparing a Draft Local Plan. Despite the consultation being undertaken 100% online due to Covid 19, over 1500 individual responses were received and the Draft Local Plan was shaped by the feedback obtained at this early stage.

Step 2
The next step in the process is the preparation of a Draft Local Plan which is then published to seek feedback through a public consultation. This report summarises the feedback that we received during the consultation on Haringey’s Draft Local Plan, which took place over a 10 week period between 10 October until 19 December 2025. This stage of consultation is commonly referred to as the ‘Regulation 18 consultation’ because it is undertaken under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Step 3
Following consideration of the consultation responses received at Regulation 18, the Council will prepare a Proposed Submission Local Plan. This stage of consultation is commonly referred to as the ‘Regulation 19 consultation’ because it is undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Proposed Submission Plan represents the version of the Local Plan that the Council wants to adopt and considers ready to be submitted for independent examination. It takes account of evidence gathered to date, findings from the Draft Local Plan Consultation, updated technical studies and ongoing consultation responses, stakeholder engagement and changes to policy and legislation where relevant. At Regulation 19, consultation focusses on whether the Plan is legally compliant and "sound" against the tests set out in national planning policy.

The Regulation 18 consultation therefore plays a critical role in shaping the Proposed Submission Local Plan. Feedback from residents, businesses, developers, statutory consultees, community groups and neighbouring authorities has helped identify where policies should be strengthened, clarified or amended before the Plan is submitted for examination.

Steps 4 & 5
Following the Regulation 19 consultation, the Council will submit the Proposed Submission Local Plan and supporting evidence to the Secretary of State for independent examination by a Planning Inspector.

The Planning Inspector will examine whether the Plan has been prepared in accordance with legal requirements and whether it is positively prepared, justified, effective and consistent with national policy. The Inspector may recommend modifications to make the plan sound - any Main Modifications recommended through examination would be subject to a separate period of public consultation before adoption.

Once the examination process has concluded and any required modifications have been incorporated, the Council will be able to formally adopt the New Local Plan. Following adoption, the Plan will become the primary planning policy framework used to determine planning applications in Haringey and will guide growth and development across the borough through to the early 2040s.

2.3 Purpose of this report

This report has two main aims. Firstly, the report aims to provide an up-to-date and transparent overview of all the engagement activities that were delivered as part of the consultation on the Draft Local Plan (step 2 in the diagram above). Secondly, the report aims to summarise the consultation responses received and indicate how these responses have informed the preparation of Haringey's Proposed Submission Local Plan.



3.0 Introduction to the Draft Local Plan Consultation

The Draft Local Plan Consultation took place over a ten-week period between 10 October and 19 December 2025 and represented the second formal stage in the preparation of Haringey's New Local Plan.

The consultation provided the first opportunity for residents, businesses, landowners, community organisations, statutory consultees and other stakeholders to comment on the Council's proposed planning policies, placemaking strategy and site allocations before preparation of the Proposed Submission Local Plan.

The consultation sought feedback on:

- The vision and objectives for Haringey's future growth.
- Borough-wide planning policies.
- Neighbourhood policies and placemaking proposals.
- Proposed site allocations.
- The Draft Integrated Impact Assessment (IIA).
- Nominations for Local Green Spaces.
- Proposals for potential new site allocations from the public through the ‘Call for Sites’ process.

The consultation generated a significant level of participation and engagement and represents one of the Council’s largest and best responded to consultations.

4.0 How we engaged

An ambitious programme of engagement activities was undertaken to ensure that residents, businesses and stakeholders had meaningful opportunities to participate in the consultation and help shape Haringey's future growth strategy.

The approach to engagement was designed to deliver objectives and requirements in the Council's Statement of Community Involvement, the principles of the Haringey Deal and the Council's commitment to inclusive engagement. Particular emphasis was placed on reaching groups that are traditionally under-represented within planning consultations.

Over 40 online and in-person events were delivered over the consultation period, attracting over 700 attendees and supported by collaboration between Planning Policy and over 60 officers drawn from more than ten Council services. This cross-Council approach significantly expanded the Council's capacity to deliver a comprehensive engagement programme while ensuring that specialist officers were available to discuss themes such as transport, housing, placemaking, culture, climate change and equalities.

4.1 Equalities and Accessibility

Promoting equality of opportunity and ensuring that all sections of the community could participate in the consultation was a key objective in the design and delivery of the engagement programme.

The consultation approach was informed by:

- The Council's Statement of Community Involvement.
- The Public Sector Equality Duty.
- The Equality Act 2010.
- Findings from the First Steps Engagement (2020-21).
- The Integrated Impact Assessment process.

Recognising that planning consultations can sometimes be difficult to access for some members of the community, a range of measures were implemented to reduce barriers to participation. These included producing translated consultation materials, Easy Read guides, accessible digital content, making printed materials available in all libraries and ensuring the use of accessible venues for in-person events.

The Draft Local Plan consultation website was translated into Spanish, Polish and Turkish, while simplified "micro-guide" summaries of the Draft Local Plan were translated into the eleven most widely spoken community languages in Haringey. Easy Read materials were prepared to support engagement with people with learning disabilities and neurodivergent residents.

Consideration was also given to the timing, location and format of events to maximise participation from different communities, age groups and people with protected characteristics. This helped ensure that engagement opportunities were available to as wide a cross-section of Haringey's communities as possible.

4.2 Targeted Engagement with Under-Represented Groups

Alongside borough-wide engagement activities, a programme of targeted outreach was delivered to engage groups that have historically been under-represented in planning consultations. Our approach was informed by lessons learned from the First Steps Engagement, reflecting the Council's commitment to genuinely inclusive participation. Officers worked closely with colleagues across the Council, neighbourhood forums and community organisations and voluntary sector networks, supported by the Haringey Community Collective, to promote participation amongst a diverse range of groups and communities.

Young People
Dedicated youth engagement activities were delivered in partnership with local youth organisations, including workshops at Rising Green Youth Hub in Wood Green, in partnership with Haringey Youth Council. Youth-focused surveys were also developed to capture the views of younger residents on topics including housing affordability, climate change, public spaces, transport and the future of Haringey's town centres.

Older People
Targeted engagement with older residents was supported through a range of accessible, community-based activities. This included in-person drop-in events at libraries across the borough, a consultation stall at People's Day at Tottenham Leisure Centre, and outreach through neighbourhood forums and local community groups to raise awareness of the consultation and opportunities to participate.

Tenants and Residents
Officers also contacted tenant and resident associations across the borough, sharing consultation materials and information on how to access and respond to the Draft Local Plan consultation. To support engagement with communities affected by proposed site allocations, site-specific posters were displayed outside all proposed allocation sites, providing information on the proposals and details of how residents and businesses could submit feedback. This helped raise awareness of the consultation amongst local communities and encouraged participation from those most directly affected by proposed policy and site allocation changes.

LGTBQIA+ Communities
Targeted outreach was undertaken with LGBTQIA+ community groups and networks to raise awareness of the consultation and encourage participation. Consultation materials and engagement opportunities were promoted through the Haringey Community Collective and partner organisations, helping to reach communities that may not traditionally engage with planning policy consultations.

Faith groups
Targeted engagement was undertaken with faith communities across the borough. This included meetings with the Alevi Centre and promotion through faith networks supported by the Haringey Community Collective. These activities provided opportunities to discuss how the Draft Local Plan could support community facilities, neighbourhood services and inclusive growth across Haringey's diverse communities.

Disabled People, Neurodivergent People and People with and Learning Disabilities
A programme of Inclusive Places workshops was delivered in partnership with the Haringey Community Collective, in collaboration with Public Voice, Mind Haringey and Haringey's Joint Partnership Board to ensure that the perspectives of neurodivergent people, disabled people and people with learning disabilities were reflected in the consultation process. Workshops were held in different parts of the borough and explored issues including inclusive access, safety, public realm design, transport, housing and community facilities. Easy Read materials were prepared to support participation and all venues were selected to ensure accessibility. Participants highlighted the importance of inclusive design, accessible public transport, accessible parking, public toilets, safe routes for walking and wheeling, and the need to ensure that growth delivers benefits for all residents.

Ethnically Diverse Communities
Targeted outreach was undertaken through community organisations, neighbourhood networks and voluntary sector groups. Consultation materials were translated into multiple languages and engagement activities were delivered across neighbourhoods reflecting Haringey's diverse communities.

Women and girls
Targeted engagement was undertaken with women and girls through a range of community-based activities. This included workshops with the Young Women's Network, participation in the Haringey Walk for Women initiative, and outreach to a number of voluntary and community organisations supporting women and girls across the borough. These activities helped capture perspectives on issues such as community safety, access to services, and the design of public spaces.

-

Families and Parents
Drop-in events were held at children's centres across the borough, providing opportunities for parents and carers to discuss how future growth and development could affect local communities, services and neighbourhoods.

Businesses
Recognising the importance of engaging with businesses and employers, the Council delivered a targeted programme of business outreach throughout the consultation period.

This included:

- A dedicated Haringey Business Forum event hosted at Metro Bank in Wood Green.
- Promotion through a special feature in the Haringey Business Bulletin.
- Collaboration with the Inclusive Economy Team, Wood Green BID and local business networks.
- Market stall engagement in town centres across the borough.
- Engagement at Myddleton Road Market, Wood Green Mall, Seven Sisters Market, Tottenham Hale and Tottenham Car Boot Sale.
- Stakeholder meetings with businesses, developers, landowners and commercial organisations.

The business engagement programme helped gather feedback on the future of employment areas, town centres, affordable workspace, industrial land, cultural industries and economic growth. The programme was delivered with support from the Council's Inclusive Economy Team, Wood Green BID and local business networks.

Collectively, these activities supported greater participation from a wide range of ages, ethnicities, faith groups, genders and people with protected characteristics, helping to ensure that the feedback received reflected a diverse cross-section of Haringey's communities.

4.3 Engagement with Strategic Stakeholders and Neighbouring Authorities

Although the statutory Duty to Cooperate has now been removed from the planning system, effective cross-boundary collaboration remains an important part of local plan preparation. As part of the Draft Local Plan consultation, Haringey Council engaged with neighbouring boroughs, infrastructure providers, statutory consultees and other strategic stakeholders on matters with potential cross-boundary implications. This engagement helped ensure that the emerging Local Plan was informed by the views and expertise of organisations with responsibilities extending beyond the borough boundary.

As part of the Draft Local Plan Consultation, the Council contacted a wide range of prescribed consultees, infrastructure providers and strategic stakeholders to initiate dialogue and formally invite feedback on key issues. Key stakeholders included:

- **The Environment Agency**
- **Historic England**

- **Natural England**
- **The Mayor of London**
- **Civil Aviation Authority**
- **Homes and Communities Agency**
- **Clinical Commissioning Group**
- **National Health Service**
- **Office of Rail Regulation**
- **Transport for London**
- **Highways England**
- **Marine Management Organisation**
- **Thames Water**
- **National Grid**
- **UK Power Networks (UKPN)**
- **North London Waste Authority**
- **Met Police**
- **Sports England**
- **Lee Valley Regional Park Authority**
- **Highways Agency**
- **Network Rail**

Additionally, neighbouring boroughs were consulted to address cross-boundary planning matters:

- **London Borough of Barnet**
- **London Borough of Camden**
- **London Borough of Enfield**
- **London Borough of Hackney**
- **London Borough of Islington**
- **London Borough of Waltham Forest**

This engagement forms part of the Council's ongoing commitment to collaborative working and ensures that strategic planning decisions are informed by the views and expertise of key stakeholders across sectors and boundaries.

4.4 Consultation Activities

Approach to Engagement
The Draft Local Plan consultation was designed to provide residents, businesses, landowners, community organisations and statutory stakeholders with meaningful opportunities to provide feedback on the Draft Local Plan and shape the emerging New Local Plan as a whole. Building upon the lessons learned from the First Steps Engagement (2020-2021), the Council sought to maximise participation by providing multiple ways for people to access information, discuss proposals and submit feedback.

Over the ten-week consultation period, more than 40 online and in-person engagement events were delivered across the borough, supported by over 60 officers from more than ten Council services. This collaborative approach significantly expanded the Council's engagement capacity and enabled specialist officers to engage directly with residents on a wide range of planning issues.

Activities included:

- Themed policy topic webinars.
- Neighbourhood-specific webinars.
- Library drop-in sessions across the borough.
- Town centre and market stall engagement events.
- Children's centre events.
- Youth workshops.
- Inclusive Places workshops.
- Community workshops and roundtables.
- Business engagement events.
- Meetings with statutory consultees and neighbouring authorities.
- Meetings with neighbourhood forums and community organisations.
- Meetings with local faith groups.
-

The full programme of events is provided in Appendix 7.1.

4.5 Communications and Promotion

To maximise awareness of the consultation, the Council implemented a comprehensive communications campaign using both digital and traditional methods.

Promotional activities included:

- A dedicated consultation website hosted on Commonplace.
- Borough-wide digital advertising.
- Social media campaigns.
- Council website banners.
- Email newsletters and stakeholder mailing lists.
- Posters and flyers distributed across community venues.
- Site allocation notices displayed across the borough adjacent to every proposed site allocation.
- Lamp-post advertising.
- Displays in libraries and civic buildings. Copies of the full Draft Local Plan and supporting documents were also made available in all libraries across the borough.
- Promotion through neighbourhood forums, community organisations, local businesses and voluntary sector networks.

The consultation was also promoted through Council communications channels and existing stakeholder networks, helping to ensure a wide reach across different communities, sectors and interest groups.

4.6 Who Responded?

The Draft Local Plan consultation generated a substantial level of participation and engagement. The communications campaign was estimated to have reached over 250,000 people through a combination of digital advertising, community engagement activities and promotional materials. The consultation website received over 50,000 visits and more than 9,000 individuals submitted comments or responses during the consultation period. This level of participation compares favourably with recent Regulation 18 Local Plan consultations undertaken by other London boroughs, indicating a high level of public engagement with the Council's Draft Local Plan.

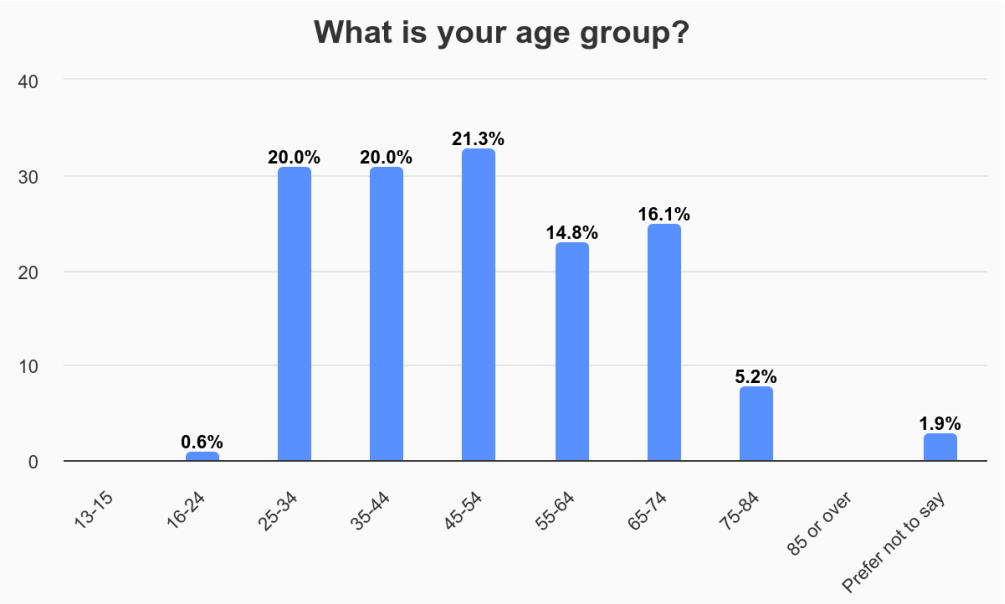
92% of responses were submitted through the consultation website, with additional representations received through emails, paper surveys and formal stakeholder submissions. While the majority of representations came from residents, responses were also received from businesses, landowners, developers, statutory consultees, neighbouring boroughs, infrastructure providers, community organisations and neighbourhood forums.

Respondent demographics

Demographic data gathered via the Commonplace website indicates that:

- 56.4% of respondents identified as female.
- 36.1% identified as male.
- 6.6% preferred not to say.
- The largest age group response was from 30-39 years old
- Most respondents were of working age.
- Over half of respondents identified as Haringey residents.
- More than 1,000 responses were received from residents living within the east of the borough.

Responses were received from people with a broad range of protected characteristics. While some groups remained under-represented compared with borough demographics, dedicated outreach activities helped improve participation from people with disabilities, neurodivergent people, young people and residents from ethnically diverse communities.



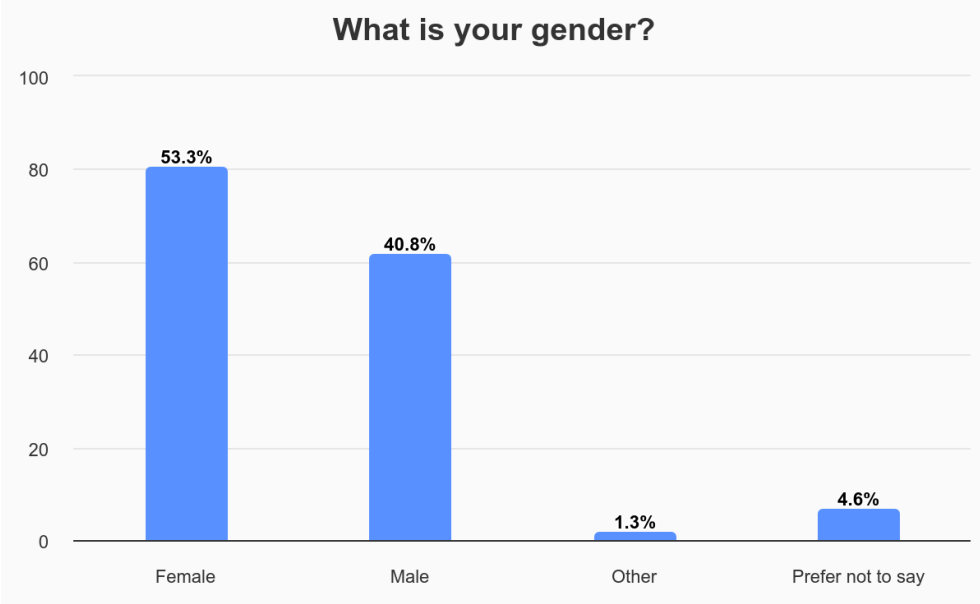
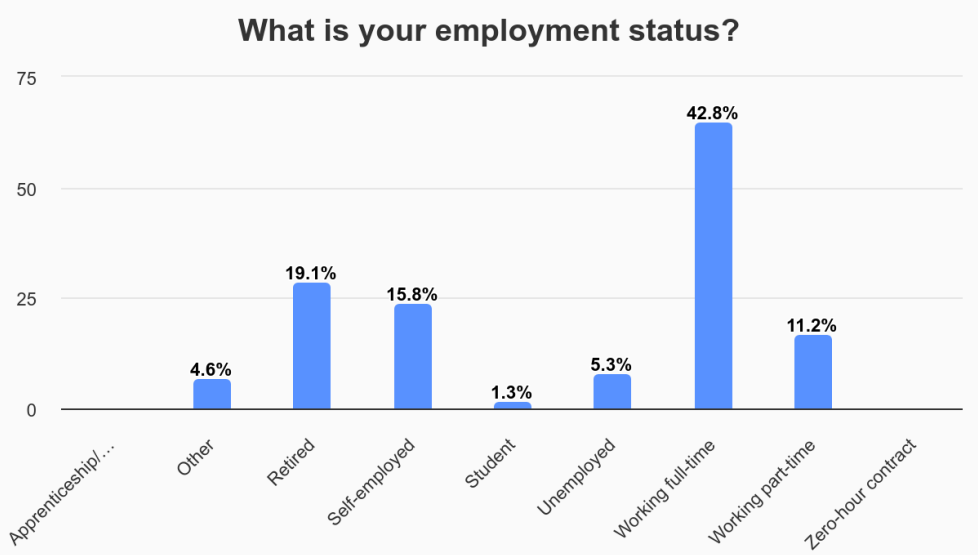


Fig A: (Above Left) The majority of people who responded to the consultation were of working age
Fig B: (Above Right) More women responded to the consultation than men



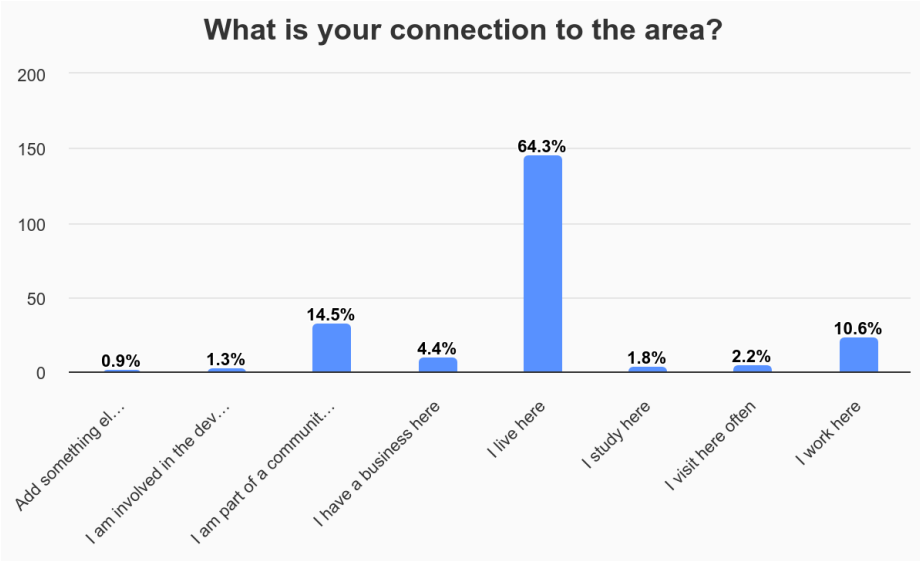
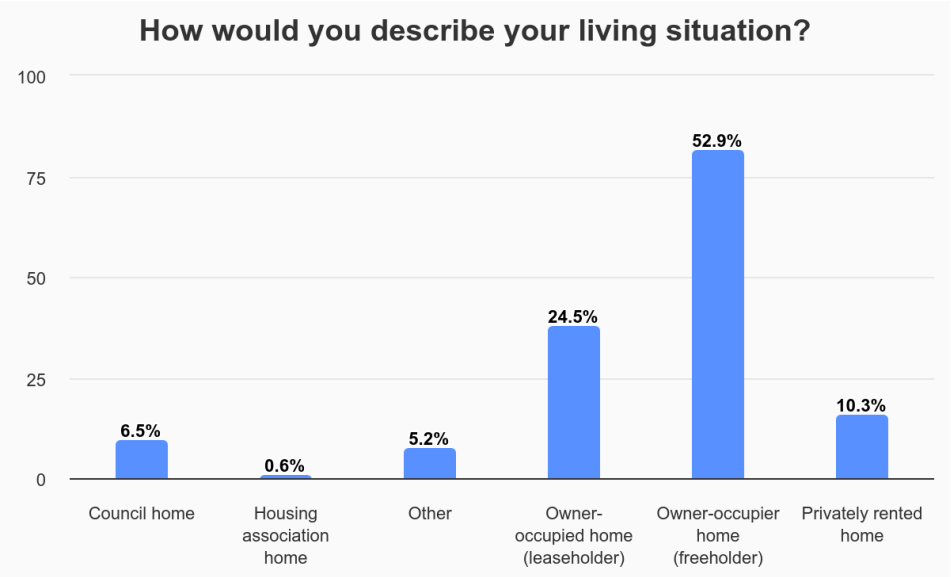


Fig C: (Above Left) Most people who responded to the consultation were in full-time work at the time of responding
Fig E: (Above Right) Most people responding to the survey were Haringey residents
Fig F: (Below) Most participants were homeowners, with 10% in private rented accommodation and 6.5% living in council homes



4.7 Emerging Themes: What Was the Overall Response to the Draft Plan?

Overall, consultation responses demonstrated broad support for the strategic direction of the Draft Local Plan, although views varied considerably between different policy areas and neighbourhoods. Borough-wide policies generally attracted higher levels of support than neighbourhood policies and site allocations, with responses to site allocations often reflecting local circumstances, site-specific issues and concerns regarding the potential impacts of future growth.

Borough-wide policies

The highest levels of support were observed for borough-wide policies relating to:

- Walking and active travel;
- Climate resilience and adaptation;
- Sustainable drainage;
- Water efficiency;
- Food growing;
- Play space; and
- Protection of Green Belt and Metropolitan Open Land.

These responses indicate a strong desire for policies that support healthier lifestyles, address the impacts of climate change and strengthen Haringey's green and blue infrastructure network. Respondents consistently expressed support for measures that would improve environmental outcomes while enhancing quality of life for existing and future residents.

Neighbourhood Policies and Placemaking Framework

Responses to neighbourhood policies were more mixed. Many respondents welcomed neighbourhood-based placemaking, investment in town centres and measures intended to support local identity and character. However, concerns were raised regarding:

- Building heights and density;
- Infrastructure capacity;
- Traffic and parking;
- Protection of local character;
- Heritage impacts; and
- The future of valued community facilities.

In many cases, support for growth and development was accompanied by requests for further assurances regarding infrastructure delivery, affordable housing, transport improvements and protection of local assets.

Site Allocations

Responses to proposed site allocations varied considerably across the borough. Several allocations attracted relatively high levels of support, particularly where proposals were seen as bringing vacant, underused or previously developed sites back into productive use while delivering public realm improvements, community benefits or additional housing. Examples include proposals relating to Alexandra Palace, the Former Telephone Exchange in Crouch End, Turnpike Lane Triangle and Northumberland Park Estate.

Other allocations generated higher levels of concern, particularly where respondents perceived potential impacts on established community facilities, local character, parking provision, biodiversity or existing infrastructure. The allocation which generated the greatest volume of responses was the proposed redevelopment of Rowans Bowling Alley (SG SA01), reflecting the importance that many respondents attach to the cultural importance of the venue as well as existing leisure and community facilities in the Finsbury Park area. Significant levels of concern were also expressed regarding proposals affecting public parking provision in Muswell Hill and redevelopment proposals affecting environmentally sensitive locations.

Emerging Overall Themes

Across all consultation responses, several recurring themes emerged:

- Strong support for action on climate change and environmental sustainability.
- Support for improved walking, wheeling and cycling infrastructure.
- The need for investment in infrastructure alongside housing growth.
- Concerns regarding building heights, density and perceptions of overdevelopment.
- Protection of town centres, heritage assets and local character.
- Support for the delivery of genuinely affordable housing.
- Protection of community, cultural and leisure facilities.
- The importance of maintaining and improving green spaces, biodiversity and public open space.

The responses received provide valuable insight into the issues, opportunities and concerns that are most important to residents, businesses, community organisations and other stakeholders. The feedback received has informed preparation of the Proposed Submission Local Plan and

has helped shape the Council's approach to balancing growth, environmental protection, infrastructure delivery and placemaking across the borough.

5.0 Summary of responses

This chapter outlines our response to comments from the Draft Local Plan Regulation 18 consultation. The tables detail the key points raised in the comments, and our response outlining how these comments have been addressed or why they have not been addressed.

5.1 Vision and Placemaking Approach (Chapters 1 to 5)

Consultation Overview

A total of **197 responses** were received in relation to the Vision and Placemaking Approach for the Draft Local Plan. Given the strategic nature of the vision, placemaking approach and supporting policies in these chapters, comments received were diverse and covered a broad range of themes. While all comments have been considered, many relate more directly to specific borough-wide thematic policies, neighbourhood policies or site allocations and are therefore addressed in the relevant sections of this report. Accordingly, Section 5.1 focuses on providing an overview of the issues raised in representations that primarily relate to the content of Chapters 1 to 5 of the Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the overall vision and strategic direction, including ambitions for housing and employment growth, addressing the Climate Emergency, promoting equality and delivering positive change across the borough.
2. Strong support for environmental objectives and greening, including the protection and enhancement of green infrastructure, open spaces, trees and biodiversity, alongside calls for greater emphasis on nature recovery, climate resilience and accessible green spaces.
3. Calls for improved transport, accessibility and east–west connectivity, including better public transport connections, safer walking and cycling routes, improved pedestrian access and step-free infrastructure, alongside concerns about congestion, pollution and the impacts of traffic management measures.
4. Concerns regarding the clarity and deliverability of the placemaking approach, including the high-level and aspirational nature of the Vision and Placemaking Framework, and calls for clearer priorities, practical measures and a more robust approach to implementation.

5. Concerns regarding infrastructure provision to support planned growth, including the capacity of transport networks and the provision of schools, healthcare, leisure facilities, community spaces and other local services alongside new development.
6. Concerns regarding the potential impacts of growth on local character and existing communities, including the protection of heritage assets, cultural facilities, established businesses and locally distinctive places, alongside calls for more context-sensitive development and meaningful community engagement.

"Hackney Council is in broad support of the approach to placemaking and engagement. It is our hope that this process will continue to help shape and inform this Draft Local Plan." - London Borough of Hackney

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Chapter 1-5	**Support for:** • The Council's strong approach to supporting environmental objectives and commitment to addressing the Climate Emergency. • The emphasis on the potential for regeneration schemes to improve experiences for people living, working and visiting the borough. • The vision to become a greener, cleaner and safer borough which promotes increased green infrastructure, tree planting and open space.	• Support noted

	• Recognition of the need to coordinate investment, regeneration and conservation across the borough. • Opportunities for job creation and supporting local businesses. • The focus on sustainable travel measures, including recognition of walking and cycling as important to delivering the Plan's vision and improving connectivity (**Haringey Cycling Campaign**). • The resident-focussed framework which aims to deliver positive changes for the Borough. (**Alexandra Palace**) • Proposed measures that support designing out crime (**Metropolitan Police**). **Concerns regarding:** • The lack of clarity of the Placemaking Framework which was considered to be high-level and aspirational nature with concerns of how the objectives would translate into meaningful improvement on the ground. That the Placemaking framework does not sufficiently reflect the distinct characteristics of neighbourhoods including Muswell Hill, Highgate and Wood Green **Calls for:** • Greater emphasis on economic growth and prosperity within the Placemaking Framework Diagram. • Continued collaboration with neighbouring boroughs to address residents' needs. Greater emphasis on nature recovery, particularly in Tottenham Lee Valley and Wood Green/Haringey Heartlands (**Natural England**).	• Chapters 1-5 have been reviewed against the consultation responses received and in the context of the wider Plan. While the issues raised have been considered, no substantive changes are proposed to the Plan Vision or the overarching Placemaking Framework. • The Placemaking Framework is a general borough-wide framework and individual approaches for neighbourhoods are outlined in separate neighbourhood chapters

Policy PM1: Delivering Placemaking	**Support for:** • The overall vision, principles and objectives of Policy PM1 which have been underpinned by a people-centred approach. • The approach to celebrating distinctiveness and supporting cultural infrastructure. **Concerns regarding:** • The requirement for major development proposals to submit a Placemaking Strategy which was considered onerous for smaller-scale major developments and would be duplicating requirements in other policies within the Plan. (**Parkstock Ltd**). • Inconsistent terminology with national policy. (**HCAAC**). **Calls for:** • Continued monitoring of feedback through to development completion to ensure that the Placemaking objectives are delivered. • Greater understanding of what the trade-offs would be if the proposed Placemaking Framework and Spatial Strategy is implemented. With concerns that increased housing may come at a cost to culture and environment objectives.	• Support noted • The requirement has been amended to require submission of a Placemaking Statement for major developments as a proportionate tool to ensure new development supports the Haringey Placemaking Framework • An additional policy element has been added been added to require certain proposals to undertake a comprehensive Health Impact Assessment to ensure development promotes health and wellbeing and mitigates adverse effects.

5.2 Spatial Strategy (Chapter 6)

Consultation Overview

A total of **114 responses** were received in relation to the Spatial Strategy for the Draft Local Plan. Given the strategic nature of the Spatial Strategy, comments received were diverse and covered a broad range of themes. While all comments have been considered, many relate more directly to specific borough-wide thematic policies, neighbourhood policies or site allocations and are therefore addressed in the relevant sections of this report. Accordingly, Section 5.2 focuses on providing an overview of the issues raised in representations that primarily relate to the content of Chapter 6 of the Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. Strong support for the overall Spatial Strategy and its approach to directing growth and investment across the borough, including the regeneration of Wood Green and Tottenham, differentiated approaches to local areas, and opportunities to support housing delivery, employment and economic growth.
2. Strong support for protecting and enhancing open spaces, trees and biodiversity, promoting nature recovery and ecological connectivity, and improving access to green spaces.
3. Support for investment and placemaking improvements in growth areas, alongside calls for better connectivity between Wood Green and Alexandra Park and Palace, improved east–west connections across the borough, and integration of transport, public realm and environmental improvements with planned development.
4. Concerns regarding the clarity and deliverability of the Spatial Strategy, particularly the legibility of the Spatial Strategy Policy Map. Concerns were also raised regarding delivery timescales, investment and infrastructure commitments, and the need for meaningful engagement with existing communities.
5. Mixed views on housing delivery and the spatial distribution of growth, including calls for more ambitious housing delivery alongside concerns about the concentration of development in particular areas and the contribution expected from other parts of the borough.
6. Concerns regarding the potential impact of growth on local character, heritage assets, cultural facilities, businesses and valued community amenities, with calls for high-quality design, protection of existing assets, and regeneration that benefits both existing and future residents.

"LBH's aspirations to respond to housing delivery challenges and the Climate Emergency in particular are notable and commendable." - Re:shape Living

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SS1: Spatial Strategy – A Place Where We Can All Belong and Thrive	**Support for:** • The overall strategic direction of the Plan, including increasing housing density and housing delivery in appropriate locations and intensification of industrial and employment land. However, there were mixed views as to whether the Plan's growth strategy has struck the right balance. • The ambition for a greener, cleaner and safer borough, including the protection and enhancement of green infrastructure, open spaces and biodiversity. • The investment and placemaking improvements associated with growth areas, including strengthening connections between Wood Green and Alexandra Park and Palace. **Concerns regarding:** • The clarity and legibility of the Spatial Strategy Policy Map, including the boundaries and	• Policy SS1 has been amended to reflect the updated 10-year housing targets up to 2038. No other substantive changes have been made. • The proposed Spatial Strategy has been reviewed against the London Plan, Council strategies and supporting evidence base and remains appropriate. It establishes a sustainable approach to growth that supports the delivery of new homes and jobs while maximising opportunities for regeneration and placemaking across the borough. • The proposed Spatial Strategy does not preclude development in other locations to come forward. • The Plan is supported with an updated Infrastructure Delivery Plan that identifies infrastructure needs and respective future delivery strategy within each neighbourhood. • Site specific matters including site allocation boundaries on the Spatial Strategy Policy Map have been addressed.

	implications of Transform and Enhance Areas, Opportunity Areas and Site Allocations. • The concentration of housing delivery within Transform Areas and Opportunity Areas which is not equitably distributed across the borough. **Home Builders Federation and West Midlands Pension Fund** additionally noted that this approach could limit opportunities for suitable residential development elsewhere in the borough. • The potential for proposed growth to place additional pressure on existing social, community and transport infrastructure, services and facilities and whether improvements will be delivered alongside development. • The potential for redevelopment to undermine local character, heritage assets, established businesses and cultural facilities, including concerns about protecting existing cultural venues and workspaces and maintaining locally distinctive places. • The clarity of expectations associated with the Haringey Deal and the potential duplication of community engagement requirements already addressed through Statements of Community Involvement. (**Parkstock Ltd**) • The proposed housing target and how alignment with NPPF and London Plan requirements would be achieved. (**Home Builders Federation**) **Calls for:** • Stronger emphasis on nature recovery and green infrastructure throughout the Spatial Strategy.	

	• Specific reference to the protection and enhancement of sport and recreation facilities within the Spatial Strategy (**Sport England**).	

5.3 Neighbourhood Policies (Chapters 7 to 17)

5.3.1 North Tottenham (Chapter 7)

Consultation Overview

A total of **104 responses** were received in relation to the North Tottenham Neighbourhood chapter for the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the continued regeneration of North Tottenham, including investment in High Road West, Northumberland Park and improvements associated with the North Tottenham Cultural Quarter.
2. Support for improvements to walking, cycling and public transport infrastructure, including better connections across the railway, enhanced links to the Lee Valley Regional Park and improvements to the River Lee Navigation towpath.
3. Strong support for the protection and enhancement of the area's green spaces, biodiversity asset, waterways and environmental quality, including opportunities to enhance the Moselle Brook and improve access to the Lee Valley corridor.
4. Support for the continued growth of the North Tottenham Cultural Quarter, alongside calls for greater flexibility regarding cultural, leisure, employment and community uses within key redevelopment sites.
5. Concerns regarding building heights, density and cumulative impacts of growth on local infrastructure, including schools, healthcare facilities, transport networks and parking.
6. Concerns regarding the design, delivery and masterplanning of major site allocations, including High Road West, Tottenham Hotspur Stadium, Northumberland Park Estate and Garman Road.

"The Authority supports the North Tottenham Vision and the reference to development addressing deficiencies in access to good quality open space including enhanced connections through to the Lee Valley Regional Park." – Lee Valley Regional Park Authority

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
NTN1: North Tottenham Neighbourhood	**Support for:** • Continued regeneration of North Tottenham, including investment in High Road West, Northumberland Park and associated growth areas. • Improvements to walking, cycling and public transport connectivity across the neighbourhood. • Enhanced links to the Lee Valley Regional Park and River Lee corridor (**Lee Valley Regional Park Authority**). • Protection and enhancement of green infrastructure, biodiversity assets and waterways. • Delivery of new homes, employment opportunities and community infrastructure. **Concerns regarding:** • Development density, building heights and the cumulative impact of growth.	• Support noted • Concerns noted • The plan takes a design-led approach to establishing appropriate densities and heights

	• Pressure on healthcare, schools, transport infrastructure and local services. • Flood risk, drainage and opportunities to improve the Moselle Brook (**Environment Agency**). • The need to coordinate growth with neighbouring regeneration initiatives (**London Borough of Enfield**). **Calls for:** • Stronger references to the River Lee Navigation and improved towpath connectivity (**Canal & River Trust**). • Enhanced biodiversity and ecological improvements to waterways and open spaces (**Environment Agency**). • Additional measures to improve public transport accessibility and bus services (**TfL/GLA**). • Improved links between North Tottenham and recreational destinations within the Lee Valley Regional Park (**Lee Valley Regional Park Authority/ Natural England**).	and is informed by an Urban Character and Placemaking Study and Tall Buildings Study. • The plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. • The plan contains policies that support improvements to watercourses, including the Moselle Brook. Additional specific support has been added to this policy and relevant site allocations. • Supporting text and the PFA strategies explicitly identify the need to coordinate growth with key stakeholders, including London Borough of Enfield. • The plan provides strong support to improvements to the River Lee Navigation towpath and access to it. Additional specific support has been added to this policy. • The plan already provides strong support for improvements to biodiversity. Additional specific support has been added to this policy • The policy contains strong support for improved connections to the Lee Valley Regional Park, including through a strategic Greenways Route. • Supporting text amended to provide greater clarity regarding infrastructure delivery and environmental improvements.

NTN2: North Tottenham Cultural Quarter	**Support for:** • The continued development of the North Tottenham Cultural Quarter as a destination for cultural, sporting, leisure and creative activities. • The role of Tottenham Hotspur Stadium in supporting economic growth and attracting visitors. • Retention and growth of creative, cultural and community uses. **Concerns regarding:** • Potential loss of affordable workspace for creative industries. **Calls for:** • Greater flexibility for cultural, leisure, entertainment and community uses (**Tottenham Hotspur FC**). • Stronger links between the Cultural Quarter and the Lee Valley visitor offer (**Lee Valley Regional Park Authority**).	• Support noted • Concerns noted • The policy provides explicit support for creative workspace. • The policy provides support for sports, recreation, leisure, education, art, music, and performance uses where they contribute to the Cultural Quarter objectives. • Connections between the Cultural Quarter and Lee Valley visitor officer are adequately provided for though Policy NT1.
NTSA01: High Road West	**Support for:** • Comprehensive regeneration of the area, including new homes, community facilities and public realm improvements. • Delivery of a new healthcare facility as part of the redevelopment (**North Central London ICB**). • Improved public transport accessibility and connectivity. **Concerns regarding:**	• Support noted • Concerns noted

	• Requirements for comprehensive masterplanning frustrating development (**Tottenham Hotspur FC**). • Building heights, density and impacts on local character. • Development vialibity, affordable housing delivery and infrastructure funding. **Calls for:** • Stronger public transport improvements and bus infrastructure enhancements (**TfL/GLA**).	• The masterplans and spatial frameworks policy has been updated to clarify that individual sites/phases are able to come forward as part of co-ordinated and comprehensive development. • The plan takes a design-led approach to establishing appropriate densities and heights and is informed by an Urban Character and Placemaking Study and Tall Buildings Study. The indicative capacity is based on approved planning permissions which have been approved following thorough assessment by officers. • The plan's policies are informed by a robust evidence base, including an infrastructure delivery plan and viability assessment. • Additional text has been to support improvements to the local bus network.
NTSA02: Northumberland Park Estate	**Support For** • Estate renewal and delivery of high-quality new housing. • Improved public realm and investment in local facilities. • Better connections across the neighbourhood. **Concerns Regarding** • Protection of existing community facilities. • Capacity of local social and physical infrastructure. • Need for green infrastructure, an enhanced public realm and improved access to open space and recreational facilities. **Calls For**	• Support noted • Concerns noted • Additional requirements have been introduced to ensure that the design, location and provision of social infrastructure form an integral component of the site's redevelopment. • The allocation supports greening, an increase in tree canopy coverage and public realm improvements

	• Additional investment in healthcare, education and community facilities. • Enhanced green infrastructure and public realm improvements. • Improved accessibility and active travel connections.	• The allocation supports enhanced social infrastructure provision and has been updated to note potential future needs for additional primary care facilities. • The allocation supports accessibility and active travel connections
NTSA03: Tottenham Hotspur Stadium and Surrounding Area	**Support For** • Continued regeneration associated with Tottenham Hotspur Stadium. • Opportunities for new leisure, cultural, employment and visitor-related uses. • Public realm improvements and investment in the wider area. **Concerns Regarding** • Crowd management, transport impacts and event-day activity. • Impacts on neighbouring residential areas. • The balance between visitor attractions and community uses. **Calls For** • Improved transport management and connectivity. • Additional community benefits and social infrastructure. • Enhanced public realm and wayfinding throughout the area.	• Support noted • Concerns noted •
NTSA04: Garman Road	**Support For** • Regeneration of underutilised land. • Improved environmental quality and connectivity.	• Support noted

	• Continued employment provision within the Productive Valley. **Concerns Regarding** • Impacts on industrial capacity and existing businesses (**Goodman**). • Building heights and relationships with surrounding uses. • Potential impacts on logistics and servicing operations. **Calls For** • Retention and intensification of employment uses where appropriate. • Improved walking and cycling connections. • Enhanced environmental quality and biodiversity improvements.	• The allocation has been removed.

5.3.2 Tottenham Hale (Chapter 8)

Consultation Overview

A total of **235 responses** were received in relation to the Tottenham Hale Neighbourhood chapter for the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong support for the continued regeneration of Tottenham Hale as a major growth area, including delivery of new homes, jobs, public realm improvements and investment in sustainable transport infrastructure.
2. Strong support for improvements to walking, cycling and public transport connectivity, including enhanced links to the Lee Valley Regional Park, River Lee Navigation and surrounding employment areas.
3. Concerns regarding flood risk, climate resilience, groundwater protect and the impact of development on waterways, biodiversity and the wider water environment.
4. Concerns regarding building heights, density and the cumulative impact of growth on local infrastructure, public transport capacity and environmental quality.
5. Support for the intensification and renewal of employment areas alongside calls to safeguard industrial capacity, transport infrastructure and operational requirements associated with existing businesses and strategic employment locations.

"There is the opportunity to link in with the existing Lee Valley Park from a number of these areas or extend green routes into the park area from allocations to improve and strengthen walking and cycling routes in the area." – Natural England

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
THN1: Tottenham Hale Neighbourhood	**Support for** • The continued regeneration of Tottenham Hale and expansion of Tottenham Hale District Centre (**Re:Shape Living**). • Delivery of a mixed-use neighbourhood incorporating homes, employment space and supporting infrastructure (**Re:Shape Living**). • Opportunities to strengthen walking and cycling connections between Tottenham Hale and the Lee Valley Park area (**Natural England**). **Concerns regarding** • The need to safeguard the operation of Tottenham Hale Bus Station and accommodate future growth in bus services (**Transport for London (TfL)**). • Whether identified development sites will deliver the anticipated level of housing growth (**Lee Valley Estates**). **Calls for** • Stronger walking and cycling links between development sites and the Lee Valley Park area (**Natural England**). • Greater recognition of bus infrastructure and operational requirements within the neighbourhood (**Transport for London (TfL)**).	• Support noted • Concerns noted • Supporting text amended to strengthen references to active travel, biodiversity enhancement, climate resilience and green infrastructure. • References to public transport infrastructure and bus network requirements reviewed following comments from Transport for London. • Supporting text updated to provide greater clarity regarding the relationship between growth, infrastructure delivery and the role of Tottenham Hale District Centre.

	• Review of development opportunities within Tottenham Hale to support additional housing delivery (**Lee Valley Estates**).	
THN2: Tottenham Hale District Centre	**Support For** • The continued development of Tottenham Hale as a District Centre (**Re:Shape Living**). • A greater mix of retail, leisure, cultural and community uses. • Public realm improvements and a more attractive town centre environment. **Concerns Regarding** • The impact of redevelopment on existing businesses. • Deliverability and phasing of town centre improvements. • The relationship between new development and surrounding neighbourhoods. • The need for greater flexibility in applying masterplanning requirements across multiple landownerships (**Re:Shape Living**). **Calls For** • Stronger recognition of the role of housing in supporting town centre vitality and viability (**Re:Shape Living**). • Greater emphasis on active frontages and urban greening (**Re:Shape Living**).	• Policy wording and supporting text reviewed in response to comments regarding the delivery and masterplanning of the District Centre. • Supporting text amended to strengthen references to housing delivery, active frontages and urban greening. • Policy amendments made to improve flexibility whilst maintaining the overall planning framework for the District Centre.
THSA01: Tottenham Hale Retail Park	**Support For**	• Support noted

	• Comprehensive mixed-use redevelopment of the site, including homes, services and improved connectivity. **Concerns Regarding** • Potential loss of surface car parking and major retail provision. • Overshadowing and impacts on nearby residential properties arising from building heights. • The absence of clearly defined height parameters and potential inconsistency with London Plan Policy D9 (**Historic England**). • The relationship between redevelopment and Crossrail 2 safeguarding requirements (T**ransport for London (TfL)**). **Calls For** • Improved walking and cycling permeability through and around the site (**Transport for London (TfL)**). • Inclusion of references to the Tottenham Green Conservation Area and Archaeological Priority Area (**Historic England**).	• Site allocation amended to include additional references to heritage assets, including the Tottenham Green Conservation Area and Archaeological Priority Area. • Supporting text amended to improve clarity regarding building heights and design expectations. Further detail set out in the Tall Buildings Study. • Site requirements reviewed to ensure consistency with Crossrail 2 safeguarding requirements and strategic transport infrastructure considerations. • Additional references included regarding walking and cycling connectivity.
THSA02: Tottenham Hale Station	**Support For** • Enhancement of Tottenham Hale Station as a major transport hub. • Improved station facilities and public realm. • Better east-west connectivity. • The proposed mix of residential, transport infrastructure and town centre uses (**Places for London (TfL)**). **Concerns Regarding**	• Support noted • Site allocation amended to strengthen recognition of existing transport infrastructure and operational requirements associated with Tottenham Hale Station. • Supporting text amended to reflect bus infrastructure requirements and future expansion of the public transport network.

	• Protection of bus infrastructure and the need to accommodate future growth of the bus network (**Transport for London (TfL)**). • The relationship between redevelopment proposals and Crossrail 2 safeguarding (**Transport for London (TfL)**). • The absence of clearly defined height parameters (**Historic England**). **Calls For** • Enhanced public realm and wayfinding. • Recognition of the operational requirements of Tottenham Hale Station and associated transport infrastructure (**Places for London (TfL)**). • Protection of existing bus infrastructure and capacity for future network expansion (**Transport for London (TfL)**). • Inclusion of references to the Tottenham Hale Archaeological Priority Area (**Historic England**).	• Additional references included regarding archaeological considerations and Crossrail 2 safeguarding requirements. • Site requirements clarified to improve integration between transport infrastructure and future development proposals.
THSA03: Ashley Link	**Support For** • Improved east-west connections through Tottenham Hale. • Better links to Down Lane Park and the Lee Valley corridor. • Active ground-floor frontage and mixed-use development. • The principle of residential-led mixed use redevelopment of the site (**Re:Shape Living**). **Concerns Regarding**	• Support noted • Concerns noted

	• The prescriptive nature of requirements relating to the alignment and design of Ashley Link (**Re:Shape Living**). • The absence of building height guidance (**Historic England**). **Calls For** • Enhanced landscaping and green infrastructure. • Additional community and cultural uses. • High-quality public realm improvements. • Greater flexibility regarding development capacity, land uses and viability (**Re:shape Living**). • Support for a wider range of residential typologies including PBSA and co-living (**Re:shape Living**). • Application of the Agent of Change principle where development could affect existing recreation uses (**Sport England**).	• Allocation reviewed to provide additional clarity regarding development capacity, design and permitted land uses. • Additional guidance on building heights provided within the Tall Buildings study • Additional references included regarding archaeological considerations and design requirements.
THSA04: Berol Yard	**Support For** • Retention and refurbishment of Berol House. • Provision of employment, creative workspace and cultural uses. • Improved connectivity through the site. • Redevelopment of the site and continued mixed-use development (**Re:shape Living**). • Identification of the site as suitable for tall buildings (**Berkeley Square Developments Ltd and Micuber Estates Ltd)**. **Concerns Regarding** • Building heights and density and potential impacts on heritage significance and local character.	• Support noted • Concerns noted

	• Potential loss of existing businesses. **Calls For** • Affordable workspace provision. • Protection of industrial and cultural heritage. • Additional community and cultural facilities. • Greater flexibility on building heights, development capacity and community and cultural uses to support viability of development (**Berkeley Square Developments Ltd and Micuber Estates Ltd**) and (**Re:shape Living**). • Removal of references to specific occupiers and prescribed community facilities (**Berkeley Square Developments Ltd and Micuber Estates Ltd**). • Review of allocation boundaries to better reflect land ownership arrangements (**Re:shape Living**).	• Allocation wording reviewed to provide greater flexibility regarding land uses, design and development delivery. • Supporting text amended to improve clarity regarding community, cultural and employment uses. • Site boundary reviewed in response to comments regarding land ownership and development arrangements. • Additional guidance on building heights provided within the Tall Buildings study
THSA05: 29-33 The Hale	**Support For** • Redevelopment of a highly accessible site close to Tottenham Hale Station. • Improved townscape quality and active frontage. **Concerns Regarding** • Building height and visual impact. • Pressure on local infrastructure and services. • The need to safeguard existing bus infrastructure serving the site (**Transport for London (TfL)**). • The absence of Archaeological Priority Area references within the allocation (**Historic England**). **Calls For** • Public realm improvements along The Hale.	• Support noted • Additional guidance on building heights provided within the Tall Buildings study • Supporting text clarified regarding transport operational requirements and public realm improvements.

	• Retention of the existing on-street bus stand and protection of its operation (**Transport for London (TfL)**). • Provision for future growth in bus services (**Transport for London (TfL)**).	
THSA06: Lock Keepers Cottage	**Support For** • Redevelopment of the site and opportunities to improve Tottenham Lock (**Lee Valley Estates**). • Measures to improve the ecological status of the Pymmes Brook and Lee Navigation (**Environment Agency**). • Community, cultural and employment uses. • Improved public access to waterways. **Concerns Regarding** • Flood risk and the need for appropriate river buffers and mitigation measures (**Environment Agency**). • Potential impacts on river ecology, vegetation and waterways (**Environment Agency**). • Impacts on landscape character, openness and views associated with Tottenham Lock. **Calls For** • Biodiversity enhancements and improved canal-side public realm. • Protection of the site's heritage and landscape setting, including retention and refurbishment of the existing Lock Keeper's Cottage. • Greater flexibility to support additional residential development (**Lee Valley Estates**).	• Support noted • Concerns noted • Site requirements amended to strengthen references to flood risk mitigation, river restoration and biodiversity enhancement. • Additional wording included regarding protection and enhancement of the Pymmes Brook and Lee Navigation corridor. • Supporting text strengthened to recognise the site's ecological importance and waterside setting. • Requirements relating to river buffers and environmental enhancement clarified.

THSA07: Former Garage Site	**Support For** • Opportunities to improve the environmental quality of the site. • Potential for improved access to surrounding green spaces. • The principle of identifying the site as Grey Belt land (**Greater London Authority**). **Concerns Regarding** • Impacts on biodiversity and ecological assets. • Flood risk and environmental constraints affecting the site (**Environment Agency**). • Impacts on the landscape setting of the Lee Valley and the Paddock Community Nature Park. **Calls For** • Strong environmental enhancements. • Biodiversity improvements and habitat creation. • Facilities supporting public enjoyment of nearby open spaces. • Inclusion of Archaeological Priority Area references within the allocation (**Historic England**).	• Support noted • Concerns noted • The allocation provides support for environmental improvements and notes environmental constraints and need to respond sensitively to adjacent natural assests • The site is proposed to be removed from the Green Belt. •
THSA08: Land North of Lebus Street	**Support For** • Creation of an eco-park and associated environmental improvements. • Daylighting of the Moselle Brook. • Biodiversity enhancement and habitat creation. **Concerns Regarding** • Potential impacts on existing open space functions.	• Support noted • Concerns noted • Supporting text strengthened to support delivery of the proposed eco-park and associated environmental improvements.

	• Compatibility of development with ecological objectives. • Whether the allocation fully reflects the site's wider development potential (**Lee Valley Estates**). **Calls For** • Expansion of the allocation boundary to include land within Lockwood Industrial Estate (**Lee Valley Estates**). • Stronger green routes and connections to Lee Valley Park (**Natural England**).	• Additional references included regarding green infrastructure, ecological connectivity and links to the Lee Valley Park area. • Expansion of allocation to include Lockwood Industrial Estate not considered appropriate due to impacts on Strategic Infrastructure Land •
THSA09: Fountayne Road	**Support For** • Continued employment-led regeneration and investment in workspace provision. • Retention and growth of creative, maker-space and employment uses. • Improvements to workspace quality and environmental conditions within the employment area. **Concerns Regarding** • The potential loss of affordable workspace and impacts on existing businesses. • The effect of redevelopment on the area's established employment and creative character. • The need to maintain operational flexibility for existing occupiers. **Calls For** • Retention and protection of affordable workspace and creative industry provision.	• Support noted • Concerns noted • Supporting text strengthened to ensure the allocation continues to support the retention and intensification of employment floorspace whilst recognising the area's evolving creative and cultural role. • Existing policy requirements relating to workspace provision, connectivity and environmental improvements are considered appropriate and have been retained.

	• Improved pedestrian and cycle connectivity between the employment area and Tottenham Hale District Centre. • Enhanced public realm, greening and environmental improvements.	• No substantive changes are proposed to the allocation strategy.
THSA10: Fountayne Business Centre	**Support For** • Continued employment-led redevelopment and investment in modern workspace provision. • The delivery of new employment floorspace and opportunities for business growth. • Improvements to the quality and functionality of existing employment premises. **Concerns Regarding** • The potential impact of redevelopment on existing occupiers and businesses. • Building scale, massing and intensity of development. • The need to maintain employment capacity during redevelopment. **Calls For** • Retention of employment-generating uses and business space. • Improved public realm and environmental quality. • Better walking, cycling and public transport connections serving the site. • Recognition of the area's established employment and creative function.	• Support noted • Concerns noted • The allocation has been reviewed in response to comments relating to employment capacity, business continuity and workspace provision. • Existing policy requirements continue to support the delivery of modern employment floorspace and improvements to the quality of the business environment. • • No substantive changes are proposed to the allocation strategy.

THSA11: Constable Crescent	**Support For** • Employment-led regeneration and continued investment in workspace provision. • Improved connectivity within the South Tottenham Employment Area. • Opportunities to modernise employment floorspace and support business growth. **Concerns Regarding** • The potential loss of employment land and existing business premises. • The relationship between redevelopment proposals and neighbouring residential areas. • Building heights, scale and massing. **Calls For** • Provision of affordable and flexible workspace. • Improved public realm and environmental quality. • Enhanced walking and cycling connections through the employment area. • Better integration with surrounding employment locations and transport infrastructure.	• Support noted • Concerns noted • The allocation has been reviewed and existing requirements relating to employment-led redevelopment, public realm improvements and active travel connections are considered appropriate. • Supporting text has been strengthened to ensure alignment with the wider objectives for the South Tottenham Employment Area and surrounding allocations. • No substantive changes are proposed to the allocation strategy.

5.3.3 Seven Sisters & South Tottenham (Chapter 9)

Consultation Overview

A total of **108 responses** were received in relation to the Seven Sisters and South Tottenham Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified seven principal themes:

1. Support for the area's cultural role, including its function as a gateway to the Tottenham Cultural Corridor.
2. Support for the redevelopment and more efficient use of underutilised sites and transport-related land, including the appropriate use of taller buildings where they respond positively to the surrounding area.
3. Calls for the protection and retention of existing creative communities, cultural uses and employment clusters.
4. Calls for the provision of housing that meets local needs, particularly larger family homes and affordable housing.
5. Support for the protection of green spaces, heritage assets and local character.
6. Comments on the balance between housing delivery and the provision of social and community infrastructure.
7. Concerns regarding parking provision, development density and pressures on existing infrastructure.

"The site has immense potential and informs first-time (i.e. for THFC events) visitors' first impressions of the Borough. The new market has already made a brilliant impact and revitalised the Latin American hub and I'm excited to see what can be done with the old department store. I'm pleased to see consideration for not making too tall a building but not ruling out some height - I'd like to see any proposal include public space at height if possible."

- Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SSN1: Seven Sisters and South Tottenham Neighbourhood **Policy SSN2: Tottenham Green Cultural Quarter**	**Support for:** • The aspirations and development around Seven Sisters Station, strengthening cultural identity, enhancing the public realm, promoting Tottenham Green as a Cultural Quarter, and supporting existing creative industry clusters. **Calls for:** • Greater recognition and support of the housing need of larger households and families (**LB Hackney**) • Stronger focus in environmental, design and heritage effort, such as reducing car-dependency, improving cycling safety and preserving existing heritage environment • Preserving the library and leisure centre as important cultural, civic and community assets at Tottenham Green Cultural Quarter	• Support noted • The policy recognises the need for larger households and families within the neighbourhood • The policy places a strong emphasis on heritage, high-quality design, the natural environment, and the promotion of safe and sustainable travel. • Policy SSN2 seeks to sustain existing community and cultural uses and improve access to them.
SS SA01: Wards Corner	**Support for:** • The comprehensive mixed-use redevelopment of the area. • Strengthening the site as a gateway to Tottenham's Cultural Corridor.	• Support is noted; however, feasibility and viability considerations have led to the allocation being amended to focus on retrofit.

	• Preserving and enhancing the area's heritage significance and architectural character, including Wards Corner. • Tall buildings and higher-density development with respect to Apex Gardens.	
SS SA02: Seven Sisters Station and Westerfield Carpark	**Support for:** • The site's role as a major transport hub • Step-free access and improved accessibility to the stations • Enhanced connections with, and access from, Brunswick Park. • The activation of the railway arches for the provision of creative and cultural uses.	• Support noted
SS SA03: Tottenham Green Leisure Centre & Marcus Garvey Library	**Support for:** • The upgrade and reprovision of library and leisure facilities, provided there is no net loss of such provision. • The recognition, preservation and enhancement of the site's heritage frontage and significance. **Concerns regarding:** • The potential loss of the Marcus Garvey Library, given its cultural and community value. • The library and leisure service provision during the redevelopment process. **Calls for:** • Retaining and enhancing the green space and trees in front of the library.	• Support noted • The allocation has been updated to better recognise Marcus Garvey Library and the Tottenham Green Leisure Centre and the need to maintain and enhance these facilities and services on the site. • The allocation requires proposals to include arrangements to maintain continuity of library and leisure service provision during any phased works.

		• The allocation seeks to protect the mature trees along Town Hall Approach and has been updated to require a landscape-led approach to masterplanned development.
SS SA04: Gourley Triangle	**Support for:** • the overall principle of redevelopment at the site **Concerns regarding:** • the potential loss of local character **Calls for:** • greater flexibility in the provision of alternative residential typologies such as Purpose-Built Shared Living (PBSL) to support viability and delivery	• Support noted • Concerns noted • The Urban Character and Placemaking Study and Tall Building Study consider the site to be appropriate for high density development. The allocation seeks to preserve the existing industrial buildings which positively contribute to the areas character, • The allocation allows limited provision for alternative residential typologies where it contributes to mixed and balanced communities and facilities the delivery of social housing.
SS SA05: Frederick Messer House	**Concerns regarding:** • the potential loss of green space	• Planning permission has already been received for this development.
SS SA06: Former Stamford Hill Primary School	**Suggestion to:** • Consider community infrastructure to be the most appropriate future use of the site (**LB Hackney**)	• The allocation states that the Council's preference is for the retention of social infrastructure uses on the site, in accordance with local need, alongside the provision of new affordable homes.

SS SA07: Tiverton Primary School	**Suggestion to:** • Consider community infrastructure to be the most appropriate future use of the site (**LB Hackney**) **Calls for:** • consultation with London Underground to ensure operational requirements are protected in the event of redevelopment. (**Places for London**)	• The allocation states that the Council's preference is for the retention of social infrastructure uses on the site, in accordance with local need, alongside the provision of new affordable homes. • The allocation states that London Underground must be consultant as part of any development to ensure that operational requirements are safeguarded.
SSSA08: Land in front of 2-24 Tiverton Road	**Calls for:** • Improvements to communal spaces and public realm • The incorporation of community infrastructure within any residential-led redevelopment or greater emphasis on community infrastructure as the principal use. (**LB Hackney**)	• Planning permission has been received for the delivery of new council homes on this site.
SS SA09: Seven Sisters and Tewkesbury Road	**Support for:** • Improved pedestrian and cycling connection. **Calls for:** • The protection of existing businesses. • The provision of affordable residential housing, employment and creative workspace. • The provision of larger family homes and the incorporation of community infrastructure as part of the redevelopment scheme (**LB Hackney**)	• Support noted • The allocation seeks the reprovision of employment floorspace. • The allocation prioritises the provision of creative workspace so support the adjacent creative industries cluster. • The plan's housing and social infrastructure policies provide support for the provision of family homes and community infrastructure.
SS SA10: Bernard Works	**Calls for:** • Greater regard to the historic environment, including the impacts of taller buildings, and the recognition of the site's location within the Archaeological Priority Area (APA) (**Historic England**)	• The allocation requires schemes to conserve and enhance the setting of nearby heritage assets. Mid-rise buildings are considered appropriate for these site, however, language regarding taller

		buildings has been removed to clarify that tall buildings are not considered appropriate.
SS SA11: 30-48 Lawrence Road	**Concerns regarding:** • The impact of proposed tall buildings on daylighting of neighbouring houses and workspaces • The increased parking pressure in the surrounding area **Calls for:** • Allowing live/work units	• Tall buildings are not considered appropriate for this site. • Parking pressures can be addressed through investment in sustainable travel modes. The site is a 10 min walk to Seven Sisters Station. • Live/work is not considered appropriate for this site.
SS SA12: Corner of Lawrence Road and Clyde Road	**Support for:** • The redevelopment of the derelict site. **Concerns regarding:** • The loss of parking provision	• Support noted • Concerns noted • Parking pressures can be addressed through investment in sustainable travel modes. The site is a 10 min walk to Seven Sisters Station.
SS SA13: 17 and 23 South Grove	**Calls for:** • Greater clarity on the proposed employment use. • Proposals to consider and deliver benefits to the school opposite to the site • Development lower than 2 storeys to reflects local character and scale	• The allocation seeks to deliver office/workspace uses • The allocation seeks to secure improvements to the public realm and green infrastructure. • Development may be required to contribute to infrastructure through the Community Infrastructure Levy. • Development lower than 2 storeys would not be considered optimal use of the site.

5.3.4 Bruce Grove (Chapter 10)

Consultation Overview

A total of **147 responses** were received in relation to the Bruce Grover Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for protecting and enhancing heritage assets, conservation areas and local character, with calls to expand the Bruce Castle Historic Quarter boundary and to ensure development respects the historic environment and strengthen neighbourhood identity.
2. Respondents broadly supported regeneration where it protects and enhances green spaces, trees, biodiversity, public realm and environmental assets, while also raising concerns about the loss of open space and wildlife habitats for specific sites and calls for increased open space provision at the Cloud Garden site.
3. Many respondents sought the retention of valued community facilities, services and businesses, including shops, leisure facilities and employment uses, and objected to their loss through redevelopment.
4. Transport, accessibility and safety were recurring themes, including calls for improved walking, cycling and public transport connections alongside concerns about parking, highway safety, antisocial behaviour and crime.
5. Representations commented on the need for clear master planning, site-specific guidance and meaningful community engagement.
6. Concerns regarding the scale, distribution and cumulative impacts of housing growth, including pressure on infrastructure, public transport capacity, parking, community safety and local environmental conditions, alongside differing views on the capacity and deliverability of individual development sites.

"We welcome that the strategy includes enhancement of local landmarks and their settings including the Tottenham Palace. We are keen to support repair and restoration of this important asset so that the building can be conserved and secured and operate to its full potential, which includes a return to performance use in the future or alongside the existing religious use." – Theatres Trust

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
BGN1: Bruce Grove Neighbourhood	**Support for:** • Recognition of the importance of Bruce Grove's heritage, environmental and community assets and opportunities to improve the neighbourhood. • **Concerns regarding:** • The concentration of housing growth within east Haringey and the potential cumulative impacts on parking, infrastructure, public transport capacity, pollution and community safety. • The effectiveness of the Bruce Grove Low Traffic Neighbourhood, including claims that it has increased congestion and pollution around Bruce Grove and Lordship Lane.	• Support noted • Concerns noted • The plan takes a design-led approach to establishing appropriate densities and heights and is informed by an Urban Character and Placemaking Study, Tall Buildings Study and a comprehensive Infrastructure Delivery Plan. The neighbourhood identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure.

	• Existing safety issues and views of feeling unsafe while walking through the neighbourhood, particularly along streets around the Tottenham Fire Station. **Calls for:** • Stronger policy wording to support the protection and enhancement of the Moselle Brook. (**EA**) • Improved safe walking, cycling and public transport connections across the neighbourhood, including improved access to bus services and bus stops, alongside additional street trees and green space. • • Greater recognition of archaeology, local history and significant heritage assets within the neighbourhood. • Continued engagement with heritage stakeholders relevant to the Bruce Castle Historic Quarter in future planning and placemaking initiatives. • Expansion of the Bruce Castle Heritage Quarter to include Bruce Castle Park, Tottenham Cemetery, The Priory, Antwerp Arms Pub and Lancasterian School, enabling the wider area to benefit from public realm improvements, reduced car parking and investment in community spaces (**Friends of Tottenham Cemetery**).	• The plan supports a shift towards walking, wheeling, cycling and public transport to improve inclusive access and reduce congestion and pollution, while ensuring that appropriate travel choices remain available to those who rely on them. The Low Traffic Neighbourhood scheme itself is outside the scope of the Local Plan. • The plan contains policies that support improvements to watercourses, including the Moselle Brook. Additional specific support has been added to this policy and relevant site allocations. • This policy supports strategic walking, cycling and public transport improvements and enhancements to green infrastructure. This is in addition to the general support provided in borough-wide chapters. • The policy and supporting text provide strong support for recognising local history, heritage assets and archaeology. • Refer to comments within the Bruce Castle Heritage Quarter PFA.
BGSA01: Bruce Grove Station	**Support for:** • Improvements to Bruce Grove Station and opportunities to improve accessibility and connections with the surrounding area. • A new food and beverage offering on the site.	• Support noted

	• The protection of the heritage listed Bruce Grove Station building and heritage setting of the site. **Concerns regarding:** • The loss of the existing building merchants which is noted to be well utilised business in the area. **Calls for:** • Engagement with Places for London, Network Rail and other stakeholders to facilitate the delivery of a development that accords with the proposed site allocation, while enabling increased site capacity. (**Places for London**) • Improved accessibility at Bruce Grove Station including installation of lift access. • Provision of tree planting and green infrastructure.	• Concerns noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. The allocation seeks replacement town centre and office/workspace uses. • The neighbourhood policy has been updated to repeat the Council's ambition to ensure Bruce Grove Station has step-free access. • The allocation provides support for green infrastructure within the station forecourt. • T
BGSA02: Former Bruce Grove Cinema and Banqueting Suite	**Support for:** • The proposal to redevelop the site to further enhance the heritage significance of the site and facilitate the expansion of cultural and community uses. **Concerns regarding:** • No specific comments provided. **Calls for:**	• Support noted •

	• No specific comments provided.	
BGSA03: Tottenham Delivery Service	**Support for:** • The redevelopment to facilitate improvements to public realm as well as new homes and employment opportunities on a currently underutilised and neglected site. • Improving the community green space and its accessibility. • The prioritisation of pedestrian facilities. **Concerns regarding:** • No specific comments raised. **Calls for:** • The retention of the existing delivery office. • More greening and any proposed links to include measures to prevent antisocial behaviour.	• Support noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. The allocation seeks replacement town centre and office/workspace uses. • The allocation provides support for greening and passive surveillance.
BGSA04: Cloud Garden	**Support for:** • Establishing part of the site for new public open space. (**Haringey Friends of the Earth, CPRA London**) **Concerns regarding:**	• Support noted

	• The potential degradation of the nature reserve resulting from proposed housing development on the site. • The potential safety issues associated with the public open space. **Calls for:** • The Council to pursue the acquisition of the adjacent property through a compulsory purchase order (CPO) to enhance the significance of the Luke Howard Blue Plaque and deliver new housing alongside increased public open space (to 80% of the site) managed for heritage and biodiversity, with links to the neighbouring land to create more viable habitat space. (**Haringey Friends of the Earth** and **Bruce Castle** and several individual representations)	• The principle of residential development on the site has been established by an inspector on appeal. The allocation seeks to ensure that residential development is limited and secures the provision of publicly accessible open space. • The allocation requires passive surveillance and other designing out crime measures. • Decisions regarding the acquisition of property are outside the scope of the Local Plan. The allocation provides support for communicating local history and creating a strong sense of place. The allocation has been updated to clarify that 50% of the site being secured as public open space is a minimum. •
The BGSA05: 545-577 Tottenham High Road	**Support for:** • No specific comments provided. **Concerns regarding:** • The site allocation considered to be unnecessary and potentially undeliverable as the land is fragmented between different owners and the objectives of the allocation are already addressed by	• Concerns noted • The allocation enables development to come forward on individual sites but requires engagement with neighbouring landowners to ensure opportunities for more comprehensive and co-ordinated development are fully explored. The

	other Local Plan policies. Additionally, the **Assunnah Islamic Centre** seek explicit recognition that religious facilities/places of worship are acceptable and supported uses within the allocation. • **Calls for:** • No specific comments provided.	allocation has been updated to explicitly recognise the presence of religious facilities
BGSA06: Aldi	**Support for:** • Redevelopment of the site in principle. • More trees, green space and public realm improvements. • Regeneration and investment in the local area and High Road. **Concerns regarding:** • Loss of Aldi and the gym, including impacts on affordable shopping, fitness, health, wellbeing, jobs and community use. • Additional housing in an area considered already busy and under pressure from existing demand on services and public transport. • Building heights, including the potential for high-rise development that is considered out of character with the surrounding low-rise area. • Impacts on heritage assets, including the Quaker House, Quaker garden and conservation areas. • Concerns that new public spaces could lead to anti-social or criminal behaviour.	• Support noted • Concerns noted • The allocation seeks the reprovision of the existing supermarket, business centre and community uses as well other town centre uses (which could include a gym). • The site is well connected and within a town centre. It is considered appropriate for new homes. • The allocation seeks to ensure that building heights respect surrounding residential properties and heritage assets. Tall buildings are not considered appropriate for this location. • The allocation seeks to enhance the conservation area by removing negatively contributing

	Calls for: • Retention of the Aldi and the gym or ensure their continued provision within any redevelopment. • Clearer information on the proposals and their associated impacts. • Increased trees, greenery and public open space.	buildings and replacing them with ones that positively contribute to heritage assets. • The allocation requires measures that improve safety, accessibility and maximise opportunities for greening in the public realm.
BGSA07: Stoneleigh Carpark C **And BGSA07: Stoneleigh Carpark A and B**	**Support for:** • The conversion of the existing car park to facilitate new housing. **Concerns regarding:** • Proposed housing uses on the Stoneleigh Road Carpark B site which was identified for use as a new pocket park in the Tottenham Hale Green and Open Spaces Strategy. **Calls for:** • The sites to be delivered as affordable housing.	• Support noted • Concerns noted • The allocation seeks to provide enhanced public realm, including green infrastructure, while balancing the borough's needs for new affordable homes.
BGSA09: Rycroft Way Carpark	**Support for:** • No specific comments provided. **Concerns regarding:** • Development of land currently used as public green and open space.	• Concerns noted

	• Pressure on on-street parking arising from previous housing development on the estate. • Cumulative impacts to the Chesnut Estate from recent adjacent development. **Calls for:** • The site to require master planning with engagement with the residents of the Chesnut Estate. • Protection and enhancement of the site's public green and open space	• The allocation seeks to protect the existing mature trees on the site in accordance with the plans trees policy. • The allocation is in a well-connected location and appropriate for housing. • The allocation is not considered to require a masterplan.
BGSA11: The Roundway	**Support for:** • No specific comments provided. **Concerns regarding:** • Loss of the petrol station with the concern that there are hardly any petrol stations remaining in the area. **Calls for:** • Improved signage, wayfinding, interpretation and branding to strengthen the identity and visibility of Bruce Castle and the wider heritage quarter. • Policies to ensure that future development of the site is sensitive to the historic context. • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**)	• Support noted • Concerns noted • The timing and delivery of development on allocated sites will ultimately be determined by landowners and developers. • The wider Placemaking Focus Area provides support for signage, wayfinding and interpretation. • The allocation requires development to be sensitive to its historic context • Additional information has been added to identify sites affected by constraints identified by the EA. •

BGSA13: Broadwater Farm	**Support for:** • No specific comments provided. **Concerns regarding:** • No specific comments provided. **Calls for:** • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**) • Additional guidance to note that the delivery of any future two-way bus service on the W4 route would be subject to highway design changes. (**TfL**)	• Additional information has been added to identify sites allocations to address comments raised by the EA and TfL. • The allocation notes support for bus infrastructure and services to better support new development.
BGSA14: Brookside Green	**Support for:** • Use of the site to help the Gypsy community and provide a permanent place to stay. **Concerns regarding:** • Increased antisocial behaviour experienced on the site due to the proposed Gypsy and Traveller use. • Loss of existing green space, trees and wildlife habitat.	• Support noted • The Council has a responsibility to address housing needs for all communities, including Gypsy and Traveller communities. • The allocation requires proposals to robustly demonstrate the site can be made safe from flood risks over its lifetime. • Additional information has been added to identify sites affected by constraints identified by the EA.

	• Flood risk and drainage issues, including the site's location within a Critical Drainage Area and reports of existing flooding. • Highway and pedestrian safety impacts arising from proposed vehicle access. • Impacts on neighbouring residents including noise, visual impacts, access, waste management. **Calls for:** • Alternative sites be explored to provide Gypsy and Traveller accommodation. • The site to be protected and retained as green space. Additional comments provided that suggested the land include improvements including community gardens, playgrounds or exercise facilities. • Protection of existing trees, wildlife habitats and biodiversity. • The retention of the pedestrian and cycle route and that vehicular access be avoided through the site. • Additional site allocation guidance to identify sites in proximity to a main river culvert. (**EA**)		

5.3.5 Wood Green (Chapter 11)

Consultation Overview

A total of **349 responses** were received in relation to the Wood Green Neighbourhood Chapter in the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Support for regeneration and growth, but concern that the scale of development could exacerbate overcrowding and place additional pressure on the town centre.
2. Concern regarding the proposed building heights and density, including potential impacts on overshadowing, daylight, privacy, and the amenity of existing residents and surrounding areas.
3. Concerns whether adequate social infrastructure such as schools, community facilities, healthcare would be delivered at a pace sufficient to support significant population growth.
4. Concern regarding potential displacement of existing creative businesses and calls for stronger affordable workspace policies.
5. Support improvements to enhanced public realm and connectivity to Alexandra Park including provision of activated frontages and more cycle storage hubs.
6. Respondents supported the Wood Green Cultural Quarter but sought stronger recognition and protection of heritage assets, local character and cultural identity.

"Proposals for further growth and enhanced retail opportunities in Wood Green Metropolitan Centre are welcome. Furthermore, a focus on improving the public realm and the heritage value of the area to the north of Wood Green Metropolitan Centre is logical, with new tree planting also of notable benefit. Enfield Council encourages improved connectivity between Wood Green and Palmers Green.." - London Borough of Enfield

Summary of Responses

Policies and Site Allocations*	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
WGN1: Wood Green Neighbourhood, **WGN2: Wood Green Metropolitan Centre,** **WGN3: Wood Green Cultural Quarter**	**Support for:** • Development proposals to contribute to step-free access at Underground stations, particularly Wood Green station and encouraging early consultation with TfL. (**TfL**) • The proposed growth of Wood Green Metropolitan Centre, enhancement of retail opportunities, improvements to the public realm and heritage assets, and additional tree planting. (**London Borough of Enfield**) • Support for greening, biodiversity improvements and enhanced walking and cycling connections. • Support for improving Wood Green's image, attractiveness and economic vitality. **Concerns regarding:** • The scale, density and concentration of development proposed across Wood Green, including concerns that the area is already overcrowded and cannot accommodate the level of planned growth.	• • Support noted • Policy has been added to address the EA's concerns. • The plan has been informed by the Tall Building Study and Urban Character and Placemaking Study.

	• Insufficient infrastructure capacity to support growth, including concerns regarding GP surgeries, healthcare provision, schools, nurseries, public transport, utilities, open space and leisure facilities. • Loss of retail and general concern regarding affordable employment opportunities to support creative business, charity shops and other independent businesses. • Disruption due to scale of transformation proposed across the Neighbourhood. **Calls for:** • Stronger policy wording to support the protection and enhancement of the Moselle Brook. (**EA**) • The addition of heritage specific policies to be included in Policy WGN1. (**Historic England**) • More greening throughout Wood Green.	• The plan is supported by an Infrastructure Delivery Plan, which sets out infrastructure issues, needs and a long-term delivery strategy. • The policy seeks to provide new high-quality retail/town centre and office/workspace floorspace. Where appropriate, allocations require development proposals to support existing businesses in finding alternative space. • Large allocations require a spatial framework and/or masterplans to adequately plan for phased development. A meanwhile use strategy and implementation plan may also be required. • Additional policies were introduced to WGN1 to preserve, enhance and celebrate Wood Green's built heritage to address Historic England's concerns. • Responses to site-specific matters are provided against relevant site allocations below.
Site Allocation: WGSA01 – Wood Green Central **WGSA02 – Green Ridings House**	**Support for:** • Regeneration and potential to enhance the quality of the public realm, pedestrian environment and connectivity to Wood Green station. • Provision of new public open space and greening. **Concerns regarding:**	• Support noted • Concerns noted • The allocation has been informed by the Tall Building Study and Urban Character and

	• Scale of development and likely tall buildings, with additional concerns relating to overlooking, loss of privacy, daylight and overshadowing, particularly to residents adjacent to Ringslade Road. • The future of businesses within Blue House Yard and the creative community at 40 Cumberland Road, including need for affordable workspace provision and potential displacement. • Lack of healthcare, open space, schools, transport infrastructure to support the proposed redevelopment. • Construction impacts, including noise, dust, vibration and effects on residents' wellbeing. **Calls for:** • Certainty regarding reprovision of the existing bus garage. Seeks stronger safeguards to ensure bus garage capacity is retained and appropriately relocated before redevelopment proceeds. (**TfL**) • Additional guidance requiring proposals to assess and identify mitigation measures to protect groundwater, where located in a Source Protection Zone. (**EA**). • Additional guidance notifying where there may be water and wastewater treatment infrastructure capacity issues. (**Thames Water**)	Placemaking Study. Proposed densities are considered appropriate given its location next to a station within a Metropolitan Centre. • The allocation seeks to provide new high-quality retail/town centre and office/workspace floorspace. It requires development proposals to support existing businesses in finding alternative space in the local area. • The policy seeks to provide new high-quality retail/town centre and office/workspace floorspace. • Additional site allocation guidance has been added to the Wood Green Central site allocation to introduce the requirement of a Meanwhile Use Strategy that would encourage place activation during the transition between demolition and redevelopment. • Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • The allocation clarifies requirements regarding safeguarding and reprovision of bus infrastructure. • Site-specific design considerations and construction impacts will be assessed and managed through the development management process. The site allocations as well as the borough-wide policies are considered sufficient to address the issues raised.

		• Additional supporting text added to address groundwater protection and water/wastewater comments raised from the EA and Thames Water for these site allocations as well as other relevant sites in the Wood Green Neighbourhood.
Site Allocation: WGSA03 – Morrisons Wood Green, **WGSA04 – Wood Green Library,** **WGSA05 – Sprouter's Corner,** **WGSA06 – Mecca Bingo**	**Support for:** • Potential new and improved library and cultural centre that could facilitate place activation, music and leisure activities, community events and evening entertainment. • Potential new food and beverage offering in Wood Green. • Public realm improvements and connectivity to Wood Green station. **Concerns regarding:** • The loss of major supermarkets - Morrisons and Iceland, in the area. • The loss of the Vue Cinema and Wood Green Library as well-utilised and valued community places in the area. **Calls for:** • Opportunities to connect the Wood Green Library site to adjoining sites through a park and public square.	• Support noted • Concerns noted • Acceptable land use text was amended to clarify that a replacement supermarket on the Morrison's site should be of a similar store size. • The allocations seek to reprovide community and cultural floorspace. • Additional text has been added to address TfL's comments. • Text has been amended to reference safeguarding of bus infrastructure • References to Gaumont Palace have been reviewed and amended to be consistent with Historic England's heritage listing and the building's current use as The Dominion Centre.

	• Replacement supermarket to be of similar scale and accessibility. • Protection and improvement of bus infrastructure, including retention and enhancement of bus standing capacity and driver facilities. (**TfL**) • Updated reference to "Gaumont Palace" as "The Dominion Centre", reflecting the site's current name and long-established use.	
Site Allocation: WGSA07 – Iceland **WGSA09 – Bittern Place** **WGSA10 – Mallard and Kingfisher Place** **WGSA11 – Guillemot Place** **WGSA12 – Chocolate Factory** **WGSA13 – Land adjacent to Coronation Sidings** **WGSA14 – Quicksilver Place**	**Support for:** • Regeneration and delivery of new homes in the area. • Space to accommodate a new NHS facility within Wood Green, which could be suitable on the Iceland and Clarendon Road Gateway site allocations. (**NHS**) **Concerns regarding:** • Overdevelopment and potentially excessive building heights. • Loss of the Iceland supermarket and the cumulative loss of supermarkets in Wood Green more broadly. • The unsuitability of co-locating housing at the existing police patrol base at Quicksilver Place.	• Site allocations have been reviewed to consider TfL's comments regarding bus infrastructure facilities. • The proposed WGSA15 site allocation has been reviewed against supporting evidence and ongoing engagement with landowners. • Site allocation design guidance has been amended to clarify that proposals should explore opportunities to deliver a suitable shared active transport link through Wood Green and Alexandra Park. • Engagement with NHS has been undertaken in relation to healthcare needs in the borough as part of the Infrastructure Delivery Plan evidence which has confirmed…

WGSA15 – Clarendon Square **WGSA17 – Clarendon Road South**	• Construction impacts, including noise, dust, vibration and effects on residents and businesses within the College Artspace 2 building opposite Clarendon Square. **Calls for:** • Provision of new bus infrastructure facilities at Bittern Place and Clarendon Square sites (WGSA09 & WGSA15). (**TfL**) • Updated site allocation boundary and increased capacity of up to 2,000 homes on the WGSA15 Clarendon Square site. (**Quod obo St William Homes LLP**) • Greater consideration of suitable active transport links from Wood Green High Street to Alexandra Park. (**Alexandra Park and palace Charitable Trust**)	• The potential for tall buildings within the Wood Green Neighbourhood have been reviewed against the Tall Building Study 2026 and have been amended within the draft Local Plan accordingly. • The borough-wide policies are considered adequate to sufficiently manage and mitigate construction impacts at the development management stage.
Site Allocations: WGSA18 – Salvation Army **WGSA19 – 16-54 Wood Green High Road** **WG SA20: Land between Westbury**	**Support for:** • Redevelopment to facilitate improved public realm including enhanced streetscape that supports, refurbished active frontages and widened pavements on the Wood Green High Road and around Turnpike Lane station. • Prioritisation of new leisure and cultural facilities.	• Support noted

and Whymark Avenue **WGSA21 – Turnpike Lane Triangle** **WGSA22 – Turnpike Lane Station**	• Delivery of additional greening and cycle infrastructure. **Concerns regarding:** • Densification with the proposed building heights deemed excessive given the existing context of the area. • The existing narrow footpaths along Westbury Ave causing unsafe environments to pedestrian and cyclists. • The proposed WGSA22 Turnpike Lane Station site allocation conflicts with the Crossrail 2 safeguarding direction. (**TfL**) **Calls for:** • Site allocations along the Wood Green High Road to require a masterplan to ensure a cohesive built environment. • Improved streetscape that is in keeping with the local character and historic built environment. • Consideration of kerbside space to help tackle issues of safety, antisocial behaviour, littering and decluttering. • Improved accessibility, including step-free access and public toilets at Turnpike Lane station.	• Concerns noted • Design guidance has been amended to prioritise safe and accessible walking and wheeling travel links that are integrated with the Turnpike Lane Station. • Step-free access programmes are delivered and managed by TfL. TfL have indicated that Turnpike Lane Station is not currently being considered for step-free access, in part because of the complexities of installing a lift down to the basement-level ticket hall and a further one down to platform level. • WGSA22 Turnpike Lane Station site allocation has been removed • The potential for tall buildings within the Wood Green Neighbourhood have been reviewed against the Tall Building Study 2026 and site allocation text within the draft Local Plan has been amended accordingly. • The capacities for WGSA19 site allocation have been amdended

	• Amendments to the WGSA22 Turnpike Lane Station site allocation to clarify that tall buildings would be required to deliver the proposed site capacity. (**Places for London**) • Various amendments to the WGSA19 16-54 Wood Green High Road site allocation to facilitate increased density and more flexible development uses. (**Newmark Planning and Development obo Lazari Developments Ltd/Lazari Investments Ltd**)	
Site Allocations: WGSA23 – The Mall	**Support for:** • Refurbishing the mall and the pedestrian bridge. • Provision of new public space and greening. **Concerns regarding:** • The proposal to remove the existing pedestrian bridge across the site as there is concern that an on-grade crossing would not be suitable. **Calls for:** • Additional text to reference potential opportunities to deculvert the Moselle Brook. (**EA**)	• Support noted • Concerns noted • The site allocation planning considerations have been amended to identify the Moselle Brook culvert as being located within the site as well as additional supporting design guidance to encourage proposals to explore opportunities for deculverting. • It is intended that the site allocation would be subject to a masterplanning phase that would establish a preferred design scheme and undergo separate community consultation which would address comments raised.
Site Allocations: WG SA24: 143-145 Station Road	**Support for:** • Regeneration of underutilised sites.	• Support noted

WGSA25 – Land to the rear of Bridge Road	**Concerns regarding:** • Proposed densification that is considered out of keeping with the area's historic built environment and village character. • Existing pressures on the local road network and the potential for additional growth to exacerbate traffic and congestion. • The Station Road site allocation and recent planning proposal for temporary residential accommodation which was considered inappropriate. **Calls for:** • Adequate public green open space provision. • Future development proposals to provide a mix of housing types and tenures. • Additional places of worship and associated community facilities.	• Concerns noted • Future development proposals will be assessed in accordance with the borough-wide transport policies within the plan and will be subject to the relevant car parking standards and parking stress requirements. As the site allocations are located in Public Transport Access Levels (PTAL) greater than 4, the development would be required to be car free, except for the provision of disabled car parking, and therefore would not significantly add to existing traffic issues. Notwithstanding, these issues would be assessed and mitigated at the development management stage. • The site allocation and supporting borough-wide policies are considered sufficient to manage site-specific design and amenity impacts.
Site Allocations: **WGSA26 – Civic Centre** **WGSA27 – Wood Green Timber Yard**	**Support for:** • Increased indoor and outdoor public space for cultural and community uses. **Concerns regarding:** • Overshadowing and visual impact to the nearby historic Woodside Park.	• Support noted • The draft policies have been reviewed in light of the comments received. However, it is noted that the Civic Centre site allocation is an existing site allocation in the adopted Local Plan 2017 and benefits from extant planning permission granted 2022. The site is currently under construction and near completion. As such there is limited scope

	• Loss of the timber yard. **Calls for:** • No specific comments provided.	for policy changes to address issued raised, particularly where these relate to matters that have already been established through previous planning decisions.
Issues Raised Outside the Scope of the Local Plan	• Concerns about the future operation and management of the Wood Green Library.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

* For the purposes of this Consultation Report, site allocation references are consistent with the Regulation 18 draft Local Plan, noting some amendments have been made to site names and boundaries for the Regulation 19 version of the draft Local Plan.

5.3.6 Harringay Green Lanes (Chapter 12)

Consultation Overview

A total of **275 responses** were received in relation to the Harringay Green Lanes Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for protecting the Warehouse District's creative and cultural character, including maintaining affordable workspace and warehouse living communities.
2. Strong support for improvements to walking, cycling and public realm infrastructure, including safer routes, better links to Finsbury Park and enhancements to Harringay Green Lane's townscape quality.
3. Objections to the potential loss or downsizing of the Sainsbury's and Aldi stores at Arena Retail Park.
4. Concerns regarding the overdevelopment of site allocations including St Anns, Arena Retail Park and Jewson's expressing issues with proposed building heights, density and the respective cumulative impacts on schools, healthcare facilities, transport infrastructure and local roads.
5. Objections to proposals to open the railway arch at Doncaster Community Gardens and the potential impact to the gardens itself.
6. Strong support for enhancing the Harringay Green Lanes neighbourhood as a cultural destination alongside objections to policies perceived as promoting a late-night economy.

"...We would like to see improvements to Green Lanes' gateway features, particularly at the southern end of the high street. This includes cleaning and upgrading the railway bridge and its immediate surroundings, which currently present a poor first impression. Enhancements to lighting, cleanliness, and public realm design here would significantly improve perception of the area." - Harringay Green Lanes Traders Association and Haringey Business Alliance (HBA)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy GLN1 Green Lanes Neighbourhood	**Support for:** • Investment in public realm improvements, walking and cycling routes.. • Protecting the Warehouse District as a creative and cultural hub, including affordable workspace and warehouse living communities. • Recognising Green Lanes as a cultural destination reflecting its Turkish, Kurdish and Cypriot heritage. This view was strongly supported by the **Harringay Green Lanes Traders Association** and **Haringey Business Alliance**. • Improvements to shopfronts, gateways, greening, lighting, wayfinding and environmental quality. **Concerns regarding:** • Overdevelopment of key sites and potential disruption to the neighbourhood. • The ability of existing social infrastructure to accommodate planned growth. • Existing road traffic congestion and pedestrian safety issues including concerns regarding increased impact to Wightman Road.	• Support noted • Concerns noted • Supporting text has been expanded regarding active travel infrastructure, public realm improvements and strategic walking and cycling connections. • Supporting text has been expanded to strengthen references to Green Lanes' cultural identity and role as a cultural destination.

	• The concentration of betting shops, hot food takeaways and late-night uses and their potential impacts on town centre character and residential amenity. **Objections to:** • References describing Green Lanes as a "night-time economy". The **Ladder Community Safety Partnership**, **Garden Residents Association** and **Harringay Green Lanes Traders Association** supported a managed evening economy and raised concerns regarding impacts on residential amenity and community safety. **Calls for:** • Stronger recognition of Green Lanes' cultural identity and support for local independent businesses. Improved walking and cycling infrastructure, including new safer north-south connections along Green Lanes and along Wightman Road and improved links to Finsbury Park and the New River.	• Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • Site specific matters have been addressed under the respective site allocation policy and supporting text. • Matters in relation to night-time economy, betting shops, hot-food takeaways and other issues arising from late night uses are addressed in other policies of the plan.

St Anne's Hospital (site allocation GL SA01)	**Support for:** • Regeneration and for the site to provide new homes, community facilities and improved local services. • Improved walking and cycling connectivity, including links towards Harringay Green Lanes and surrounding neighbourhoods. • Tree planting and plans to increase provision of green space. **Concerns regarding:** • The scale of the redevelopment creating pressure on public transport and road infrastructure arising from population growth. • Potential impacts on trees, biodiversity and local open spaces. • Construction and disruption impacts including noise and light pollution associated with redevelopment. **Calls for:** • Improved local amenities, community facilities and additional active travel connections. **Haringey Cycling Campaign** recommended the need to define routes	• Support noted • The draft policies have been reviewed in light of the comments received. However, it is noted that the St Anne's Hospital site allocation is an existing site allocation in the adopted Local Plan 2017 and benefits from extant planning permission granted 2022. The site is currently under construction and near completion. As such there is limited scope for policy changes to address issued raised , particularly where these relate to matters that have already been established through previous planning decisions.

	across the site to connect to Hermitage Road and St Annes Road. • The requirement for a Heritage Impact Assessment to ensure protection of Chestnuts Park.	
Arena Retail Park (site allocation GL SA02)	**Support for:** • Regeneration of a large, predominantly car-dominated site and opportunities to improve public realm and connectivity. **Objections to:** • The loss and/or downsizing of Sainsbury's and Aldi, which respondents identified as important community facilities serving local residents and families. • Opening the Doncaster Gardens railway arch. The **Garden Residents Association**, **Ladder Community Safety Partnership** and local residents highlighted concerns regarding impacts on the community garden, biodiversity and community safety. **Concerns regarding:** • Existing traffic congestion, parking pressures and increased traffic impacts arising from the proposed redevelopment.	• Support noted • Concerns noted • Policy wording has been amended to review expectations regarding retail reprovision and essential shopping facilities. • Infrastructure matters have been addressed through the supporting Infrastructure Delivery Plan, published alongside the draft Local Plan which sets out the infrastructure issues, needs and long-term delivery strategy for the borough. • The proposed connection through to Doncaster Community Garden has been removed and it has been designated a Local Green Space.

	• Additional demand on existing infrastructure such as schools, GP provision and public transport. • Overdevelopment and excessive proposed building heights, and cumulative impacts alongside other major development proposals. • Potential impacts on local employment and loss of major retail provision. The **Ladder Community Safety Partnership** highlighted concerns regarding impacts on jobs and the wider local economy. • Potential loss of trees under including those under a Tree Protection Order (TPO). **Calls for:** • Consideration of an alternative pedestrian/cycle link via the St Anns Hospital sites from the north, to avoid opening the railway arches at Doncaster Gardens. • Additional guidance to require proposals to assess and identify mitigation measures to protect groundwater where located in a Source Protection Zone. (**EA**). • Additional guidance notifying where there may be water and wastewater treatment infrastructure capacity issues. (**Thames Water**)	• Site-specific design guidance has been reviewed to strengthen the need for proposals to prioritise the retention of existing mature trees and the delivery of new high-quality greening opportunities. • The site-specific policies and proposed thematic policies have been reviewed and are considered sufficient. Concerns raised in relation to development design and traffic impacts would be addressed through the masterplan and development management process. • Additional supporting text added to address groundwater protection and water/wastewater comments raised from the EA and Thames Water for this site allocation as well as other relevant sites in the Harringay Green Lanes Neighbourhood.
Warehouse District (site allocations GL SA03-SA09)	**Support for:** • Retaining the area's distinctive creative identity, affordable workspace and warehouse living communities.	• Policy wording has been reviewed to consider the protection of existing and growth of new affordable creative industries in the Warehouse District. It is considered that the site allocations, supported by Policy GLN1 Harringay Green Lanes Neighbourhood and C6 Warehouse Living would be

	• Improved walking and cycling links, particularly east-west connections through the area and towards Finsbury Park. • Sensitive redevelopment that provides new homes, while respecting industrial heritage and local character. **Concerns regarding:** • Loss of affordability, displacement of creative industries, and erosion of the area's established creative character. • Redevelopment proposals that could undermine cultural and creative activity. • Building heights, density and impacts on neighbouring residential areas and local character. **Calls for:** • Stronger safeguards for affordable workspace and protection of existing creative uses. • Improved public realm, active travel connections and local shopping facilities. • Additional sites to be allocated within the Warehouse Living District Placemaking Focus Area to facilitate redevelopment, put forward by landowners.	sufficient to address concerns raised, through the development management process. • Additional sites promoted by landowners were reviewed against the objectives of the Warehouse Living District, supporting evidence, and in accordance with the site selection approach and have not been recommended for inclusion in the plan. • Supporting text has been expanded regarding retention, reprovision and protection of creative workspace. • Additional guidance has been included regarding affordability, creative industry protection and workspace retention. • Supporting text has been expanded regarding active travel improvements and public realm enhancements.

Jewson's Wightman Road (GL SA10)	**Support for:** • Redevelopment of the site to provide new homes in a location highly accessible to public transport. • Potential improvements to walking, cycling and bridge connections in the surrounding area. **Concerns regarding:** • Construction impacts and cumulative development alongside Arena Retail Park. • Traffic impacts and pressure on local infrastructure. • Potential impacts on the adjacent ecological corridor and existing trees. **Calls for:** • Protection and enhancement of biodiversity and improved pedestrian and cycle connectivity. • Improvements to the footbridge and wider active travel network.	• Supporting text has been expanded regarding protecting and conserving biodiversity including encouraging the provision of tree planting and open space to enhance the ecological corridor. • Additional supporting text has been added to establish the expectation that development should deliver enhanced public realm improvements, including safe and accessible pedestrian links along Wightman Road connecting to the bridge serving Harringay Station. • Construction and traffic impacts would be addressed through the implementation of borough-wide policies in the plan through the development management process.
Issues Raised Outside the Scope of the Local Plan	• Stronger parking restrictions on Green Lanes to protect on-street parking for nearby residents. • Unionisation and banning zero-hours contracts where Council is the landowner or development partner.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

5.3.7 Hornsey (Chapter 13)

Consultation Overview

Key Themes Raised

A total of **279 responses** were received in relation to the Hornsey Neighbourhood chapter of the Draft Local Plan.

The consultation feedback identified six principal themes:

1. **Support for protecting Hornsey's historic character, Conservation Areas and Hornsey High Street**, including support for preserving Victorian and Edwardian townscape, local heritage assets and the High Street's role as the heart of the neighbourhood.
2. **Support for improvements to Hornsey Station, the Penstock Tunnel and walking and cycling connections**, including stronger east-west routes between Alexandra Palace, Hornsey and Wood Green, enhancement of the New River Path, and public realm improvements along Tottenham Lane and Hornsey High Street.
3. **Significant concerns regarding the proposed development of Hornsey Filter Beds (HY SA01)**, particularly the impact on biodiversity, wetlands, heritage assets, Metropolitan Open Land, local character and the setting of Alexandra Palace.
4. **Concerns regarding housing growth, density and cumulative impacts on local infrastructure**, including transport capacity, healthcare services, schools, parking and traffic. Respondents also questioned whether infrastructure improvements would keep pace with planned growth.
5. **Concerns regarding biodiversity, ecology and flood risk**, particularly in relation to Hornsey Filter Beds, the New River, the Moselle Brook and adjacent ecological corridors. Stakeholder groups and statutory consultees highlighted the importance of habitat protection, wetland restoration, long-term nature recovery and stronger protection of Hornsey Filter Beds.
6. **Mixed views regarding the future of Cranford Way LSIS (HY SA08)**, with support for employment intensification and job creation alongside concerns regarding co-location, residential development, industrial operations, rail freight safeguarding and building heights.

"The local train station and area is in badly need of improvement plus accessibility. The High Street also needs better traffic management and improved walking and cycling facilities."

– Local Resident

"We would like to support any proposed interventions to improve Hornsey rail station. This is a key asset for Crouch End and surrounding neighbourhoods and offers substantial opportunity for transport improvements." – Crouch End Neighbourhood Forum

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy HYN1 Hornsey Neighbourhood	**Support for:** • Protecting Hornsey's historic character, Conservation Areas and the heritage significance of Hornsey High Street. • Improving Hornsey Station, the Penstock Tunnel and walking and cycling connections across the neighbourhood. • Enhancing the New River Path and improving links between Alexandra Palace, Hornsey and Wood Green. **Concerns regarding:** • The cumulative impact of housing growth on local infrastructure, public transport, schools, healthcare services, traffic and parking. • The scale of development proposed at Hornsey Filter Beds and its impact on biodiversity, heritage assets and open space.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies

	• Development density, building heights and impacts on local character and views. **Calls for:** • Requests for stronger biodiversity and nature recovery measures, particularly around Hornsey Filter Beds and the New River. • Calls for clearer infrastructure improvements to accompany future growth. • The **Environment Agency** requested stronger references to the protection and enhancement of the Moselle Brook and associated watercourses.	to ensure development is supported by appropriate infrastructure • The plan has been amended in relation to Hornsey Filter Beds to make clear that delivery of public benefits is the priority and that only limited enabling development will be acceptable where this is necessary to deliver such benefits. A greater focus has been placed on supporting nature recovery and enhancing and connecting habitats and species. • The plan includes a range of design policies to avoid unacceptable impacts on local character and views. • The plan includes enhancements in various places to provide greater protection to watercourses including the Moselle
HY SA01 Hornsey Filter Beds	**Support for:** • Restoration of industrial heritage assets, biodiversity enhancements, wetlands creation and improved east-west connectivity. • Improved public access to nature and heritage features on the site. • Support for bringing parts of the site back into beneficial use where environmental and heritage objectives can be secured. **Objections to:** • Residential development perceived to be harmful to the site's heritage significance, biodiversity value, Metropolitan Open Land and Conservation Area setting.	• Support noted • The plan has been amended in relation to Hornsey Filter Beds to make clear that delivery of public benefits is the priority and that only limited enabling development will be acceptable where this is necessary to deliver such benefits. A greater focus

	• The **APPCAAC, Hornsey Historical Society** and other stakeholder groups objected to the scale of housing proposed and promoted alternatives focused on environmental restoration and heritage conservation. **Concerns regarding:** • Impacts on wetlands, biodiversity, ecological assets and nature recovery opportunities. • Impacts on the Hornsey Water Works and Filter Beds Conservation Area and associated industrial heritage. • Flood risk, drainage, groundwater protection and water management. • Traffic impacts, local access arrangements and effects on surrounding residential areas. **Calls for:** • Calls for stronger protection of heritage assets, wetlands, biodiversity and public access to nature. • Requests for reduced housing numbers and greater emphasis on environmental and heritage restoration. • The **Historic England** and **GLA** sought stronger consideration of heritage significance and Metropolitan Open Land protections.	has been placed on heritage and nature improvements including establishment of new wetlands.
HY SA02 Wat Tyler House Car Park	**Support for:**	• Support noted

	• Redevelopment of a previously developed site to provide new homes, an improved public realm and enhanced play provision. **Concerns regarding:** • Development scale, flood risk and the impact on local parking arrangements. • The relationship of new development to neighbouring homes and existing streetscape. **Calls for:** • Calls for improved landscaping, greater tree planting and public realm enhancements.	• Concerns noted. The site has planning permission and is under construction.
HY SA03 & HY SA04 Hornsey High Street (New River) / 7 Cross Lane	**Support for:** • Redevelopment opportunities that provide new homes, employment floorspace and improvements to the public realm. • Enhancements to active travel connections, including improved access to the New River. **Concerns regarding:** • Impacts on the character and setting of nearby Conservation Areas. • Noise, flood risk and environmental constraints associated with constrained urban sites. • The relationship between new development and existing residential properties.	• Support noted • Concerns noted regarding constraints of development sites. The site allocations together with other planning policies provide suitable design safeguards.

	Calls for: • Calls for stronger biodiversity enhancements, greening and improved pedestrian routes. • Requests for development that responds appropriately to the scale and character of surrounding streets.	• The plan contains enhanced policies around urban greening, biodiversity, and biodiversity net gain • The site allocations together with other planning policies provide for high-quality design and heritage-led placemaking that is sensitive and appropriate to context
HY SA05, HY SA06 & HY SA07 YMCA Tottenham Lane / Former Post Office Sorting Office / Hornsey Station Square	**Support for:** • Improvements to Hornsey Station and the wider station environment. • New homes, commercial uses, public realm improvements and a more welcoming gateway to Hornsey. • The **Crouch End Neighbourhood Forum** supported interventions that improve the Hornsey Station area and surrounding connectivity. **Concerns regarding:** • The compatibility of new residential development with nearby industrial and employment uses. • Development scale, station capacity and pressure on local infrastructure. • The impact of redevelopment on locally listed buildings and established character. **Calls for:**	• Support noted • Concerns noted. • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage

	• Calls for improved station accessibility, public realm enhancements and stronger active travel connections. • Requests for greater recognition of existing employment and industrial activities when planning new residential development.	• The plan sets out a clear vision to deliver improved station accessibility, public realm enhancements and stronger active travel connections • The plan has full regard to existing employment and industrial activities and sets out clear policy to ensure relationships with new residential uses are appropriately managed
HY SA08 Cranford Way Locally Significant Industrial Site (LSIS)	**Support for:** • Intensification of employment and industrial uses and the creation of additional jobs. • Improved public realm and connectivity around Hornsey Station and Tottenham Lane. **Concerns regarding:** • The introduction of residential or other sensitive uses within or adjacent to the LSIS. • Potential impacts on industrial operations, rail freight activities, logistics uses and employment functions. • Building height, heritage impacts and the future of the former Lotus Factory. **Calls for:** • Calls for stronger protection of industrial land and rail-served operations. • Requests for a comprehensive masterplan based on employment needs, freight requirements and long-term industrial capacity.	• Support noted • The site allocation relating to co-location in Cranford Way Locally Significant Industrial Site is now subject to a significantly reduced red line boundary such that co-location is now only acceptable on the Lotus site itself. The allocation contains safeguards to ensure the efficiency and operations of the wider industrial area are not impacted negatively. • The Lotus site is not identified as being potentially suitable for tall buildings • The plan already establishes the Agent of Change principle consistent with national policy

	• Suggestions to strengthen the application of the Agent of Change principle and safeguarding of existing industrial activities.	
Issues Raised Outside the Local Plan	• Concerns regarding Controlled Parking Zones, parking enforcement and local parking management. • Requests for changes to rail services, train frequency and station operations.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

"HHS would like to see the local plan place greater emphasis on the wider development of cultural activities and associated venues throughout the borough, including the re-opening of Hornsey Town Hall." – Hornsey Historical Society

5.3.8 Crouch End (Chapter 14)

Consultation Overview

A total of **396 responses** were received in relation to the Crouch End Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Strong support for protecting Crouch End's historic character, cultural identity and independent businesses**, including support for preserving the Conservation Area, traditional shopfronts, local landmarks and the area's distinctive village atmosphere.
2. **Support for greener, safer and more pedestrian-friendly public spaces**, including wider pavements, street trees, greening, public realm improvements and enhancements to the town centre environment.
3. **Mixed views regarding walking and cycling improvements**, particularly the proposed Tottenham Lane cycle route. While many respondents supported improved cycling infrastructure and safer active travel connections, others raised concerns regarding impacts on pedestrians, parking and the functioning of the town centre.
4. **Concerns regarding housing growth, development density and cumulative impacts on infrastructure**, including public transport capacity, schools, healthcare services, traffic and parking. Respondents frequently questioned whether infrastructure improvements would keep pace with planned growth.
5. **Significant concerns regarding the loss of local facilities, green space and neighbourhood character**, particularly in relation to proposed redevelopment at **156 Tottenham Lane (CE SA03)**, **93–113 Park Road (CE SA04)** and **Ramsey Court (CE SA06)**. Respondents raised concerns regarding the loss of petrol stations, garages and other local services, together with the loss of mature trees, landscaped areas and green space, impacts on residential amenity, and development that was viewed as out of keeping with the character of Crouch End.

"More green spaces, increased space for pedestrians and segregated cycle lanes and public transport are all very good things to work towards." – Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy CEN1 Crouch End Neighbourhood	**Support for:** • Protecting Crouch End's historic character, Conservation Area, independent businesses and cultural identity. • Protecting cultural venues, community facilities and the distinctive town centre environment. • Improving public realm, greening, street trees and conditions for pedestrians. **Concerns regarding:** • Housing growth and its cumulative impact on public transport, schools, healthcare services, parking and traffic congestion. • The loss of local services and facilities as redevelopment sites come forward. **Calls for:**	• Support noted • Concerns noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies

	• Requests for stronger support for independent businesses and the town centre economy. • Requests for additional greening, tree planting and biodiversity improvements. • The **Crouch End Neighbourhood Forum** supported the overall direction of the policy whilst seeking stronger recognition of Crouch End's cultural role, heritage character and town centre identity.	to ensure development is supported by appropriate infrastructure • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • The plan contains detailed policies and strategies to promote business and support the vitality and viability of town centres • Existing policies and site allocations require greening, tree planting and biodiversity improvements. • The plan already recognises Crouch End's unique identity and cultural offer as part of a dedicated neighbourhood approach to placemaking
CE SA01 & CE SA02 Former Telephone Exchange / 138-143 Crouch Hill	**Support for:** • Redevelopment of underused sites to provide new homes, improved pedestrian connections and new public space. • Repairing and enhancing the street frontage along Crouch Hill. • Supporting active ground-floor uses and improving links between Crouch End Hill and Crouch Hill. **Concerns regarding:**	• Support noted

	• The amount of housing proposed and potential pressure on local infrastructure. • Impacts on neighbouring cultural and community uses, including Park Chapel and the Railway Tavern. • Design quality, accessibility and the character of new public spaces. **Calls for:** • Requests for stronger protection of existing cultural venues through the Agent of Change principle. • Requests for high-quality design that respects the Conservation Area and adjoining heritage assets. • The **Crouch End Neighbourhood Forum** supported the overall redevelopment approach whilst seeking corrections to site descriptions and stronger recognition of existing cultural uses.	• A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan safeguards cultural and community uses and applies the Agent of Change principle to new residential uses • The plan includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage • Detailed site allocations refer to nearby uses where appropriate
CE SA03 156 Tottenham Lane	**Support for:** • Redevelopment of the petrol station site to provide new homes and active ground-floor uses. • Removing a use that some respondents considered harmful to pedestrian safety and the local environment, particularly given its proximity to schools. **Objections to:**	• Support noted

	• The loss of a petrol station, convenience retail provision and associated local services. • Development perceived to be excessive for the site or harmful to neighbouring schools and residential properties. **Concerns regarding:** • Building height, scale, overlooking and impacts on the adjacent school environment. Parking, infrastructure capacity and the cumulative effect of development in this part of Tottenham Lane. **Calls for:** • Requests for greater clarity regarding building height, design and relationship to neighbouring schools. Requests to retain petrol station facilities or ensure adequate replacement provision elsewhere.	• The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • The site allocation requires proposals to preserve, and where possible enhance, the character of the Crouch End Conservation Area and its setting. • The plan also includes a range of design and heritage policies to avoid unacceptable impacts on local character and heritage and adjacent uses
CE PFA2 Park Road	**Support for:** • Public realm improvements, additional greening and enhancement of Park Road's residential character. • Creating new homes and improving underused sites where development responds to local character. **Concerns regarding:**	• Support noted

	• Development scale, building heights and impacts on nearby residential properties. • Traffic congestion, parking pressures and cumulative development impacts. **Calls for:** • Requests for stronger protection of local character, mature trees and landscape features. • Requests for development that reflects surrounding building heights and established frontage patterns.	• The plan includes a range of design and heritage policies to avoid unacceptable impacts on residential amenity. Detailed site allocations provide further detail to ensure development is appropriate to its context. • Policy G6 of the plan contains strong protection for trees • Allocations have been amended where appropriate to ensure design takes full account of the specific design context
CE SA04 93-113 Park Road	**Support for:** • Redevelopment of previously developed land to provide additional housing where it can be delivered sensitively. **Objections to:** • The loss of the petrol station, garage, car wash, EV charging facilities, convenience retail provision and associated local services. • Many respondents considered these facilities important community assets and questioned whether residential redevelopment would provide a net benefit to the area. **Concerns regarding:** • Overdevelopment, building height and impacts on the character of the Conservation Area.	• Support noted • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure. • New wording added to the site allocation to require building heights to respect and be appropriate to the full context of the site and surrounds noting that

	• Loss of privacy, daylight and outlook for neighbouring residents. • Traffic, parking, infrastructure capacity and flood risk. **Calls for:** • Requests to retain all or part of the existing petrol station, garage and associated services. • Requests to reduce building heights and better reflect the scale and character of surrounding development. • The **Crouch End Neighbourhood Forum** expressed concerns regarding the loss of local facilities, including the petrol station and garage uses.	building heights and design quality are varied on this part of Park Road. • The plan includes a range of design policies to avoid unacceptable impacts on residential amenity. • The plan includes detailed policies to manage highways, transport and flood risk matters
CE SA05 Lynton Road Depot & 72-96 Park Road	**Support for:** • Redevelopment opportunities that provide new homes, employment space and environmental improvements. • Retention of the green space and mature trees at the corner of Lynton Road and The Grove. **Concerns regarding:** • Development density, building heights and impacts on neighbouring homes. • Traffic generation, parking pressures and infrastructure capacity. • Potential loss of characterful buildings, heritage features and existing employment uses. **Calls for:**	• Support noted • The heights specified in the site allocation are considered appropriate. The plan includes a range of design policies to avoid unacceptable impacts on residential amenity. • The plan includes detailed policies to manage highways and transport matters and there is an expectation new development will be car-free

	• Requests to retain existing green space and mature trees. • Requests for lower building heights and greater sensitivity to the surrounding residential character. • The **Crouch End Neighbourhood Forum** supported retaining the green space at the corner of Lynton Road and The Grove.	• The plan includes a range of design and heritage policies to protect local character and heritage assets • The plan contains policies to protect trees and biodiversity and secure biodiversity net gain
CE SA06 Ramsey Court	**Objections to:** • The loss of green space, landscaped front gardens and mature trees associated with Ramsey Court. • Development perceived to represent overdevelopment of a constrained site. **Concerns regarding:** • Impacts on existing residents, residential amenity, outlook and quality of life. • The cumulative loss of green space within Crouch End. • Parking, traffic and pressure on local infrastructure. • Potential impacts on biodiversity and flood resilience. **Calls for:** • Requests to retain the front gardens, mature trees and landscaped areas.	• Concerns noted re trees and biodiversity. Harm to trees and biodiversity was previously considered as part of the planning permission for the site. In the event of a new planning application, the plan provides stronger protections and requirements relating to trees, compensation for lost trees and biodiversity net gain. No substantive amendment is proposed to the allocation. • The level of development proposed in the allocation is considered appropriate for the site and impacts have been robustly tested through a detailed planning application process.

	Requests to reduce the scale of development and better protect the amenity of existing residents.	
Issues Raised Outside the Local Plan	• Concerns regarding commercial rents, business rates and wider economic conditions affecting independent businesses. Requests for changes to bus services, frequencies and wider transport operations. Concerns regarding parking enforcement, Controlled Parking Zones and highway management. Requests relating to the maintenance of roads, pavements and existing public infrastructure. Concerns regarding the implementation and management of existing developments and planning permissions. • Logistics and servicing constraints during developments in Crouch End's District Centre.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

"The Crouch End evening economy still represents a significant offer for the borough. Employment in the creative sectors is also highlighted." - Crouch End Neighbourhood Forum

5.3.9 Stroud Green (Chapter 15)

Consultation Overview

A total of **7532 responses** were received in relation to the Stroud Green Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Strong support for protecting Finsbury Park, Parkland Walk and Stroud Green's historic character**, including support for preserving local identity, independent businesses and the Stroud Green Conservation Area.
2. **Support for improved walking, cycling and public realm infrastructure**, particularly better connections between Finsbury Park Station and Finsbury Park, improved crossings, enhanced wayfinding and greening of Stroud Green Road.
3. **Strong opposition to the redevelopment of Rowans Bowling Alley (SG SA01)**, with many respondents identifying Rowans as an important community, cultural and leisure facility that contributes significantly to local identity and social cohesion.
4. **Concerns regarding tall buildings, development density and cumulative impacts on infrastructure**, including transport capacity, schools, healthcare services and local amenity.
5. **Concerns regarding the potential impact of development on heritage assets, local character, biodiversity and the setting of Finsbury Park**, particularly in relation to proposals at the Finsbury Park Gateway.
6. **Calls for stronger protection of community leisure and cultural uses**, alongside clearer guarantees regarding the retention or re-provision of valued facilities, including bowling, entertainment and community spaces.

"Rowans is not merely a leisure venue, but a deeply embedded community space that has been loved and continues to be loved by residents and visitors of all ages and backgrounds." – Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy SGN1 Stroud Green Neighbourhood	**Support for:** • Protecting Stroud Green's historic character, Conservation Area and independent businesses. • Enhancing Finsbury Park and Parkland Walk as important green, recreational and ecological assets. • Improving walking and cycling connections, particularly around Finsbury Park Station and Stroud Green Road • Public realm improvements, greening, street trees, wayfinding and improved pedestrian environments. **Concerns regarding:** • The scale of proposed housing growth and its impact on local infrastructure, including schools, healthcare services and transport capacity. • The loss of valued community, leisure and cultural uses, particularly Rowans Bowling Alley. • Development density, tall buildings and impacts on local character, views and the setting of Finsbury Park. **Calls for:** • Calls for stronger protection of community leisure uses and local cultural assets. • Calls for clearer commitments regarding the future of Rowans Bowling Alley and other established community facilities.	• Support noted • A modest number of homes are proposed in the neighbourhood which includes Finsbury Park Major Centre a higher-order town centre with excellent accessibility and good provision of services and amenities. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan contains detailed design and heritage policies to ensure development is of a high-quality and appropriate to its setting • Having regard to consultation responses, the site allocation for the redevelopment of Rowan's has

	• The **Haringey Cycling Campaign** supported stronger active travel measures, while several respondents called for improved links to Harringay Station, Finsbury Park and surrounding neighbourhoods. appropriate infrastructure improvements.	been deleted and is not carried through to the Council's Regulation 19 Proposed Submission Local Plan. Instead, the plan sets out that Rowans will be retained as an as an affordable, inclusive and accessible leisure, cultural and community destination • The plan provides support for improved active travel and it is not considered further policy enhancement is necessary in this regard
SG SA01 & SG SA02 Finsbury Park Bowling Alley / 18-20 Stroud Green Road	**Support for:** • Public realm improvements around Finsbury Park Station and improved pedestrian and cycle connections to Finsbury Park. • Redevelopment in principle of highly accessible sites close to Finsbury Park Station. • The **London Borough of Islington** broadly supported redevelopment of both sites, citing opportunities to improve conditions for pedestrians and cyclists and strengthen the Finsbury Park gateway **Objections to:** • Redevelopment that could result in the loss or substantial alteration of Rowans Bowling Alley and associated community, leisure and cultural uses. Development perceived to threaten the character,	• Support noted • Having regard to consultation responses, the site allocation for the redevelopment of Rowan's has been deleted and is not carried through to the Council's Regulation 19 Proposed Submission Local Plan. Instead, the plan sets out that Rowans will be retained as an as an affordable, inclusive and accessible leisure, cultural and community destination

	heritage value and community role of Rowans and the wider Finsbury Park area. **Concerns regarding:** • Tall buildings, building height and impacts on local character, views and the setting of Finsbury Park. • Cumulative impacts of additional housing on local infrastructure and transport capacity. • Potential impacts on neighbouring residential properties, including daylight, outlook, privacy and noise **Calls for:** • Calls for stronger protection and guaranteed re-provision of community, cultural and leisure uses. Calls for clearer guidance regarding building heights, massing and townscape impacts. • **Historic England** requested publication of the evidence base supporting tall buildings, views and characterisation work.	• A modest number of homes are proposed in the neighbourhood which includes Finsbury Park Major Centre a higher-order town centre with excellent accessibility and good provision of services and amenities. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure • The plan contains detailed design and heritage policies to ensure development is of a high-quality and appropriate to its setting • The Council's full evidence base will be published at Regulation 19 consultation stage including tall buildings, views and characterisation work. .

SG SA03 Rear of 84-106 Stroud Green Road	**Support for:** • Residential development on an underused backland site. • Public realm improvements and additional greening along Upper Tollington Park. **Concerns regarding:** • Impacts on neighbouring residential properties and amenity. • Potential effects on the character and setting of the adjacent Stroud Green Conservation Area. **Calls for:** • Calls for increased greening, biodiversity enhancements and public realm improvements as part of development.	• Support noted • Existing policy requirements relating to heritage, design quality, residential amenity, greening and biodiversity are considered appropriate and have been retained.
SG SA04 Osborne Grove	**Support for:** • Housing provision for older and vulnerable people. • The re-use and improvement of an existing supported housing site. **Concerns regarding:** • Flood risk and protection of existing mature trees. The need to ensure future development remains compatible with the character of the surrounding area.	• Support noted • Existing policy requirements in the plan supporting specialist accommodation and care provision, protection of mature trees, flood risk management and residential amenity are considered appropriate and have been retained.

	Calls for: • Calls for retention of significant trees and protection of residential amenity.	
SG SA05 **73 Stapleton Hall Road**	**Support for:** • Redevelopment of a previously developed site to provide new housing. • Improvements to the pedestrian environment along Stapleton Hall Road. **Concerns regarding:** • Impacts on the adjacent ecological corridor, Parkland Walk and biodiversity assets. • Impacts on local character and the setting of nearby heritage assets. **Suggested Improvements:** • Calls for stronger ecological enhancements, biodiversity improvements and protection of nearby heritage assets.	• Support noted • Existing policy requirements relating to protection of the Stroud Green Conservation Area, biodiversity assets and the adjacent Parkland Walk SINC/ecological corridor are considered appropriate and have been retained.
Issues Raised Outside the Local Plan	• Concerns regarding crime, anti-social behaviour, rough sleeping and policing around Finsbury Park Station. • Requests relating to the management of festivals and events in Finsbury Park. • Concerns regarding the operation of local businesses, nightlife venues and commercial rents.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

	• Requests relating to the maintenance and cleanliness of streets, public spaces and transport infrastructure. • Concerns regarding the enforcement of planning permissions and development management decisions.	

"Haringey's aim to deliver a more inclusive and resilient economy accords with Islington's own aspirations to secure an inclusive local economy that offers a diverse range of employment opportunities." – London Borough of Islington

5.3.10 Highgate (Chapter 16)

Consultation Overview

A total of **202 responses** were received in relation to the Highgate Neighbourhood chapter of the Draft Local Plan.

Key Themes Raised

The consultation feedback identified six principal themes:

1. **Support for protecting Highgate's historic character, conservation areas, local shops and independent businesses**, alongside support for maintaining the area's distinctive village character.
2. **Support for protecting mature trees, biodiversity and green spaces**, particularly Highgate Bowl, Parkland Walk, Highgate Wood and Queen's Wood.
3. **Support for improved walking, cycling and public realm infrastructure**, including better access to Highgate Station and stronger east-west connections.
4. **Concerns regarding the scale of proposed housing growth and its cumulative impact on infrastructure**, including GP services, schools, public transport, traffic and parking.
5. **Opposition to development at Hillcrest Estate (HG SA10)**, particularly the loss of green space, community facilities, play areas, wildlife habitat and parking provision.
6. **Concerns regarding development density, building heights and impacts on local character**, particularly along Archway Road and around Highgate Station, together with concerns regarding biodiversity, ecological corridors and the protection of the Parkland Walk nature reserve.

"We greatly welcome the emphasis on placemaking that makes sites less car-dominated, improving safety and pollution, and improves pedestrian and cycle connections. - Highgate Neighbourhood Forum

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy HGN1 Highgate Neighbourhood	**Support for:** • Protecting Highgate's historic character, Conservation Areas, heritage assets and village identity. • Protecting local shops, independent businesses and employment uses. • Strengthening biodiversity, ecological corridors, mature trees and green spaces, including Highgate Bowl, Parkland Walk, Highgate Wood and Queen's Wood. • Improving walking, cycling and public realm connections, particularly around Highgate Station and Archway Road. **Concerns regarding:** • The scale of housing growth and cumulative impacts on schools, GP services, traffic, parking and public transport. • The ability to accommodate growth while preserving Highgate's green and leafy character. • Development density, building heights and impacts on heritage assets and local character.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. The Council will work with partners and other stakeholders as appropriate to ensure

	Calls for: • Stronger biodiversity protection and ecological corridor enhancements. • Improved public transport connections, particularly east-west connections. • Greater emphasis on protecting local character, heritage and green spaces alongside housing delivery.	infrastructure requirements relating to new development are addressed. • The plan includes detailed policies to protect and enhance the historic and natural environment of Highgate • The plan includes enhanced thematic policies relating to urban greening, biodiversity and nature recovery including ecological connectivity • Public transport provision is largely outside the control of the Local Plan but the Council will work with stakeholders such as Transport for London to help facilitate improvements
HG SA01 Highgate Yards	**Support for:** • Sensitive redevelopment of a previously developed site. • Improved access to Highgate Bowl and new pedestrian connections through the Yards. **Concerns regarding:** • Overdevelopment and impacts on the character of Highgate Village and the Conservation Area. • Loss of workshops, employment space and independent businesses. **Calls for:** • Stronger protection of Highgate Bowl, biodiversity and open space. • Measures to address construction impacts, servicing and traffic disruption.	• Support noted • It is considered that the allocation is appropriate taking account of context and know constraints. The policy contains safeguards to protect heritage assets including the Conservation Area. • The site allocation requires a net uplift in employment floorspace to ensure the site continues to support businesses and jobs • The Highgate Bowl is designated as open space in the Local Plan and has a partial SINC designation. No further protection is considered necessary • The plan contains existing policies to minimise and manage temporary impacts of construction

HG SA02 Highgate School	**Support for:** • Modernisation and renewal of existing school facilities. • Improved community access to school facilities and playing fields. • The school's role as an educational and community asset. **Concerns regarding:** • The scale and design of future development proposals. • Potential impacts on the Highgate Conservation Area and neighbouring residents. **Calls for:** • Stronger protection of biodiversity, landscape character and the setting of the Highgate Bowl.	• Support noted. Further detail added to supporting text about contribution of the school in line with Highgate School Supplementary Planning Document. • Key planning parameters for the school estate's enhancement are set out in detail in the Highgate School Supplementary Planning Document. This document together with other Local Plan policies are considered to provide appropriate policy and guidance to avoid harm to the Conservation Area and residential amenity • The Highgate Bowl is designated as open space in the Local Plan and has a partial SINC designation. No further protection is considered necessary
HG SA03 460-470 Archway Road	**Support for:** • Redevelopment of a previously developed site to provide housing, employment space and public realm improvements. • Improvements to the Wellington Gyratory environment and pedestrian connections. **Concerns regarding:** • Development density, building heights and impacts on local character and the Conservation Area. • Effects on Highgate Wood, biodiversity and important local views. • Traffic, pedestrian safety and the loss of existing employment uses.	• Support noted • The site allocation together with other Local Plan policies are considered appropriate to ensure high-quality development that conserves and enhances the Conservation Area • New text added to policy to clarify that development proposals should protect and enhance the nature

	• Development not prejudicing rail depot operations	conservation value of the site and adjacent ecological corridor and Highgate Wood SINC • The site allocation provides for the re-provision of employment floorspace • Text added to site allocation in relation to safeguarding London Underground Limited's operations
HG SA04 Wellington Gyratory	**Support for:** • Public realm improvements and opportunities to deliver new housing on the site. **Concerns regarding:** • The suitability of the site for housing given traffic, noise and air quality conditions. • Pedestrian safety, access and connectivity around the gyratory. **Objections to:** • The loss of the existing petrol station, EV charging facilities and associated services.	• Support noted • A portion of the site has bene granted planning permission since the Draft Local Plan was consulted upon. • The site allocation together with other plan policies are considered appropriate to address key issues relating to development of the site including amenity for future occupier and highway safety • The plan seeks to balance the protection of existing services and facilities alongside the provision of new homes and other uses as required by national and regional planning policy. High levels of protection are provided to key uses such as social infrastructure.
HG SA05 Land Adjacent 27 Aylmer Road	**Support for:** • Redevelopment of a previously developed site for housing. **Objections to:** • Residential development on Metropolitan Open Land.	• Support noted • The site is proposed to be de-designated as Metropolitan Land. Accordingly, its redevelopment for new residential uses appropriate. The policy

	Concerns regarding: • Biodiversity, ecological corridors, flood risk and local character. • The suitability of the site for housing given its relationship to surrounding open space. • Impacts on pedestrian and cycle accessibility.	includes new wording to make clear the need for development to be sensitive and minimise harm to the adjacent remaining Metropolitan Open Land. • The environment and sustainability section of the site allocation has been expanded to reference the need for development to be supported by an ecological assessment and to avoid and/or mitigate harm to habitats and species • The proposal provides an opportunity to improve pedestrian and cycle accessibility via investment in the nearby public realm
HG SA06 Former Highgate Railway Station	**Support for:** • Improved access to Highgate Station. • New community, educational and public uses. • Better connections between Highgate Wood and Parkland Walk. • Enhanced nature protection. **Concerns regarding:** • The scale and nature of development proposed. • Biodiversity, bat habitats, ecological corridors and the Parkland Walk Nature Reserve. • The site's relationship to Metropolitan Open Land. • Impact of development upon existing bat roosts. **Calls for:** • Stronger protection of heritage assets, landscape character and wildlife habitats. • Clearer information regarding the nature and extent of future development.	• Support noted • Having regard to consultation feedback, the PFA Strategy removes reference to bringing the historic railway platforms back into use. The site allocation focuses on bringing parts of the site back into beneficial public use taking account of existing and future operational needs and requirements. • The site allocation has been expanded to require an Ecological Assessment in support of any future planning application. • The plan contains generally enhanced provisions for green infrastructure protection and enhancement which apply borough wide

HGSA 07 Gonnerman Antiques	**Support for:** • Bringing an underused site into productive use and providing new homes and commercial floorspace. **Objections to:** • Development extending to the pavement edge and the loss of the site's existing openness. • Loss of existing green space and public amenity value. **Concerns regarding:** • Impacts on local character, pedestrian safety and the Conservation Area. • Development density and overdevelopment. **Calls for:** • A larger publicly accessible open space and stronger ecological enhancements.	• Support noted • Representations raised concerns regarding overdevelopment, loss of openness, public realm quality, pedestrian safety and local character. • The policy has amended to make clear that sufficient pavement widths must be retained and to ensure pedestrian safety is not compromised • The allocation requires a new publicly accessible green space • The site allocation and plan contain adequate design and conservation safeguards
HG SA08 40 Muswell Hill Road	**Support for:** • Redevelopment of a previously developed site. • Improved use of an underutilised builders' yard. **Concerns regarding:** • Impacts on Queen's Wood, Highgate Wood and biodiversity. • Development density, building heights and effects on local character and views. • Loss of existing employment uses. **Calls for:** • Stronger ecological safeguards and protection of the woodland setting.	• Support noted • Additional wording added to policy around the need to protect the integrity of the Queen' wood together with its habitats and species • Requirement added to protect mature trees adjacent to the site and to have special regard to boundary treatments and lighting in connection with flora and fauna • The policy provides there should be no net loss of employment floorspace on the site.

	• Development that is sensitively designed and responds to the site's environmental context.	
HG SA09 Former Mary Feilding Guild Care Home	**Support for:** • Redevelopment of a vacant site to provide a new care home and additional housing. • Additional care and rehabilitation facilities. **Concerns regarding:** • Impacts on parking, green space and residential amenity.	• Support noted • Concerns noted. The development now has planning permission with impacts being assessed robustly through a detailed planning application
HG SA10 Hillcrest Estate	**Objections to:** • Infill development at Hillcrest Estate. **Concerns regarding:** • Loss of green space, children's play areas, community gardens and wildlife habitat. • Impacts on parking, residential amenity and estate character. • Overdevelopment and pressure on local infrastructure. • Construction impacts and the effect on existing residents. **Calls for:** • Protection of the estate's historic character, landscape setting and biodiversity value. • Retention of existing open spaces and community facilities.	• Concerns noted. Development on the site must be informed by a masterplan which address play, amenity and landscaping impacts • The policy provides that new development should deliver shared outdoor amenity for existing and new residents, including new play space, informed by proactive community engagement • Policy has bene expanded to require development to protect and enhance the surrounding SINC

HG SA11 Former Newstead Nursing home	**Support for:** • Redevelopment of a vacant former nursing home site for housing. **Calls for:** • Tree retention, replacement planting and biodiversity enhancements.	• Support noted • Concerns noted. The development now has planning permission with impacts being assessed robustly through a detailed planning application
HG SA12 44-46 Hampstead Lane	**Support for:** • Redevelopment of the site to provide a new care home. **Comments focused on:** The site's existing planning permission and development trajectory.	• Support noted
Issues Raised Outside of Local Plan	• Concerns regarding the maintenance and condition of local roads, including potholes and road surface repairs. • Concerns regarding the delivery, quality and completion of individual developments, including the construction impacts of recently approved schemes. • Concerns regarding the management of commercial rents, business rates and wider retail market conditions, including their effect on the viability of local businesses. • Requests for improvements to bus services and public transport provision, including east-west connections and service frequency. • Requests relating to the maintenance, refurbishment and management of existing housing estates and buildings, including concerns regarding the upkeep of council-owned housing stock.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

	• Concerns regarding the enforcement of planning conditions and implementation of approved developments.	

"This site [Highgate Yards HG SA01] is sandwiched between Highgate and Queens Woods which are of huge ecological significance and any future development has the potential to provide considerable ecological gains including a wildlife corridor link between the two woods." – Highgate Society

5.3.11 Muswell Hill (Chapter 17)

Consultation Overview

We received **1,509 responses** in relation to the Muswell Hill Neighbourhood chapter of the Draft Local Plan.

Key themes raised
The consultation feedback identified six principal themes:

1. Strong support for protecting and enhancing Muswell Hill's distinctive character, heritage assets, town centre and green spaces.
2. Support for improvements to walking, cycling and public realm infrastructure, alongside concerns regarding traffic congestion, town centre parking provision and accessibility.
3. Support for recognising the strategic cultural, educational, recreational and environmental importance of Alexandra Palace and Park, together with requests to strengthen heritage and environmental protections.
4. Objections to the proposed redevelopment of Muswell Hill and Summerland Gardens car parks, particularly regarding the potential loss of parking, potential impacts on local businesses and effects on town centre vitality.
5. Concerns regarding the scale, design and impact of some site allocations on local character, residential amenity, biodiversity and surrounding heritage assets.
6. Significant concerns and technical comments relating to the Former Friern Barnet Sewage Works site, particularly regarding biodiversity, flood risk, ecological connectivity, waste management operations and cross-boundary planning matters.

.

"We strongly agree with the Vision statement that by 2042 Alexandra Palace will have further strengthened its position as a landmark heritage asset and a leisure and cultural venue of national importance." – Alexandra Palace and Park Conservation Area Advisory Committee (APPCAAC)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
Policy MHN1 Muswell Hill Neighbourhood	**Support for:** • Protecting Muswell Hill's Edwardian character, Conservation Areas, heritage assets and key views. • Supporting local shops, independent businesses, cultural venues and community facilities. • Improving walking and cycling connections, public realm quality, greening and access to open spaces. • Enhancing Alexandra Palace and Park and strengthening links to Parkland Walk. **Concerns regarding:** • Housing growth and its cumulative impact on parking, traffic, public transport, schools, healthcare services and local infrastructure. • The loss of public parking and its impact on accessibility and town centre vitality. • Development density, height and impacts on local character and Conservation Areas. **Calls for:** • Calls for stronger support for local businesses and town centre vitality. • Calls for improved public transport, active travel links and accessibility across the neighbourhood.	• Support noted • A modest number of homes are proposed in the neighbourhood. Notwithstanding this, the plan is supported by a comprehensive Infrastructure Delivery Plan identifying infrastructure needs to support growth and the plan has a range of policies to ensure development is supported by appropriate infrastructure. The Council will work with partners and other stakeholders as appropriate to ensure infrastructure requirements relating to new development are addressed. • The plan contains detailed policies and strategies to promote business and support the vitality and viability of town centres

	• The **Muswell Hill and Fortis Green Association (MHFGA)** highlighted the need for growth to be accompanied by appropriate infrastructure improvements.	• The plan seeks as a key principle to improve active travel and accessibility in all neighbourhoods, including Muswell Hill
Policy MHN2 Alexandra Park and Palace Cultural Quarter	**Support for:** • The continued protection and enhancement of Alexandra Palace and Park as a heritage, cultural and recreational destination. • The long-term conservation and restoration of the Palace and Park	• Support noted. No substantive change to policy
MH SA01 & MH SA04 Summerland Gardens Car Park / Muswell Hill Car Park and 5-7 Fortis Green Road	**Objections to:** • The loss of public parking serving Muswell Hill Broadway. • The removal of parking provision relied upon by local businesses, visitors, older people, disabled residents and families. **Concerns regarding:** • Impacts on local businesses, town centre vitality and accessibility. • Traffic congestion, parking displacement and pressure on surrounding residential streets. • Overdevelopment, impacts on local character, residential amenity and community facilities.	• Significant concerns noted around Summerland Gardens car park site allocation. Having regard to consultation feedback, the site allocation has been deleted and is not included in the Council's Regulation 19 Proposed Submission Local Plan. • Muswell Hill Car Park is retained in the plan and the loss of this level of town centre car parking is not considered unacceptable in terms of its impact on town centre vitality and viability

	• Pressure on schools, healthcare services and other local infrastructure. • The loss of community facilities, including public conveniences and other town centre services. **Calls for:** • Calls for retention or replacement of public parking provision. • Calls for greater consideration of impacts on local businesses, accessibility and town centre viability.	
MH SA02 107 Avenue Mews	**Support for:** • Redevelopment of an underused site to provide new homes and improve the quality of the area. Provision of new public spaces and environmental improvements within Avenue Mews. **Concerns regarding:** • The loss of existing community, cultural and employment uses, including local businesses and social spaces. • Impacts on local character, parking and servicing arrangements. **Calls for:** • Greater emphasis on community, cultural and employment uses. • Improved public realm and public open space.	• Support noted • The site is currently a vacant area of hardstanding therefore development of new uses will enhance town centre vitality and viability • The site allocation together with design and heritage policies in the plan are adequate to ensure a high-quality development appropriate to the local context • The site allocation requires development to enhance pedestrian safety • The site allocation provides for mixed-use development to enhance and animate this part of the District Centre

MH SA03 Muswell Hill Sainsbury's and Princes Lane Mews	**Support for:** • Redevelopment opportunities that deliver new homes and improve underused space within the town centre. Environmental and public realm improvements. **Objections to:** • Any proposal resulting in the loss or downsizing of Sainsbury's, which many respondents identified as an important local facility and anchor store. **Concerns regarding:** • Parking loss, overdevelopment and increased pressure on local infrastructure. • Impacts on local character, local businesses and town centre vitality. **Suggested Improvements:** • Retention of the existing supermarket and associated facilities. • Affordable housing and public realm improvements.	• Support noted • The site allocation does not propose the loss or downsizing of the supermarket • It is considered that development offers and opportunity to enhance local character and provide better business and town centre benefits via new modern, flexible commercial space and improved public realm • The Local Plan proposes a new genuinely affordable housing policy to maximise delivery of affordable homes to meet local needs • The site allocation seeks new active frontages and public realm improvements

MH SA05 Former Friern Barnet Sewage Works	**Support for:** • Bringing a previously developed site back into productive use. • Employment and industrial activities in an appropriate location. • Improved north-south connectivity towards New Southgate. **Objections to:** • Waste-related uses and development perceived to harm biodiversity and environmental quality. **Concerns regarding:** • Flood risk, biodiversity, habitats, watercourses and ecological impacts. • The suitability of employment and waste-related uses on the site. • The **Environment Agency** raised concerns regarding the site's relationship to nearby watercourses, while the **GLA** highlighted the need for consistency with the **North London Waste Plan**. **Calls for:** • Calls for stronger protection and enhancement of biodiversity, nature conservation and green infrastructure.	• In light of the concerns raised and the Council's subsequent review of the site's suitability and constraints, the allocation has been removed from the Regulation 19 Proposed Submission Local Plan. At the same time, the site has been de-designated as a Local Employment Area and designated as Open Space.

	• The **London Borough of Enfield** supported improved north-south connectivity and nature restoration alongside future development.	
MH SA06 Alexandra Palace and Park	**Support for:** • The continued enhancement and conservation of Alexandra Palace and Park. The protection of its heritage, cultural, recreational and environmental significance. **Concerns regarding:** • The extent of site boundaries and the relationship between the Palace, Park and wider estate. **Calls for:** • Calls for stronger recognition of Alexandra Palace and Park's educational, sporting, recreational and environmental functions. • The **Alexandra Palace and Park Conservation Area Advisory Committee (APPCAAC)** and **Alexandra Park and Palace Charitable Trust (APPCT)** sought stronger references to heritage significance, biodiversity and the wider historic estate. • Calls for improved visitor facilities, biodiversity enhancements and conservation-led investment. The **APPCAAC** and **APPCT** sought stronger recognition of archaeology, biodiversity and the wider historic landscape.	• Support noted • In light of consultation feedback, the site allocation boundary has bene expanded to cover the whole of Alexandra Park • The policy has been amended to refer to the full range of existing uses/functions • Minor amends have been made to the detail of the policy following representations by APPCT and APPCAAC

MH SA07 Muswell Hill Telephone Exchange	**Support for:** • The conversion and re-use of an underused building for housing. • The retention of the building's architectural character and contribution to the Conservation Area. **Concerns regarding:** • The scale of development, building height and impact on local character. **Calls for:** • Calls for affordable housing and a sensitive conversion that retains the building's architectural significance.	• Support noted • The site allocation together with plan policies on design and conservation is considered adequate to ensure a high-quality, context appropriate development • Affordable housing policies will apply to any development that comes forward
MH SA08 Royal British Legion Hall	**Support for:** • Redevelopment of an underused site to provide new homes and replacement community facilities. **Objections to:** • The loss or reduction of existing community facilities associated with the Royal British Legion Hall. **Concerns regarding:** • The scale of development and potential overdevelopment of the site.	• Support noted • The site allocation requires re-provision and enhancement of the existing community facilities • The site allocation requires development to protect and enhance the Conservation Area and respect the local context including surrounding residential properties

	• Impacts on neighbouring residents, privacy, daylight and local character. • Pressure on local infrastructure and parking. **Calls for:** • Retention or replacement of community facilities. Development that respects the Conservation Area and surrounding residential properties.	
MH SA09 Farrer Mews	**Support for:** • The improvement of an underused site and delivery of new homes. **Concerns regarding:** • Impacts on existing businesses, servicing arrangements and parking provision. • Traffic movements, access constraints and compatibility between residential and commercial uses. • The scale of development given the site's constrained nature. **Calls for:** • Retention of existing employment uses and support for existing businesses.	• Support noted • Proposals for the site must be supported by a masterplan to address the full range of planning issues and constraints affecting it • The level of development proposed is considered modest • Reprovision of existing employment uses is supported by the site allocation although not a requirement of development

MH SA10 Woodridings Court	**Concerns regarding:** • The proposed density of development and potential overdevelopment of the site. • Impacts on privacy, daylight, outlook and residential amenity. • The site's relationship to the railway line. Pressure on parking, schools, healthcare services and other infrastructure. **Calls for:** • A reduction in the scale of development and a design that better reflects local constraints.	• Concerns noted. The development now has two planning permissions and impacts were assessed in detail as part of a planning application • The Council considers the site remains suitable for allocation and no substantive change is proposed.
MH SA11 Crescent Mews	**Support for:** • Redevelopment of a previously developed site and opportunities to deliver new housing. **Concerns regarding:** • Overdevelopment, building height and density. • Impacts on privacy, daylight, residential amenity and local character. • Parking, traffic and access arrangements. • The loss of employment and commercial uses. **Calls for:** • Retention of employment uses and a more sensitive form of development.	• Support noted • The allocation has been reviewed and alongside other plan policies is considered appropriate • Concerned can be addressed via the site allocation and other detailed policies in the plan

	• Calls for a more sensitive form of development that better reflects the character and operational requirements of the mews.	
Issues Raised Outside the Local Plan	• Concerns regarding the maintenance and condition of roads, pavements and highways. • Requests for changes to bus services, service frequencies and transport operations • Concerns regarding commercial rents, business rates and wider retail market conditions. • Concerns regarding the management and upkeep of existing housing stock and community facilities. • Concerns regarding the enforcement of existing planning permissions and planning conditions.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the relevant Council services where appropriate.

"The concern is that Muswell Hill would be regarded as being somewhere where it is difficult to park and potential customers will go elsewhere." – Muswell Hill and Fortis Green Association (MHFGA)

5.4 Borough-wide Policies (Chapters 18 to 28)

5.4.1 Design (Chapter 18)

Consultation Overview

A total of **100 responses** were received in relation to the Design chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for design-led development, public realm improvements and active frontages that enhance local character and create attractive places.
1. Support for a stronger focus on retrofit, climate-responsive design and better integration of zero-carbon objectives within the design chapter.
2. Calls for stronger guidance on landscape design, trees and green infrastructure, including clearer links between the Design and Green & Blue Infrastructure chapters.
3. Concerns regarding the impact of tall buildings on local character, public realm, parks, open spaces and surrounding neighbourhoods, alongside support for a greater emphasis on mid-rise development.
4. Support for stronger protection of heritage features, local distinctiveness, high-quality shopfronts and streetscape design.
5. Strong support for basement controls and measures intended to prevent overdevelopment and protect groundwater, drainage systems and neighbouring properties.

"Waltham Forest supports the policies in relation to design, which are positive for achieving inclusive growth that is of exemplar design quality, within the tri-borough area." – London Borough of Waltham Forest

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
D1: Haringey Design Principles	**Support for:** • The overall design principles and ambition to improve the quality of development across the borough. • The emphasis on climate resilience, biodiversity and green and blue infrastructure. **Concerns regarding:** • Deliverability and whether extensive design requirements could affect development viability. • The need for adequate Council resources to deliver and enforce the design principles. • An emphasis on responding to existing character could discourage appropriate intensification in sustainable locations. • The clarity of cross-references to other Local Plan policies. **Calls for:** • Greater emphasis on retrofit, climate resilience, renewable energy technologies and embodied carbon reduction.	• Support noted • High-quality design is an essential requirement in line with national and regional planning policy and should have the effect of improving development viability • Concern noted regarding resources needed to secure high-quality design. The Council has well established processes to support this outcome including a Quality Review Panel. • Policy and supporting text has been amended to strengthen links between design, climate resilience, green and blue infrastructure and environmental sustainability, including emphasising the integration of green and blue infrastructure from the earliest stages of the design process.

	• Stronger protection of creative production spaces and existing creative clusters. • A clearer approach to recognising community, social and cultural assets. • Stronger integration of green and blue infrastructure and environmental considerations from the earliest stages of the design process (**Environment Agency**). • Stronger links between design policies and related climate resilience, biodiversity and green/blue infrastructure policies (**Environment Agency**).	• Supporting text has been updated to clarify the need for optimisation of site capacity. The design principles are intended to support well-designed growth whilst ensuring development responds positively to local context and placemaking objectives. • Other policies in the plan provide protection for creative clusters and community, social and cultural assets • No substantive changes made to the overall design principles or policy approach.
D2: Design-led Approach and Delivering Design Quality	**Support for:** • A design-led approach to development and the recognition of natural infrastructure in the design process. The consideration of environmental and amenity impacts. **Concerns regarding:** • The design-led approach resulting in sites not being optimised for housing capacity. • Publication and availability of supporting evidence, including the Characterisation Study (**Historic England**). **Calls for:** • Greater emphasis on repairing and retrofitting existing housing stock. • Stronger consideration of air quality in the design of new residential development.	• Support noted • The design-led approach is in line with the London Plan and considered justified • Evidence base documents informing the policy, including the Character and Placemaking Study, will be published when the Council carries out Regulation 19 consultation. • The Building a Zero Carbon Haringey chapter contains policy prioritising retrofit • Air quality is addressed in Policy CR8 of the Climate Resilience chapter of the plan

	• Greater recognition of environmental constraints and opportunities. • Stronger consideration of groundwater and the water environment (**Environment Agency**). • Stronger controls relating to odour-generating uses and infrastructure (**Thames Water**). • Clearer application of the Agent of Change principle.	• The policy has been amended to include groundwater as a consideration within the natural environment section. • Supporting text has been added regarding odour impacts and the relationship between sensitive development and existing odour-generating infrastructure. • The Agent of Change principle has also been strengthened within the plan as a whole. • Generally, the drafting of this policy has been reviewed to reduce unnecessary duplication and improve clarity where appropriate, in response to comments.
D3: Inclusive Design and D4: Public Realm	**Support for:** • Inclusive design principles, public realm improvements, public toilets, play and social integration. • Recognition of local knowledge in informing design and placemaking. **Concerns regarding:** • A perceived lack of guidance on landscape design and specification. **Calls for:** • Stronger links between public realm, biodiversity and green/blue infrastructure objectives (**Environment Agency**). • Additional guidance regarding planting, landscape design and public realm quality.	• Support noted • The Council will consider the need for additional guidance once the plan is adopted • Policy links between public realm, biodiversity and green and blue infrastructure have been strengthened, including clarification of relevant policy cross-references.

	• Greater weight given to community views and stakeholder expertise in the design process. • Stronger requirements regarding community engagement and additional statements to explain how engagement has influenced proposals. • Stronger recognition of safety and inclusivity considerations in public spaces, particularly from the perspective of women and girls (**GLA**).	• Supporting text has been clarified to support effective community engagement and refer to the Council's Statement of Community Involvement. Additional procedural requirements are not considered necessary. • Supporting text has been reviewed to ensure consistency with strategic guidance relating to inclusive, safe and welcoming public environments.
D5: Active Street Frontages and Shopfronts, D6: Artificial Lighting and Managing Noise Pollution, and D7: Advertisements and Telecommunications	**Support for:** • Improving the quality of shopfronts, active frontages and streetscape design. • Protection and enhancement of active frontages, shopfronts and streetscape quality. • Reduction of light pollution and protection of residential amenity and sensitive receptors. **Concerns regarding:** • Poor quality shopfront alterations, visual clutter and loss of historic architectural features. • The visual impact of telecommunications equipment on streetscape quality and local character. • Light pollution effects on wildlife habitats and watercourses. **Calls for:** • Stronger expectations regarding commercial frontage design. • Greater use of public art and murals.	• Support noted • Concerns noted • Policy D5 already sets clear expectations regarding frontages and shopfronts • Policy D7 is considered to provide a robust policy approach to telecomms infrastructure • The plan supports public art and murals

	• Stronger controls over the siting and appearance of telecommunications infrastructure. • Incorporation of the Agent of Change principle directly into the policy rather than supporting text. • Greater protection of sensitive habitats from lighting impacts (**Environment Agency**).	• Policy D6 has been amended to explicitly incorporate the Agent of Change principle within the policy wording. • Supporting text has been updated regarding noise, lighting, amenity and telecommunications impacts. • Supporting text added to policy D6 in relation to frequencies of light and wildlife
D8: Masterplans and Site Assembly	**Support for:** • Comprehensive planning and coordinated approaches to development of larger sites. **Concerns regarding:** • The application of the policy where development relates to part of a wider site allocation (several developers and land owners including Re:Shape Living, Berkley Square/Micuber Estates, St William Homes and Parkstock Ltd) • The operation of the policy on sites with multiple landowners. • Requirements relating to masterplans, site-wide design codes and delivery strategies. • Potential delays to delivery arising from perceived requirements for comprehensive applications.	• Support noted • The purpose of the policy is to ensure development contributes to wider placemaking objectives and does not prejudice comprehensive development. • Comments from a number of developers and landowners highlighted the need for greater clarity regarding the operation of the policy on multi-landowner sites and where development relates to part of a wider allocation. • Supporting text has therefore been amended to clarify how masterplans should demonstrate that development contributes towards and does not prejudice comprehensive development of the

	Calls for: • Greater clarity regarding the preparation and scope of masterplans. • Greater flexibility regarding site-wide design codes and delivery strategies. • Clarification that development proposals on part of a wider allocation do not require a single comprehensive planning application.	wider allocation area, whilst not requiring applicants to prepare detailed proposals for land outside their control. • No substantive changes have been made to the overall policy approach.
D9: Views and D10: Tall and Mid-Rise Buildings	**Support for:** • A broad range of building typologies and well-designed development that responds positively to local context. • A strategic approach to tall buildings and the identification of appropriate locations. **Concerns regarding:** • Impacts of tall buildings on parks, public open spaces, views and local character. • Over-reliance on tall buildings to meet housing need. • Perceived concentration of taller development in parts of east Haringey. • The application of similar policy requirements to both tall and mid-rise buildings. • Publication and availability of supporting evidence, including the Tall Buildings Study and Local Views Management Framework (**Historic England**). **Calls for:** • Greater consistency with the London Plan Policy definition and measurement of tall buildings (**GLA**).	• Support noted • Corcerns noted. The Local Plan has been prepared to ensure that tall buildings are only permissible in appropriate locations and where development is of a high-quality. • The Council will publish all its supporting evidence at Regulation 19 consultation stage.

	• Greater emphasis on mid-rise development, townhouses and a broader range of scales. • Greater differentiation between tall and mid-rise development. • Additional guidance identifying appropriate characteristics and locations for mid-rise development (**GLA**). • Greater flexibility in assessing the appropriate height of development in suitable locations.	• The definition and measurement of building height have been amended to ensure consistency with the London Plan. • The plan provides support for mid-rise development and other forms of development via a design-led approach • The Council notes the Draft London Plan 2026 Optimisation Framework which has particular relevance to mid-rise buildings. The Proposed Submission Local Plan continues to support a design-led approach in line with the London Plan 2021. The approach to Tall buildings is also in line with the London Plan 2021 and no further flexibilities on suitable locations are proposed.
D11: High Quality Housing, D12: Waste Storage and D13: Residential Extensions	**Support for:** • The objective of delivering high-quality housing. **Concerns regarding:** • Residential quality standards and flexibility in applying emerging guidance. • Clarity of waste strategy requirements and associated guidance. **Calls for:** • Stronger protection of residential amenity and privacy.	• Support noted • Concerns noted. The existing approach to residential quality standards remains justified. Emerging guidance has been noted but does not currently justify amendment to policy requirements. • The existing policy is considered to provide appropriate protection for neighbouring uses.

	• Greater consideration of whole-building energy performance when alterations and extensions are proposed. • Greater flexibility having regard to emerging GLA guidance. • Greater clarity regarding waste strategy requirements, associated templates and supporting guidance. • Updated waste-management terminology and references to current best practice (**Environment Agency**).	• Energy efficiency of buildings is addressed in the plan's Building a Zero Carbon Haringey chapter • Supporting text and references relating to waste strategy requirements have been updated to improve clarity and better identify relevant **ReLondon** guidance. • Terminology has been updated to reflect current waste management practice, including the use of the term "biological treatment".
D14: Basements and Lightwells	**Support for:** • Basement restrictions intended to prevent overdevelopment and protect groundwater, drainage systems and neighbouring properties. **Concerns regarding:** • Cumulative impacts, ecology, sewer flooding and wastewater connections associated with basement development (**Thames Water**). • Flood risk implications of basement development (**Environment Agency**). **Calls for:** • Further restrictions on basement extent. • Greater clarity on setbacks from boundaries • Clarification that relevant basement requirements apply to both existing and new-build homes.. • Independent assessment of basement impacts.	• Support noted • The policy is considered to provide an appropriate balance between allowing basement development where appropriate while avoiding harm from such development.

	• Further technical requirements relating to basement extent, groundwater monitoring and ecological considerations. • Additional measures related to sewer flooding risks (**Thames Water**).	• The policy has been clarified to ensure relevant basement development requirements apply to both existing and new-build homes where appropriate. • The Council considers that detailed drainage and wastewater engineering solutions remain matters for technical assessment and Building Regulations. • Policy and supporting text have been amended to explicitly recognise sewer flooding as a potential risk associated with basement development and to clarify that Basement Impact Assessments should consider this where relevant.
D15: Managing Impacts of Construction	**Support for:** • The overall approach to managing construction impacts **Calls for:** • Stronger requirements for low-emission construction practices, including battery-powered non-road mobile machinery. • Greater consideration of impacts on water quality and the water environment during construction (**Environment Agency**). • Clearer guidance regarding construction logistics and management requirements (**TfL**).	• Support noted • Policy wording has been amended to make explicit reference to impacts on water quality, including potential effects of construction runoff on the water environment. • Supporting text has been revised regarding the preparation of Construction Logistics Plans and their relationship to relevant guidance.

		• Supporting text has also been reviewed in relation to wider environmental performance and construction impacts.
Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • Housing repairs and estate maintenance. • Management of existing highways, shopfronts and public spaces. • Enforcement of existing permissions and operational Council functions.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.2 Heritage (Chapter 19)

Consultation Overview

A total of **51 responses** were received in relation to the Heritage chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the overall objectives and approach of heritage conservation
2. Greater emphasis on adaptive reuse and retrofitting of heritage assets
3. Concerns on the deteriorating quality of conservation areas
4. Concerns on heritage conservation as a constrain to housing delivery and redevelopment
5. Concerns on the impact of tall buildings on conservation areas
6. Calls for review and update of CAAMPS

"I welcome anything that can be done to preserve out built heritage, and welcome the mention of the importance of positive contribution buildings. I'm so sorry this was not in place before the beautiful positive contribution building behind my house on the St Ann's site was demolished."

- Local resident

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
HE1: Built Heritage Conservation Charter	**Support for:** • Preserving built heritage and facilitating inclusive access. **Calls for:** • Stronger recognition, protection and promotion of existing local heritage. • Access to Evidence Base including ▪ Local Views Management Framework ▪ Local Views Topic Paper ▪ Character and Placemaking Study ▪ Tall buildings study	• Support noted. • The policies in the chapter are considered to provide appropriate recognition, protection and promotion of existing local heritage. No change. • The Council's full, up-to-date evidence base will be published alongside Regulation 19 consultation
HE2: Listed Buildings	**Calls for:** • Stronger support for carbon reduction works to listed buildings. • Clearer guidance on adaptive reuse.	• No amendment is proposed as carbon reduction is addressed elsewhere in the Local Plan. • No change is proposed to adaptive reuse as the existing policy approach is considered appropriate and consistent with planning practice guidance.
HE3: Registered Parks and Gardens	**Support for:** • Managing temporary events on registered parks and gardens.	• Support noted

HE4: Conservation Areas	**Concerns regarding:** • The deteriorating condition and quality of existing conservation areas. • Conservation areas as a constraint to housing delivery amid housing crisis. **Calls for:** • New conservation designations and stronger protection within existing Conservation Areas • De-designation of boundaries of Conservation Areas to support housing delivery. • Conservation Area Appraisal to assess tall building zones that overlaps with conservation areas (**Historic England**).	• Concerns noted. The plan takes a positive approach to heritage-led placemaking. • The Council does not consider there are any further areas of the borough which merit designation as a Conservation Area. Existing policy and legal protections are considered appropriate. • The Council does not support de-designation of Conservation Areas • Supporting text has been expanded to include updates and boundary reviews to CAAMPS. • Conservation considerations have informed the choice of locations potentially suitable for tall buildings.
HE5: Non-Designated Heritage Assets and Archaeology	**Calls for:** • Reference the Greater London Archaeological Advisory Service (GLAAS) as the advisers on matters related to non-designated heritage and archaeology (**Historic England**) • Include the Greater London Historic Environment Record (GLHER) as evidence for identifying non-designated assets (**Historic England**)	• Supporting text has been expanded to reference GLAAS and GLHER • Policy wording has been amended to Archaeological Desk Based Assessment • The Council considers that existing designations are appropriate and evidence-based but will review these in future where necessary and justified

	• Amend ‘Archaeological Impact Assessment’ to the industry standard term ‘Archaeological Desk Based Assessment’ (**Historic England**) • A review of local listed parks and gardens to include open spaces of cultural, landscape or heritage value (**London Garden Trust**)	

5.4.3 Culture (Chapter 20)

Consultation Overview

A total of **84 responses** were received in relation to the Culture chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong overall support for the vision of creating a culturally rich and inclusive borough.
2. Calls for stronger recognition and protection of existing creative communities, cultural assets, and creative clusters across the borough.
3. Strong overall support for the warehouse living policy.
4. Calls for greater protection for existing residents within warehouse living areas, particularly in relation to affordability, displacement, and design quality.
5. Requests for closer alignment between warehouse living proposals and wider sustainability and retrofit objectives, while recognising the need to maintain development viability.

"It almost goes without saying that warehouse living is unique and culturally important. This policy is a real opportunity to protect something special in Haringey, something which makes the borough genuinely special and valuable to residents and non-residents alike."

- Resident of the Warehouse Living District

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
C1: A Culturally Rich Borough	**Concerns regarding:** • The extra requirement for a Cultural Wellbeing Action Plan on top of a Design & Access Statement **Calls for:** • Designating Green Lanes as a Cultural Quarter	• The policy has been amended to require a Cultural Infrastructure Statement rather than a Cultural Wellbeing and Action Plan. It is clarified that this may be included within the Design & Access Statement. • No amendment is proposed to designate Green Lanes as a cultural quarter as it is not considered to contain sufficient mass of cultural facilities to justify designation. Green Lanes is instead supported as a Major Town Centre under the Proposed Submission Local Plan's town centre policies.
C2: Cultural Facilities	**Support for:** • The protections for cultural facilities, the presumption against loss, and the Agent of Change approach.	• Support noted. Policy change to provide same level of protection as social infrastructure as set out in Policy S2. Protection broadened to culture, sports and recreation facilities.
C3: Meanwhile, Ancillary and Flexible Cultural Uses	**Concerns regarding:** • The effectiveness of meanwhile spaces as a means of nurturing creative businesses.	• Concern noted. There are various meanwhile spaces in the borough which have provided important temporary and low-cost space for small and growing businesses. No change is proposed.
C4: Public Art	**Support for:** • Public art and murals, including proposals for painted carparks and empty buildings.	• Support noted

	Calls for: • Recognition of the use of bio-degradable materials which will blend back into the environment as they decay for public art proposals. (**Friends of the Earth**)	• Policy wording amended to include the use of bio-degradable materials.
C5: Tottenham Creative Enterprise Zone	• No comments received	• N/A
C6: Warehouse Living	**Support for:** • the retention and improvement of warehouse living accommodation and the community. • co-designing and retrofit-first approach to guide redevelopment proposals. **Concerns regarding:** • the requirement for a retrofit-first approach being not feasible or viable for older warehouse living buildings and could restrict opportunities for redevelopment. • a mandatory masterplan requirement may be disproportionate for smaller-scale proposals. **Calls for:**	• Support noted • The plan supports a retrofit-first approach as set out in Policy D1 and CE2. This applies to all development but allows flexibility where appropriate. • Policy revised to confirm applications for the improvement, extension or refurbishment of existing buildings or temporary structures will not be required to prepare a full masterplan. forward. • Comment noted but no change to policy deemed necessary. • No change to allow higher value uses such as residential element as they have the potential to

	• the recognition of existing lawful planning uses as the baseline for preparing masterplans and assessing redevelopment proposals. • recognition of development viability challenges and the potential need for complementary higher value uses to support delivery.	undermine warehouse living and employment function.

5.4.4 Climate Resilience and Adaptation (Chapter 21)

Consultation Overview

A total of **77 responses** were received in relation to the Climate Resilience and Adaptation chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for climate adaptation and resilience policies, particularly those promoting urban cooling, flood risk management, sustainable drainage, air quality improvements, and nature-based solutions.
2. The importance of protecting, retaining and enhancing mature trees, green infrastructure and permeable landscapes due to their contribution to urban cooling, flood mitigation, biodiversity and wider climate resilience outcomes.
3. The implementation, monitoring and enforcement of the policies should be improved, including the need for clearer delivery mechanisms, stronger policy requirements and greater certainty that intended outcomes will be achieved.
4. The need for the policies to be reviewed to incorporate up to date flood planning requirements.
5. The need for the plan to include policies relating to water and waste water supply and infrastructure.
6. Calls for the policies to address a broader range of sources of climate and environmental impacts, including vehicle emissions, traffic, restaurant charcoal grills, and the role of sustainable transport in improving air quality.

"We welcome the policy [CR3 Minimising Overheating Risk in Buildings] and its focus of passive measures such as natural ventilation and dual aspect. Extreme weather events are becoming more frequent and for many individuals (particularly older people, babies and children and those with certain health conditions and medications) overheating can have serious health consequences which can be prevented through adequate cooling measures." – NHS Property Services (formerly NHS London Healthy Urban Development Unit.)

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
CR1: Climate Adaptation and Resilience	**Support for:** • Climate adaptation, climate resilience policies to support climate action. • Nature-based solutions and evidence-based interventions to support climate resilience. • Support for protecting, increasing and enhancing green spaces, tree cover and vegetation. **Concerns regarding:** • Lack of implementation and monitoring framework to ensure that the climate adaptation and resilience aspirations would be achieved. **Calls for:** • Strengthening the policy to recognise the role of the natural environment to deliver measures to reduce the effects of climate change and avoiding factors which may lead to exacerbate climate change. (**Natural England**)	• Support noted • The policy implementation and supporting text has been reviewed and amended in Policy CR1 as well as other policies in this chapter of the plan to clarify how proposals are expected to prioritise climate resilience and respond to and mitigate risks through the development process. • Policy has been re-drafted so it is more strategic and holistic including being clear about prioritising nature-based solutions and the protection, enhancement and connectivity of green and blue infrastructure, wherever possible to strengthen climate resilience

CR2: Supporting Urban Cooling	**Support for:** • Policies that contribute to tackling the effects of the Urban Heat Island Effect. (**NHS London HUDU**). • The provision of cool spaces as a proactive approach to support climate adaptation and resilience and providing cooling relief during periods of extreme heat. • Policies that encourage urban greening and nature-based solutions to effectively contribute to urban cooling and wider climate resilience outcomes. **Concerns regarding:** • The approach to urban cooling is reactive and not adequate to prevent overheating in urban spaces. **Calls for:** • Stronger policies to ensure that trees are retained to support and maintain tree canopy cover. • Clarity on how the requirement to provide Cool Spaces is expected to be implemented. (**YMCA London City and North**) • Stronger policy wording to expect developments to provide high albedo and non-dark coloured roofs as well as consideration of alternative shading devices to support urban cooling. (**Haringey Climate Forum**)	• Support noted. To note, cool space requirements have been amended in the Proposed Submission Local Plan so they are more proportionate and justified. • The approach to urban cooling has been reviewed against national and regional planning policy requirements and is considered appropriate for establishing development requirements for managing overheating in public spaces. • Tree protection is provided for by policy G6 which has been further strengthened • Requirements around cool spaces have been amended in the policy so that the requirement is more proportionate • Policy relating to passive cooling measures in development design schemes has been expanded to include the consideration of surface treatment and material selection options that reduce heat absorption and storage. • Additional policy has been added to require developments to minimise the rejection of waste heat from buildings and associated infrastructure.

		• Supporting text has been strengthen relating to the potential for nature-based solutions including blue and green infrastructure to contribute to urban cooling and broader climate resilience objectives.
CR3: Minimising Overheating Risk in Buildings	**Support for:** • No specific comments received in support of this policy however there was a consensus of support for policies that encourage the mitigation of overheating risk in buildings . **Concerns regarding:** • No specific concerns received. **Calls for:** • The Cooling Hierarchy and overheating policies to recognise alternative technologies to provide cooling, such as air source heat pumps. (**Haringey Climate Forum and Friends of the Earth**) • Both new developments and retrofits to be required to incorporate shading to the public realm. • Clarity on how the Cooling Hierarchy is expected to be implemented.	• The Haringey Cooling Hierarchy and its implementation have been reviewed against supporting evidence and regional and local policy. The approach is considered to be consistent with the Council's climate adaptation and resilience and net zero carbon ambitions. • Additional supporting text added to support the implementation of the Cooling Hierarchy. • Overheating Assessment requirements have been amended to be in accordance with updated best practice standards.
CR4: Managing and Reducing Flood Risk	**Support for:** • Support for opening culverted waterways through green spaces. **Concerns regarding:**	• Support noted • The Local Plan is supported by a proportionate flood risk evidence base in line with national policy which considered cross-boundary flood risk

	• Lack of supporting evidence that considers the strategic flood risk impacts outside of the borough. (**Freehold Community Association**) **Calls for:** • Polices to be reviewed to ensure consistency with the flood planning requirements contained within the National Planning Policy Framework and other relevant national guidance. (**EA**) • Updating the policies to reference the need to avoid adverse groundwater flood impacts on neighbouring boroughs. (**LB Waltham Forest**) • Policies and supporting text to acknowledge the significance and potential for sewer flooding which may occur outside of the floodplain, with recommendations for developments with new basements to require the installation of a suitable pumped device. (**Thames Water**)	impacts and existing work being undertaken that supports regional surface water flood management in London. • Following comments received from the EA, Thames Water and LB Waltham Forest, the policy and supporting text have been reviewed and amended to address issues raised.
CR5: Sustainable Drainage	**Support for:** • The approach to reducing surface water flood risk by utilising SuDS measures to control surface water run-off from developments, and continued engagement regarding cross-boundary climate change mitigation. (**LB Islington**) • Proposed policies that prevent the loss of permeable surfaces and soft landscaping. • Encouraging SuDs to maximise biodiversity, enhance local amenity and recreation, improve water quality, and support better soil infiltration.	• Support noted

	Concerns regarding: • The lack of groundwater protection controls in the plan. The **EA** provided suggestions on how the policies could be further improved to address this issue. • Existing flooding and drainage issues along Green Lanes, leading to Crouch End. **Calls for:** • Policies and supporting text to be expanded to refer to regional strategies related to surface water management to support the implementation and delivery of new and retrofitted SuDS. (**EA**) • Specific reference to the need for developments to avoid increasing pluvial flood risk in neighbouring boroughs. (**LB Waltham Forest**) • Additional guidance to reiterate that surface water discharge to the foul and combined sewer network should be discouraged as this can contribute to increased sewer flooding risk. (**Thames Water**) • The Council to identify and dedicate underutilised green spaces for flood management purposes. (**CPRE London**) • The requirement for the retention of mature trees and increased tree pit sizes to support sustainable drainage objectives. (**Haringey Tree Protectors)**	• Following comments received from the EA and Thames Water, LB Waltham Forest, the policy and supporting text have been reviewed and amended to address issues raised. • The policies and recommended measures to mitigate surface water flood risk and manage sustainable drainage have been updated in line with the recommendations in updated Haringey Level 1 Strategic Flood Risk Assessment 2026 and other supporting evidence. • The plan contains a comprehensive Trees policy recognising the multiple benefits trees provide to the borough
CR6: Resilient Onsite Water and Wastewater Management	**Support for:** • No specific comments received.	

	Concerns regarding: • The omission of on-site management of wastewater and water supply infrastructure policies in the draft local plan. (**EA, Thames Water**) **Calls for:** • The policies to be updated to clarify the intended implementation of the water efficiency policies. **Thames Water and the EA** additionally recommended that the London Plan water consumption standards be explicitly stated in the supporting text. • Additional supporting text to ensure that developments engage with the water/wastewater company as early as possible to assist with identifying any potential water and wastewater capacity issues and upgrade requirements. (**Thames Water**)	• Following comments received from the EA and Thames Water, the policies and supporting text have been reviewed and amended to address concerns raised. This includes reintroducing water supply and wastewater infrastructure policies into the plan and amending the policy title accordingly for clarity. • Additional guidance added to the supporting text to detail the required London Plan water consumption standards. • Supporting text amended to reiterate that early engagement with Thames Water should be undertaken to identify any potential constraints to ensure that there is adequate water and wastewater infrastructure to serve the development. • Additional notes have been included within site allocation design guidance to indicate where there may be capacity constraints on the potable and sewer treatment infrastructure network as advised by Thames Water. • Policy enhanced to require all major development proposals to submit a supporting Water/Wastewater Utilities Assessment.
CR7: Subsidence	**Support for:** • No specific comments received. **Concerns regarding:** • The proposed policies duplicating the subsidence assessment requirements already required in the	• The policy requirements have been reviewed against national and regional planning policy,

	Building Regulations. (**Union 4 Planning obo Parkstock Ltd**) **Calls for:** • No specific comments received.	relevant Building Regulations and climate change evidence. A revised approach has been proposed to require the submission of a Subsidence Risk Statement where proposals are identified to be within an area of potential subsidence risk. The Subsidence Risk Statement is intended to be a higher-level document than the previously proposed Land Stability Assessment, which aims to proactively identify and assess potential risks and inform early design considerations where practicable within the scope of the planning process.
CR8: Air Quality	**Support for:** • No specific comments received. **Concerns regarding:** • The need to address air quality issues on Green Lanes, particularly in relation to emissions from restaurants using charcoal grills. **Calls for:** • The policy implementation requirements to be reviewed and clarified. • The plan to additionally address air pollution issues arising from roads and vehicle emissions. **TfL** additionally recommended that text be added to draw a link to how reduced car parking and the implementation of sustainable travel policies can contribute to improved air quality outcomes.	• Air quality issues such as emissions from food and beverage premises are outside the scope of this policy and have been responded to in relation to managing the impact of odours for new developments. It is noted that concerns raised regarding nuisance smells arising from existing premises is an environmental health matter outside the planning system. • The policies and supporting text have been reviewed against up-to-date evidence and amended for clarity. • The supporting text has been added to incorporate TfL's suggestions.

		• Transport emissions are a consideration of the Air Quality Assessment requirements. Additionally, reducing transport emissions will also be addressed through the proposed sustainable growth strategy and supporting sustainable travel policies.
Issues Raised Outside the Scope of the Local Plan	• Concerns raised in relation to existing permitted development rights and the lack of clarity and ease of process to retrofit and install heat pumps in homes. • Calls for residents to have easy access to information about their nearest cool space.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.5 Building a Zero Carbon Haringey (Chapter 22)

Consultation Overview

A total of **70 responses** were received in relation to the Building a Zero Carbon Haringey chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for ambitious action to achieve net zero carbon development and address the climate emergency.
2. Strong support for a retrofit-first approach, circular economy principles and reducing embodied carbon.
3. Support for improving energy efficiency standards and maximising renewable energy generation.
4. Mixed views regarding district energy networks, carbon offsetting and the role of energy-from-waste infrastructure.
5. Calls for greater support to help existing residents and businesses reduce carbon emissions through retrofit and community energy initiatives.
6. Requests for clarification regarding policy implementation, whole-life carbon assessments, heating and cooling technologies, and the application of zero-carbon requirements.

"We support the emphasis placed on Retrofit First Approach and the circular economy and the recognition that adapting heritage buildings to the impacts of the changing climate will safeguard their continued use."

- Alexandra Park and Palace Charitable Trust

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
ZC1: Achieving a Zero Carbon Balance	**Support for:** • Ambitious action to tackle climate change and deliver net zero carbon development. • The overall direction of the policy and alignment with the Council's climate emergency objectives. **Concerns regarding:** • Potential impacts on housing affordability and development viability. • Confusion regarding the relationship between climate resilience and zero carbon policies. • Whether sufficient emphasis is placed on overheating and cooling measures. **Calls for:** • Greater clarity regarding application of the policy to different forms of development. • Consideration of wider environmental impacts beyond carbon emissions alone. • Updates to reflect emerging changes to London Plan energy policies.	• Support noted • The financial impact of the policies been assessed via a Whole Plan Viability Assessment which finds they are deliverable • The Climate Resilience & Adaptation chapter has dedicated policies for urban cooling and overheating risk • Climate resilience and adaptation chapter policies and Building a Zero Carbon Haringey chapter policies are complementary and work togetehr to deliver a more sustainable and resilient borough • Policy wording has been revised to clarify the distinction between operational energy, operational carbon and whole life carbon emissions. • The policy and supporting text have been updated to ensure they clearly define what constitutes a "Zero Carbon Balance" and how

	• **Haringey Climate Forum** and **Friends of the Earth** called for a stronger whole-building approach to retrofit when development proposals involve substantial alterations to existing buildings.	applicants are expected to demonstrate compliance. • References to embodied carbon have been revised to focus on minimising Whole Life Carbon emissions and complying with embodied carbon targets where applicable. • Supporting text has been expanded to explain how the policy contributes to wider Local Plan placemaking objectives. • Emerging changes to London Plan energy policies have bene addressed in relation to the detailed policies in the chapter • No substantive changes have been made to the overall objective of achieving net zero carbon development and tackling climate change.
ZC2: Embodied Carbon and Retrofit	**Support for:** • The proposed Retrofit First approach. • Reducing embodied carbon through reuse, refurbishment and retrofit of existing buildings. • The **Haringey Climate Forum** expressed strong support for requiring Whole Life Carbon Assessments and Circular Economy Statements for major development proposals. **Concerns regarding:**	• Support noted

	• The embodied carbon implications of major infrastructure and energy networks. • Complexity and cost of assessment requirements, particularly for smaller proposals. • A number of landowners and developers raised concerns regarding the scope and documentation requirements for Whole Life Carbon Assessments. **Calls for:** • The **NHS London Healthy Urban Development Unit (HUDU)** called for a more tailored approach to embodied carbon targets for health care facilities. • Stronger references to retrofit best practice and whole-building approaches. • Greater emphasis on durability, adaptability and whole-life carbon performance. • Greater guidance and support for residents undertaking retrofit projects.	• Policy ZC2 has been revised to place greater emphasis on Whole Life Carbon assessment and Retrofit First principles. • Upfront embodied carbon targets have been updated to align with the UK Net Zero Carbon Building Standard. • The policy takes a proportionate approach to documentation requirements for schemes of different sizes • Requirements for healthcare facilities have been updated to reflect the relevant sector-specific targets published in the NHS Net Zero Building Standard, in response to comments received from the **NHS London Healthy Urban Development Unit (HUDU)**. • The policy and supporting text has been clarified to explain when Whole Life Carbon Assessments are required and how applicants are expected to demonstrate compliance with the embodied carbon hierarchy. • Retrofit First principles have been retained and strengthened through the policy framework and supporting text. • A requirement for pre-redevelopment audits has been introduced to ensure opportunities for

		retention, reuse and retrofit are considered before demolition. • Following adoption of the plan the Council will consider the need for supporting guidance for common forms of retrofit.
ZC3: Supporting the Circular Economy	**Support for:** • Minimising construction waste and supporting circular economy principles. • Reuse of materials and reducing resource consumption. **Concerns regarding:** • Application of circular economy principles beyond major development. **Calls for:** • The **Environment Agency** called for the wider application of circular economy principles, beyond referable developments.	• Support noted • Council considers that the policy already provides a proportionate framework for circular economy principles with all schemes required to demonstrate these but stricter requirements on major developments • An additional policy target for reused and recycled content has been included in line with the emerging Draft London Plan. • Wording added to support the meanwhile use of circular economy infrastructure, in line with the emerging Draft London Plan. • Supporting text reviewed and amended to clarify references to BIM and include requirement for Circular Economy Statements to measure and report the amount of existing building fabric, structure and materials to be retained, reused and recycled as part of proposals.

ZC4: Energy Efficiency	**Support for:** • Improved building performance and lower energy consumption. • Energy efficiency improvements to both new and existing buildings. • Recognition that improving the performance of heritage assets can support their long-term use. **Concerns regarding:** • Clarity regarding modelling requirements and assessment methodologies. • Building performance gaps between design and construction. **Calls for:** • Stronger requirements relating to operational performance and retrofit. • Greater clarity regarding energy performance standards. • Additional guidance regarding energy modelling methodologies. • The **NHS London Healthy Urban Development Unit (HUDU)** called for a more tailored approach to energy use targets for health care facilities.	• Support noted . • Proposed energy efficiency policy targets for new buildings have been retained (ie. space heating demand (SHD) and energy use intensity (EUI) targets). • Energy efficiency policy targets for all other types of development have been updated to reflect the UK Net Zero Building Standard. This includes requirements for residential conversions. • Policy wording and supporting text have been amended to improve clarity regarding allowances for highly constrained retrofit and requirements relating to the assessment of energy performance. • Energy efficiency policy targets for healthcare facilities have been updated to align with the NHS Net Zero Building Standard in response to comments received from the **NHS London Healthy Urban Development Unit (HUDU)**.
ZC5: Low and Zero Carbon Heating Infrastructure	**Support for:** • Transitioning away from fossil fuel heating systems.	• Support noted

	• Expansion of low-carbon heating infrastructure and renewable energy sources. • Decentralised Energy Networks (DENs), supported by the **London Borough of Islington**. **Concerns regarding:** • The environmental and financial performance of decentralised energy networks. • Reliance on energy-from-waste heat sources. • Use of temporary gas boilers pending future network connections. • Operational requirements of healthcare facilities and resilience of energy systems. The **NHS London Healthy Urban Development Unit (HUDU)** highlighted the need for flexibility for healthcare facilities requiring reliable heating, cooling and backup systems. **Calls for:** • Greater emphasis on local renewable energy generation. • More detailed assessment of alternative heating technologies. • Clearer consideration of cooling requirements alongside heating infrastructure. • Additional guidance regarding Ground Source Heating and Cooling systems, requested by the **Environment Agency**.	• Policy ZC5 has been reviewed and updated to align with national policy and the emerging approach in the Draft London Plan with a focus on lowest cost (for users) and lowest carbon heating solutions. • Requirement for major proposals not to prejudice future delivery or expansion of heat networks has been retained. • The policy has been amended to remove the previous allowance for interim gas boilers. • New requirements added for proposals anticipated to generate significant waste heat, including requiring a Waste Heat Organisatoin Plan, where relevant. • The policy framework has been reviewed to ensure that specialist development types, including healthcare facilities, can continue to operate safely and effectively whilst contributing towards decarbonisation objectives, responding to concerns raised by **NHS London Healthy Urban Development Unit (HUDU).** • Supporting text has been reviewed regarding Ground Source Heating and Cooling systems and relevant groundwater protection guidance.

ZC6: Renewable Energy: On-site, Off-site and Offsetting	**Support for:** • Maximising renewable energy generation on new developments. • Supporting community energy and local renewable energy initiatives. **Concerns regarding:** • The effectiveness of carbon offsetting in delivering genuine carbon reductions. • Accessibility of renewable energy initiatives to existing residents and communities. • The practicality of renewable energy requirements for high-energy-use buildings. • The **NHS London Healthy Urban Development Unit (HUDU)** noted that healthcare facilities may face physical and operational constraints in delivering large-scale onsite renewable energy generation. **Calls for:** • Greater support for community-led renewable energy projects. • Greater clarity regarding offsetting arrangements and funding mechanisms. • Stronger engagement with local community energy organisations, including comments from the **Haringey Climate Forum**.	• Support noted • The policy involves a comprehensively revised energy offset approach which takes account of consultation feedback, best practice and the Council's evidence including around development viability • The offsetting framework is considered robust, effective and consistent with the borough's wider decarbonisation strategy. • Supporting text has been reviewed regarding renewable energy generation, community energy opportunities and carbon offsetting arrangements. • The Council recognises that some specialist development types may face practical constraints in delivering onsite renewable energy generation but considers that the policy makes sufficient allowance for this. • Policy wording and supporting text has been amended to clarify that offset rates will not be charged for retrofit development, to support and encourage the delivery of retrofit proposals. • Supporting text has been amended to strengthen references to engagement with community energy organisations and initiatives.

	• Review of the proposed offsetting approach and greater transparency regarding calculation and application of offset rates.	
ZC7: Assuring Energy Performance	**Support for:** • Monitoring and verifying actual energy performance outcomes. • Measures intended to address the performance gap between design and operation. **Concerns regarding:** • Monitoring arrangements and evidence requirements. • Clarification regarding the application of Retrofit Method Statements to non-residential and heritage assets. This issue was raised by the **Alexandra Park and Palace Charitable Trust**. **Calls for:** • Greater clarity regarding documentation requirements, monitoring arrangements and implementation	• Support noted • Policy wording and supporting text have been amended to improve clarity regarding Energy Statements, Retrofit Method Statements and performance verification requirements. • References to assessment and monitoring methodologies have been reviewed to ensure consistency throughout the chapter. • Requirements relating to retrofit and building performance documentation have been clarified • Supporting text has been reviewed to provide greater clarity regarding implementation and evidence requirements.

Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • National energy pricing and regulation. • UK energy security policy. • Building Regulations and national permitted development rights. • Wider energy infrastructure matters and national power grid investment.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate organisations and Council services where appropriate.

5.4.6 Sustainable Travel (Chapter 23)

Consultation Overview

A total of **115 responses** were received in relation to the Sustainable Travel chapter.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for walking, wheeling and cycling improvements.
2. Support for improved public transport, particularly east-west connectivity.
3. Greater emphasis on accessibility and inclusion for disabled people, older people and those with mobility impairments.
4. Mixed views regarding car-free development and parking provision.
5. Support for reducing vehicle crossovers and protecting streetscape quality.
6. Requests for stronger guidance relating to freight, servicing and delivery management.

"Accessible car parks with designated disabled parking spaces close to entrances are essential for people with mobility impairments, and the older population. These spaces should be wide enough to accommodate wheelchair users and have clear, step-free paths leading to key destinations." – Joint Partnerships Board

Summary of Responses to Draft Policies

Policy	Main Issues Raised	Our Response
T1: Achieving Sustainable Travel	**Support for:** • The overall policy including its sustainable travel ambitions and vision-led approach to transport planning. • The contribution sustainable travel can have towards reduced carbon emissions and broader environmental outcomes as supported by **National Highways, The Haringey Cycling Campaign, Highgate Society, Lee Valley Regional Park Authority**. **Concerns regarding:** • Lack of clarity regarding implementation and delivery mechanisms within the polices. This view was expressed by **Highgate Conservation Area Advisory Committee and several individuals**. • Potential impacts to the Strategic Road Network (**National Highways**). **Calls for:** • Various updates to Figure 208: Map of Transport Infrastructure in Haringey. • Review of the proposed transport hierarchy to consider e-vehicles and technological advancements (**Highgate Society**).	• Support noted • Supporting text and policies have been amended to clarify and provide additional guidance on the vision-led approach to transport planning in the context of the Local Plan. • Policy and supporting text have been amended to clarify how the policy will be implemented and when developer contributions would be sought. • Engagement undertaken with National Highways and Transport for London (TfL) regarding impacts to highways. • The Transport Map has been updated. • The Transport Hierarchy for movement and allocation of road space has been reviewed and amended to align with the Haringey Walking and Cycling Action Plan 2022.
T2: Walking	**Support for:** • The prioritisation of pedestrian movement and increased provision of walking routes in the borough	• Support noted

	was strongly supported by various stakeholder groups and individuals. **Concerns regarding:** • The safety and accessibility of existing pavements for children, older people, disabled people and people with mobility needs. This issue was raised by the **Highgate Conservation Area Advisory Committee, Highgate Neighbourhood Forum and Highgate Society**. • Loss of mature trees resulting from public realm improvements. **Calls for:** • Inclusion of Active Travel Zone (ATZ) Assessment for night-time (**TfL**). • Improved and widened footpaths, reduced street clutter and reconfiguration of the kerbside space.	• 'Wheeling' added to the policy title and accessibility and inclusive design aspects strengthened throughout the policy. • Policy amended to add the requirement for developments to demonstrate alignment with the Council's key strategic documents related to the delivery of walking and wheeling routes in the borough. • Trees protected by Policy G6 in the Green & Blue Infrastructure chapter • Policy revised to include the requirement for night-time Active Travel Zone (ATZ) Assessments. • Policy and supporting text were amended to reference key public realm design documents to guide good quality and inclusive design outcomes of the streetscape.
T3: Cycling	**Support for:** • Policies that support safe cycle travel and improved east-west links. **Concerns regarding:** • The accessible cycle parking policy requirement being too onerous (**Union 4 Planning obo Parkstock Ltd**). • The accessibility and safety of existing and proposed cycle routes and the conflicts with shared kerbside space by the (**Fountain Area Residents Association**). **Calls for:**	• Support noted • Policy amended to reduce the provision of Sheffield stands from 25% to 20% and 'most accessible type' for flexibility. • Policy and supporting text strengthened to ensure that proposals give greater consideration of safe,

	• Increased provision of connected and safe cycle infrastructure across the borough including in Green Lanes, Muswell Hill and Highgate areas. **Natural England and Canal River Trust** noted that links should be accessible to blue and green spaces. • All major developments to contribute to strategic cycling infrastructure, not just developments within 400m of the network, requested by TfL. • Increased provision of cycle hangars and cycle storage sheds and that they be made from sustainable materials, complement the streetscape, and do not cause clutter. This matter was raised by several groups including, **Highgate Conservation Area Advisory Committee, Highgate Neighbourhood Forum and Highgate Society.** • Revised cycle parking standards to reflect the GLA's Support for Housebuilding London Planning Guidance, raised by **SM Planning obo CGFS Hornsey Ltd (Fifth State), Re:Shape and Union 4 Planning obo Parking Stock Ltd.** • Improved policy guidance to encourage cycling journeys for non-residential developments (**Haringey Cycling Campaign**).	accessible, inclusive and high-quality cycling environment. • Policy T1 amended to specify that all developments are expected to support the transport vision by contributing to the delivery of transport infrastructure (including cycle infrastructure), proportionate to the location and scale of the proposal. • The cycle storage in front gardens policy was revised to include consideration of impact to streetscape and integration of sustainable solutions. • Expanded policy wording relating to the provision of supporting facilities for major developments that include places of work.
T4: Public Transport	**Support for:** • The proposed supportive approach to public transport including protection of existing and planned public transport infrastructure and/or enhancements was supported by **TfL** and **Network Rail**.	• Support noted

	• Developer contributions to support the financing and delivery of alterations and improvements to public transport infrastructure (**Network Rail**). • Improved public transport infrastructure and services within the borough was strongly expressed from respondents. **Concerns regarding:** • Effectiveness of the proposed sustainable travel ambitions without improved public transport infrastructure, particularly in areas not located near stations. • The inclusion of the freight railhead safeguarding policy within Policy T4 Public Transport which could get overlooked, (**Firstplan Ltd obo Holcim UK Ltd**). **Calls for:** • Increased east-west public transport links was strongly expressed by several respondents. • Greater consideration of accessibility at, to and from stations including step-free access. • The Local Plan to include bus servicing requirements and refer to Haringey's participation in the TfL's Better Bus Partnership programme, requested by **TfL**. • Continued Council and developer consultation with Network Rail for any sites adjacent or near to railway assets.	• Supporting text added to note the Council's ongoing support and advocacy for public transport improvements and the delivery of key strategic projects in Haringey. • Policies have been amended to clarify that proposals should contribute toward improvements to the bus network, including bus priority measures and bus standing facilities. • The proposed policy regarding safeguarding of railheads was shifted to Policy T7 Freight, Deliveries and Servicing. • Policy expanded to encourage proposals to integrate transport solutions to enable safe, inclusive and accessible connections. • Supporting text revised to emphasise that developers are expected to undertake early engagement with TfL, Network Rail and any other relevant public transport operators.
T5: Car Parking	**Support for:** • Car-free development and car-lite policies in locations well connected to public transport. Reduced car parking	• Support noted

	provision to support sustainable travel and reduced emissions aspirations was also expressed from several respondents. • Parking stress studies to inform case-by-case decisions. **Concerns regarding:** • The proposed car parking standards, including the approach to car-free development, disabled parking standards and proposed higher level of permissible parking where existing housing is being redeveloped, as raised by **TfL**. Concerns regarding the disabled parking standards was also raised by **Union 4 Planning obo Parkstock Ltd**. • Impact on disabled and other vulnerable groups, such as families with children and elderly due to restrictive parking policies, which could consequently increase on-street parking stress. • Implication to the policies due to the loss of Zipcar club operators was expressed by several respondents. **Calls for:** • Improved public transport links before the introduction of reduced car parking standards. • Accessible car parks with designated disabled parking spaces close to entrances (**Joint Partnership Board**). • Broader consideration of local conditions and alternative sustainable travel modes when establishing car parking standards.	• Policy amended so that car-free development is the starting point for establishing car parking provision. • The policy and supporting text relating to the requirement of parking stress surveys was refined and the expected types of mitigation measures to be secured was clarified. • The disabled parking policy and supporting text was amended to clarify that 10% of disabled parking provision delivered at the outset would be for social and affordable housing proposals or where there is a demonstrated need. Additionally, the policy was strengthened to protect disabled parking for its intended users and guidance was added to support implementation and delivery of disabled parking bays. • The policy seeks to provide an appropriate level of car parking for those who require it balanced against the need to deliver an efficient and sustainable form of development • The plan advocates for public transport improvements and the delivery of key strategic projects in Haringey. • The supporting text has been expanded to make clear that, where disabled parking is provided, car parking

	• Reinstating policy requirements relating to car parking in front of gardens as per existing Local Plan policy DM34 (**Haringey Crossover Group**).	spaces are to be located within the development and in close proximity to the nearest entrance or lift. • The requirements of Policy DM34 have been partially reinstated in Policy T6.
T6: Vehicle crossovers and Front Gardens	**Support for:** • The retention of the proposed vehicle crossover policy (**Haringey Crossover Group**). • Policies that deter new vehicle crossovers to maintain existing local character and protect existing trees. **Concerns regarding:** • Potential for vehicle crossover restrictions to push cars onto the street which could cause safety and accessibility issues for households with children and elderly residents. **Calls for:** • A more restrictive approach towards restricting vehicle crossovers.	• Support noted. • Concern noted. The policy seeks to balance a range of considerations. The Council has wider policies to manage on-street car parking. • The policy wording has been strengthened to more transparently resist new vehicle crossovers. • Additional criterion added to the policy including the need for developments to demonstrate that proposals will not negatively impact walking, wheeling or cycling, or highway safety.
T7: Freight, Deliveries and Servicing	**Support for:** • No specific comments provided. **Concerns regarding:** • Potential restriction of deliveries and servicing needed for businesses and residents. **NHS** highlighted the	

	current challenges with ambulance and emergency services parking and access where treatment is carried out at patients' homes, particularly for care homes. • Increased congestion and safety impacts from delivery vans due to lack of parking. • Restrictive delivery servicing time periods that may not align with the needs of all types of lifestyles. **Calls for:** • Reference to the requirement of Construction Logistics Plans and Delivery and Servicing Plans (TfL).	• Concerns noted. Policy wording was strengthened to set out the Council's expectations regarding adequate and sustainable provision of deliveries and servicing. • Cross-reference to Delivery and Servicing Plans and Construction Logistics Plan requirements was incorporated into the policy.
Issues Raised Outside of the Scope of the Local Plan	• The Council should work with TfL to extend the operation of bus lanes to be 24/7, 365 days a year, shared with cyclists, suggested by the **Gardens Resident Association, Highgate Neighbourhood Forum and the Highgate Conservation Area Advisory Committee.** • Recommendations provided by the **Highgate Neighbourhood Forum and Highgate Conservation Area Advisory Committee** that the Council initiate a taskforce to address and manage street clutter issues and introduce a policy for e-bike share schemes as part of a London-wide initiative to increase availability. • **Haringey Cycling Campaign** recommended that the Haringey Walking and Cycling Action Plan 2022 and Transport Strategy 2018 be updated as part of the Local Plan process.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services where appropriate.

	• **CPRE London** suggested that the Local Plan should propose re-allocation of land-use toward kerbside space to reinstate the kerbside as public space which could be used for bus and cycle lanes, cycle storage, shared mobility parking, delivery hubs, rain gardens, tree planting, EV charging etc. • Comments raised concern relating to increased traffic congestion and air pollution due to the roll out of Low Traffic Neighbourhoods (LTN), particularly in Bounds Green and Muswell Hill.	

5.4.7 Green and Blue Infrastructure (Chapter 24)

Consultation Overview

A total of **88 responses** were received in relation to the Green and Blue Infrastructure chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified **four** principal themes:

1. Strong support for the protection and enhancement of green and blue infrastructure, and the strengthening of its connectivity into a borough-wide green and blue network
2. Calls for a strategic approach for planning green and blue infrastructure
3. Support for more ambitious urban greening, biodiversity and nature recovery target
   Concerns regarding the monitoring, maintenance and enforcement of policies

"It is positive to see that the Council seeks to protect, enhance and increase the provision of green and blue infrastructure, including that major developments must be supported by a Green and Blue Infrastructure Plan. It's great that the council recognises the multi-faceted benefits that green and blue infrastructure can contribute too." - Environmental Agency

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
G1: Green and Blue Infrastructure	**Support for:** • The overall approach to green and blue infrastructure, particularly the emphasis on enhancing connectivity between parks, open spaces and watercourses as part of an integrated green and blue network. **Concerns regarding:** • Multifunctionality of open space, recognising that open spaces should be assessed individually and managed in a way that responds to their specific characteristics, functions and value, and that a range of functions may be delivered across a network of open spaces rather than within every individual site.	• Support noted • Agreed. Planning policy principally relates to development and new buildings. Ongoing management of spaces is a non-planning matter. The Council has other strategies in place for management of its parks and green space

	Calls for: • A strategic approach for green infrastructure (**Natural England**).	• The policy has been comprehensively re-drafted to set out a strategic approach to conserving, enhancing and expanding Haringey's habitats and green and blue infrastructure networks. The policy's green and blue infrastructure principles have been amended to better align with the approach of Natural England & the Council's Parks & Greenspace Strategy, including a stronger emphasis on inclusivity, social integration and well-being.
G2: Green Belt and Metropolitan Open Land	**Support for:** • The continued protection of Green Belt and Metropolitan Open Land (MOL) from inappropriate development. **Concerns regarding:** • The ambiguity of inappropriate development. **Calls for:** • Stronger clarity regarding the circumstances in which development and reconfiguration may be considered acceptable on Metropolitan Open Land (**London Garden Trust**).	• Support noted • For Green Belt, inappropriate development is defined in the NPPF. Policy related to Metropolitan Open Land (MOL) redrafted to be consistent with the Draft London Plan which decouples MOL protection from national Green Belt policy • Policy wording relating to reconfiguration on Metropolitan Open Land has been clarified through the addition of "and" between the

		relevant conditions to confirm that all 3 conditions apply.

G3: Open Space and Recreation	**Support for:**
	• The protection of designated open spaces and the principle of no net loss of open space provision.
	
	Concerns regarding:
	• The lack of protection for undesignated open spaces.
	• Reliance on existing open spaces and recreational facilities to meet future needs.
	• The viability of delivering new open space provision within smaller major residential developments.
	• The limited provision of artificial grass pitches suitable for hockey.
	• A perceived focus on the functional value of open space without sufficient recognition of its recreational, historic, cultural and biodiversity value.
	
	Calls for:
	• Stronger protection for sports and recreational land.
	• The preparation of a Playing Pitch Strategy to inform future provision and investment (**Sport England**).
		• Support noted
		
		• The Draft Local Plan includes a significantly expanded amount of designated versus the current adopted Local Plan. It is not considered justified to provide protection to undesignated open space.
		• The plan seeks as a starting point that development provides new accessible open space on site with financial contributions in-lieu as a fallback. No change needed.
		• Policy requirements relating to designated open space have been reframed in more positive terms, including expectations that proposals:
		  ○ optimise the value of the open space
		  ○ align with strategic policy set out in G1
		  ○ promote inclusive use, enjoyment, and access
		• The focus of the provision of new open space from quantity has been expanded to include quantity, quality and accessibility standards, including:
		  ○ Greater emphasis on identified deficiencies
		  ○ Stronger requirement for publicly accessible open space
		  ○ More flexible approach to off-site contributions

		○ More explicit recognition of accessibility improvements, i.e. walking and cycling connections ○ Less focused on the developments own open space provision and more the wider open space provision • In relation to sport and recreation provision, the Proposed Submission Local Plan addresses this in an expanded Culture, Sports and Recreation chapter. The need for an updated Playing Pitch Strategy is noted and agreed.
G4: Urban Greening	**Support support for:** • The overall approach to urban greening and the ambition to increase greening across the borough. **Concerns regarding:** • The long-term maintenance and management of greening measures, particularly how ongoing compliance and performance will be monitored. **Calls for:** • More stringent requirements for Urban Greening Factor (UGF) assessments, including mandating UGF calculations for all development Greater emphasis on delivering UGF contribution on site	• Support noted • The policy already requires management of greening to be secured. No change. • The policy has been amended to require Urban Greening Factor assessments for all schemes of 5 homes and above. This is more stringent that the London Plan. Requiring assessments for all development is not considered justified.
G5: Biodiversity and Biodiversity Net Gain	**Support for:** • The overall approach to Biodiversity Net Gain (BNG).	• Support noted

	• The requirement that off-site BNG contributions should only be accepted where they are delivered within Haringey. • The incorporation of swift bricks within development proposals. **Concerns regarding:** • The monitoring and long-term enforcement of biodiversity requirements. • The designation, amendment or reduction of Sites of Importance for Nature Conservation (SINCs), particularly at Parkland Walk, Finsbury Park and Pinkham Way. **Calls for:** • Preparation of a Habitats Regulations Assessment (HRA), including consideration of impacts on Epping Forest (**Natural England**). • Stronger emphasis on the protection of mature trees, ecological networks and nature corridors. • Greater support and policy clarity relating to irreplaceable habitats, including consideration of biodiversity net gain targets above the statutory 10% minimum (**Woodland Trust**). • Consideration of using off-site BNG contributions to support the delivery of a biodiverse wetland at Hornsey Filter Beds. • More ambitious biodiversity net gain requirements, including calls for a mandatory 20% BNG requirement for medium and large developments.	• The policy has been reorganised to include an implementation section, setting out requirements for Biodiversity Net Gain (BNG) Plans, Habitat Management and Monitoring Plans, and other related contributions. • Schemes subject to statutory BNG must submit a Habitat Management and Monitoring Plan setting out how gains will be secured for a minimum of 30 years. • The Local Plan proposes to retain existing Site of Importance for Nature Conservation (SINC) designations for these 3 sites support by a borough wide SINC Review. • A Habitats Regulations Assessment (HRA) has since been prepared for the Draft Local Plan and an HRA has also bene prepared to support the Proposed Submission Local Plan. • The policy has been strengthened to provide additional protection for ecological corridors and stepping-stone habitats. • The Proposed Submission Local Plan requires schemes which are subject to statutory BNG to deliver a 20% BNG uplift. • BNG is prioritised on-site in the first instances in line with legislation and national/regional policy

	• Closer alignment with national planning guidance on the application and assessment of Biodiversity Net Gain.	• Protection for geodiversity has been expanded to include Regionally Important Geological Sites (RIGS) and Locally Important Geological Sites (LIGS)..
G6: Trees	**Support for:** • The overall approach to tree protection, retention and planting. • Increased tree planting across the borough. **Concerns regarding:** • The monitoring and enforcement of tree protection policies, particularly in light of perceived breaches of regulations and limited penalties for non-compliance. **Calls for:** • Greater prioritisation of tree planting along main commuter routes and arterial roads. • Increased flexibility within the policy to allow the removal of poor-quality trees where appropriate. • A more robust approach to the protection of mature trees as critical infrastructure, together with stronger requirements relating to tree pit design and sustainable drainage (**Haringey Tree Protectors**). • A clearer monitoring and enforcement framework for tree protection, alongside greater community involvement in reporting breaches. • Stronger policy requirements for the use of UK-sourced and UK-grown tree stock, clearer protection for veteran and ancient trees and ancient woodland,	• Support noted • The Trees policy has been amended and reinforced to provide maximum clarity and to have strongest effect. Breaches and non-compliance are a principally a planning enforcement matter and not a Local Plan matter. • The policy has been amended to provide a clear steer over where new trees should be planted • The policy has been amended to more clearly differentiate the level of protection to be provided to significant trees and trees falling outside this definition. • The policy provides strong protection to mature trees • Monitoring and enforcement is important but is mostly not a Local Plan issue. The Council does wider monitoring and also has a planning enforcement function.

	additional guidance on tree replacement, and the use of the UK Tree Equity Scorecard to inform site allocations (**Woodland Trust**).	• New requirements have been introduced to ensure tree species selection promotes diversity and takes account of future climate adaptation, . • References to the Haringey Street Tree Design Guide have been incorporated to support implementation.
G7: Food Growing	**Support for:** • More local food growing opportunities across the borough. **Concerns regarding:** • The need for food growing spaces within new developments to benefit both future and existing community, while also forming parts of urban greening and biodiversity goals. **Calls for:** • Limiting requirements primarily to C3 residential development and only where appropriate, recognising competing demands for communal space. • Greater emphasis on biodiversity enhancement through food-growing initiatives. • The inclusion of requirements for fruit tree planting.	• Support noted • The Council agrees with the importance of food growing spaces and requirements relating to food growing have been strengthened. Major residential developments are now expected to incorporate food-growing measures unless demonstrated to be unfeasible. • The Council believes that food growing can be accommodated in most forms of residential development. No change. • The Council supports fruit tree planting and biodiversity enhancement through food growing initiatives but does not consider any changes to the policy are required in this regard
G8: Watercourses	**Support for:** • The overall approach to protecting, restoring and enhancing watercourses across the borough.	• Support noted

	• The ambition to support the deculverting of the Moselle River. **Calls for:** • Clearer references to relevant strategies and partnership initiatives, including the Moselle Brook Working Group, the London Lea Catchment Plan, and the Moselle Brook Vision and Action Plan. • Greater recognition of wetland environment expansion opportunities. • Stronger protection and enhancement of heritage assets associated with waterways.	• The policy has been re-drafted so it is more strategic and references relevant strategies and plans. • The policy now provides clearer support for a network of high-quality water spaces, including protecting and where possible enhancing water spaces. • Heritage assets are provided protection by relevant policies in the plan's heritage chapter.
Issues Raised Outside the Scope of the Local Plan	**Concerns regarding:** • The use of chemicals and pesticides and calls for further restrictions on their use.	• The representations are noted. No change is proposed as these matters fall outside the scope of the Local Plan and cannot be addressed through planning policy. • Relevant comments will be shared with the appropriate Council services where appropriate.

5.4.8 Housing (Chapter 25)

Consultation Overview

A total of **88 responses** were received in relation to the Housing chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the Council's ambition to maximise genuinely affordable housing provision and expand the Council's housebuilding programme.
2. Support for the overall approach to meeting housing needs, alongside requests to review housing targets in light of updated evidence.
3. Concerns regarding the proposed affordable housing threshold, viability implications and the approach to smaller development sites.
4. Support for increasing the supply of specialist and supported housing, alongside requests for stronger recognition of the accommodation needs of older people, people with disabilities, young people, care leavers and other vulnerable groups.
5. Support for the Council's commitment to meeting Gypsy and Traveller accommodation needs, alongside requests for greater clarity regarding future pitch requirements and site selection criteria.
6. Support for community-led, self-build and custom-build housing, including calls for greater recognition of community land trusts, housing co-operatives and other alternative housing delivery models within the Local Plan.

"I really support the "Requiring 40-50% of new homes to be genuinely affordable, with a focus on social rent." Please try to aim for the 50% target. Also, please try to make sure all new built homes are carbon neutral, resilient and built to last (not falling apart within years/a decade!)." - Local Resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
H1: Meeting Housing Needs	**Support for:** • The Council's commitment to meeting and, where possible, exceeding Haringey's London Plan housing target. • Delivery of new Council homes and genuinely affordable housing. • A focus on social rent and affordable housing provision. • The overall approach to increasing housing supply and meeting housing need. **Concerns regarding:** • Whether existing housing targets adequately account for historic under-delivery of housing. • The need to consider emerging London-wide housing evidence and future housing targets. • The scale of housing delivery required to address housing need. **Calls for:** • Publication of an updated housing trajectory and delivery assumptions (**Greater London Authority**).	• Support noted • Housing target updated in Proposed Submission Local Plan to account for under-delivery over the period 2021/2 to 2025/6 • Consideration given to Draft London Plan 2026 and associated housing evidence base • Updated housing trajectory included in Proposed Submission Local Plan

	• Greater emphasis on community-led housing, co-operative housing and Community Land Trust delivery models (**Highgate Neighbourhood Forum**). • Consideration of alternative housing ownership and management models (**Highgate Neighbourhood Forum**).	• Policy H6 strengthened to include more explicit support for community-led housing and non-traditional forms of housing
H2: Genuinely Affordable Housing	**Support for:** • The aspiration to secure 50% of homes delivered over the plan period as genuinely affordable housing. • The focus on Social Rent, London Affordable Rent and London Living Rent products. • The Council's commitment to maximising affordable housing delivery. **Concerns regarding:** • The proposed 40% affordable housing threshold and its divergence from London Plan Policy H5 (**Greater London Authority**). • Potential impacts of affordable housing requirements on scheme viability (**Greater London Authority**). • The proposed affordable housing contribution requirement for schemes delivering 5-9 homes (**Greater London Authority**). **Calls for:**	• Support noted • Potential conformity issued noted with London 2021. Proposed Submission Local Plan has been informed by a 2026 Whole Plan Viability Assessment which is considered to justify the 40% threshold target. • 2026 Whole Plan Viability Assessment supports the Council securing affordable housing contributions on schemes delivering 5-9 homes

	• Further viability testing to support proposed affordable housing thresholds (**Greater London Authority**). • Review of affordable housing requirements in light of updated Strategic Housing Market Assessment and viability evidence (**Greater London Authority**).	• Further viability testing conducted and review of affordable housing requirements undertaken but no consequent changes proposed to Draft Local Plan
H3: Housing Mix	**Support for:** • Prioritising family-sized homes. • Providing a range of housing sizes and tenures to meet local housing need. **Concerns regarding:** • The limited flexibility provided for one-bedroom homes. • Whether housing mix requirements fully reflect changing housing needs and market demand (**Greater London Authority**). **Calls for:** • Greater flexibility in housing size requirements whilst continuing to address local need (**Greater London Authority**).	• Support noted • Concerns noted • Housing mix requirements now presented as targets. Housing mix parameters informed by 2026 Haringey Strategic Housing Market Assessment.

H4: Build to Rent	**Support for:** • Contribution of Build to Rent as part of a diverse housing market. • The principle of securing affordable housing provision within Build to Rent developments. **Concerns regarding:** • Whether proposed affordable housing requirements for Build to Rent developments are supported by viability evidence (**Greater London Authority**). **Calls for:** • Further viability testing of the policy approach (**Greater London Authority**).	• Support noted • Requirements informed by 2026 Whole Plan Viability Assessment ahead of Regulation 19. No change • Further viability testing conducted to inform Proposed Submission Local Plan
H5: Small Sites and Smaller Housing Development	**Support for:** • The role of small sites in contributing towards housing delivery. • Intensification in sustainable locations with good public transport accessibility. **Concerns regarding:** • The impact of affordable housing requirements on small developers and housing delivery (**Greater London Authority**).	• Support noted • 2026 Whole Plan Viability Assessment supports the Council securing affordable housing contributions on schemes delivering 5-9 homes

	Calls for: • Greater support for community-led housing and small-scale housing delivery models (**Highgate Neighbourhood Forum**). • Additional recognition of redevelopment opportunities on previously developed sites, including car parks and low-density commercial sites (**Transport for London**).	• Policy H6 strengthened to include more explicit support for community-led housing and non-traditional forms of housing • Support provided for development of car parks in Policy T5. Support provided for redevelopment of commercial sites in employment and town centre chapters where this is appropriate.
H6: Self-build, Custom-build and Community-led Housing	**Support for:** • More self-build and custom-build housing in Haringey. • Support for community-led housing, Community Land Trusts and housing co-operatives (**Highgate Neighbourhood Forum**). **Concerns regarding:** • Limited opportunities currently available for community-led housing delivery. **Calls for:** • Greater support for community-led housing within larger development sites (**Highgate Neighbourhood Forum**). • Greater support for Community Land Trusts, housing co-operatives and other non-traditional	• Support noted • Policy H6 amended to state the Council will take a positive approach to non-traditional forms of housing and will support and facilitate community-led housing. • Proposed Submission Local Plan includes clearer support for community-led housing and says sites of more than 150 homes should seek to make provision for this

	delivery models (**Highgate Neighbourhood Forum**).	
H7: Housing Older People and Vulnerable People	**Support for:** • The provision of specialist accommodation for older and vulnerable people. • The objective of enabling independent living. **Concerns regarding:** • Limited reference to best practice guidance for specialist accommodation (**NHS North Central London Integrated Care Board**). • The need to consider accommodation needs for younger vulnerable people, care leavers and people with complex needs (**NHS North Central London Integrated Care Board**). **Calls for:** • Reference to the Adult Social Services Market Position Statement (**NHS North Central London Integrated Care Board**). • Stronger recognition of care leavers and younger people requiring supported accommodation (**NHS North Central London Integrated Care Board**). • Recognition of community-led and intergenerational housing models (**Highgate Neighbourhood Forum**).	• Support noted • Policy already requires schemes to be of a high-quality and meets relevant best practice guidance for the form of accommodation proposed. No change. • Policy amended to make clear that vulnerable people include younger people. • Reference added with policy to Haringey Adult social services market position statement. • Policy amended to make clear that vulnerable people include younger people. • Policy H6 strengthened in relation to non-traditional forms of housing. • New policy included in Proposed Submission Local Plan relating specifically to Temporary and Emergency Accommodation.

H8: Large-scale Purpose-built Shared Living	**Support for:** • The prioritisation of conventional self-contained homes over co-living accommodation. **Concerns regarding:** • The role of large-scale shared living within the borough's housing offer. • Ensuring such accommodation does not displace conventional housing. **Calls for:** • Continued prioritisation of self-contained homes and genuinely affordable housing.	• Support noted • No substantive changes proposed. The policy is already considered to give appropriate priority to conventional housing • Policy continues to prioritise conventional homes in line with identified local needs.
H9: Purpose-built Student Accommodation	**Support for:** • The principle that student accommodation should not compromise delivery of conventional housing. • Requirements for demonstrated need and affordable student accommodation provision. **Concerns regarding:** • Ensuring student accommodation supports wider housing objectives. **Calls for:** • Retention of requirements linking proposals to demonstrated educational need.	• Support noted • Concern noted • The existing policy requires demonstration that student accommodation will contribute to meeting

		an identified strategic need and as well as being subject to a nominations agreement. No change.
H10: Gypsy and Traveller Accommodation	**Support for:** • The Council's commitment to meeting identified Gypsy and Traveller accommodation needs (**Greater London Authority** and **London Borough of Islington**). • Safeguarding existing Gypsy and Traveller sites. **Concerns regarding:** • Flood risk considerations for future Gypsy and Traveller sites (**Environment Agency**). • The need for greater clarity regarding future pitch requirements (**Greater London Authority**). **Calls for:** • Inclusion of the borough's identified pitch requirement within the policy (**Greater London Authority**). • Stronger requirements relating to flood risk and flood risk assessments (**Environment Agency**). • Provision of access to nature through site design and location (**Natural England**).	• Support noted • Concerns noted • Policy amended to reflect Gypsy and Traveller pitch requirements from 2022/3 to 2037/8 • Policy already requires that sites are suitable for residential development and occupation and is not an unacceptable risk of flooding. Proposed Submission Local Plan support by updated SFRA Level 1 and SFRA Level 2. • Policy amended to require access of sites to access wherever possible.

H11: Loss of Existing Housing	**Support for:** • Protection of existing housing stock. • Protection and replacement of affordable housing. • Application of Housing Strategy principles to estate renewal proposals (**Highgate Neighbourhood Forum**). **Concerns regarding:** • The loss of affordable housing through redevelopment. **Calls for:** • Continued application of tenant and leaseholder protections in estate renewal schemes (**Highgate Neighbourhood Forum**).	• Support noted • The policy already provides protection in line with the London Plan. No substantive changes proposed. • Policy already provides for this. The Council also commits to this outside Local Plan via Housing Strategy etc. No change.
H12: Residential Conversions, Houses in Multiple Occupation, and Hostels	**Support for:** • Protecting family-sized housing. • Managing concentrations of Houses in Multiple Occupation. • Ensuring good quality accommodation standards. **Concerns regarding:** • The loss of family homes through conversion. • Impacts of poorly managed HMOs on neighbourhood character and amenity.	• Support noted • Concerns noted

	Calls for: • Retention of robust controls on conversions and HMOs.	• The Proposed Submission Local Plan retains robust controls. For HMOs the policy is amended to provide greater flexibility over the wards where new HMOs can be located but with tighter controls on local and hyper-local HMO concentration and clustering.

5.4.9 Social Infrastructure (Chapter 26)

Consultation Overview

A total of **68 responses** were received in relation to the Social Infrastructure chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified six principal themes:

1. Strong support for the policy and its overarching objectives.
2. Strong support for the protection of existing social infrastructure, including places of worship and sports and recreation facilities.
3. Calls for greater policy flexibility to facilitate the delivery and redevelopment of social infrastructure.
4. Calls for stronger protection of the quality of social infrastructure, alongside its quantity, particularly in relation to play spaces.
5. Strong support for the provision of public toilets.
6. Calls to ensure inclusive and equitable access to social infrastructure, including the provision of public toilets.

"Housing and social infrastructure should be planned, designed, built and opened at the same time. Social Infrastructure should NOT be an afterthought..."

- Local resident

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
S1: Living Well	**Support for:** • The timely delivery of sufficient, high-quality community facilities and the policy objective of promoting healthy lives for all. **Concerns regarding:** • The feasibility of the co-location of social infrastructure services from different provides • More funding and investment into maintaining social infrastructure • Extended library opening hours needed to ensure accessibility of service	• Support noted • Concerns noted. The Council will work collaboratively with partners and stakeholders to enable delivery of an integrated, efficient, accessible, inclusive and resilient social infrastructure network. • The Local Plan seeks to ensure new development contributes to new and enhanced social infrastructure. Funding of maintenance is mostly a non-planning matter though and therefore largely outside the scope of the plan • Library opening hours fall outside the scope of the Local Plan and cannot be addressed through planning policy. Relevant comments will be shared with the appropriate Council services.
S2: Social Infrastructure	**Concerns regarding:** • Insufficient support for enhancing existing social infrastructure, including places of worship. (**Assunnah Islamic Centre**)	• Policy S2 has been split into two policies to separate protection of existing facilities from support for new and enhanced social infrastructure.

	• Restrictions on the redevelopment of surplus social infrastructure facilities and marketing requirements for their loss, which could delay development and reinvestment. • Loss of open space, sport and recreation facilities. (**Sport England**)	• Marketing requirements has been reduced from 2 years to 18 months but with a requirement to consult with the Council to confirm that the proposed marketing campaign is suitable. • Supporting text has been expanded to clarify that marketing evidence is not required where redevelopment provides replacement provision, public service transformation, or facilities are declared surplus to operational requirements. • Cross-referencing with Policy G3 has been strengthened in supporting text to ensure proposals involving the loss of social infrastructure on designated open space also comply with open space protection requirements.
S3: Play Space	**Support for:** • Safe, accessible and natural play spaces **Concerns regarding:** • Play space delivered meets size standard but is not suitable for play	• Support noted • Policy wording has been amended to require play spaces to be of an appropriate size, layout and design.
S4: Public Toilets	**Support for:** • Increasing public toilet provision **Calls for:** • Definition of large-scale development where public toilet provision is required • Access to include for disabled and elderly (**Joint Partnership Board**)	• Support noted • Policy wording has been amended to include the size of development that requires public toilet provision and management • Wording added to policy regarding users and design standards.

5.5.0 Employment and Industry (Chapter 27)

Consultation Overview

A total of **35 responses** were received in relation to the Employment and Industry chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified five principal themes:

1. Strong support for meeting the employment needs of the borough through protection and intensification of designated employment land.
2. Concerns around the implications of marketing evidence in justifying the loss of Non-Designated Employment sites.
3. Concerns over the lack of flexibility in respect of the Affordable Workspace Policy, specifically at site specific level.
4. Objections to the lack of flexibility provided in policies related to the appropriate land uses of designated employment sites.
5. Clarification over the requirements for Co-Location, particularly in reference to the current London Plan.

"Waltham Forest supports Haringey's approach to protecting and intensifying land for employment and industry within the tri-borough area." – London Borough of Waltham Forest

Summary of Responses

Policies and Site Allocations	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
EI1: Inclusive and Resilient Economy	**Support for:** • Approach to protecting and intensifying land for employment and industry within the tri-borough area.**(Waltham Forest)** **Calls for** • Figure 211 to be amended. The shaded section in south Tottenham does not match any of the designations in the key. **(Waltham Forest)**	• Support noted • Figure will be updated in Proposed Submission Local Plan.
EI2: Designated Employment Land	**Support for:** • Commitment to support an uplift in floorspace and the measures to segregate intensive and heavy industrial uses to the SIL.**(Islington)** • Requirements for proposals needing to protect and enhance the designated employment area are fully supported and should be retained. • Support for requirements for proposals within or adjacent to designated employment land to not compromise the integrity or effectiveness of these locations. • Endorses support for proposals which will enhance the quality and environment of employment sites,	• Support noted

	including public realm, access by foot and cycle, and wayfinding. **Concerns regarding:** • The inclusion of drinking establishments, nightclubs and venues for live music/ culture on SIL sites. **(GLA)** • The allocation of Vale Road as an LSIS site is overly rigged and does not sufficiently reflect the realities of the site or its surrounding context. • Rosebery Industrial Park is not fit for purpose. It should be refurbished for light industrial or creative economies, or demolished for housing. **Calls for:** • Plan to include a clear intention to monitor industrial capacity over the life of the Plan to be consistent with the approach in the London Plan. **(GLA)** • Inclusion of 'public transport' in the requirement to improve and enhance the quality of the environment of sites. **(TFL)** • Vale Road's LSIS designation to be removed, or a more flexible policy approach applied. • Policy should mirror the London Plan in respect of intensification and co-location. • Clarify that any masterplan as part of the masterplanning process referenced in the policy holds no planning weight, unless formally adopted.	• Inclusion of cultural activities in SIL sites removed from appropriate uses. • The Haringey Employment Land Study continues to show a demand for employment floorspace which LSIS sites such as Vale Road and Rosebury Industrial Estate make a major contribution to. De-designation or the introduction of a more flexible approach is not considered appropriate. Retrofitting and refurbishment of existing employment sites is encouraged in this policy • The Proposed Submission Local Plan includes a comprehensive monitoring framework, including for industrial capacity • Reference to 'Public Transport' added into requirements for proposals to improve and enhance the quality of the environment of sites. • Removal of LSIS designation for Vale not supported • Existing policy is considered to be sufficient in referencing the requirements of the existing London Plan, and maintains flexibility when a new plan is adopted.

	• Policies Map should be corrected to include the full extent of the rail served concrete batching plant site within the defined Cranford Way LSIS boundary.(National Rail) • A more nuanced and flexible approach to the designation of employment sites align the Local Plan with national policy objectives to optimise the use of previously developed land and respond to local housing needs. • Policies would be further strengthened by a ban on the demolition of buildings constructed before the 1950s. This would help preserve heritage assets, reduce the carbon impacts associated with new construction, and prioritise retrofitting existing buildings.	• Clarification on the planning weight of masterplans is not considered to be required. • Requirements for railhead safeguarding are in Policy T7 of the Proposed Submission Local Plan. No change proposed to Policies Map. • The Council's evidence supports the protection of existing employment areas for employment uses and does not support use of employment land for housing needs • The policy promotes the renewal and refurbishment of existing buildings. Further policies relevant to reducing carbon impact can be found in other plan chapters.
EI3: Non-Designated Employment Sites	**Support for:** • Requirement to submit evidence of at least 12 months active marketing of employment sites. **Concerns regarding** • Marketing exercise is 'gameable', and delays housing delivery without producing reliable evidence. No marketing period will generate demand for premises the market cannot use. • No such evidence has been provided for justifying a minimum of 12 months marketing. • Evidence base should identify whether Haringey faces an employment land shortage or surplus. If	• Support noted • The marketing requirement aligns with E7 of the London Plan in requiring marketing evidence for at least 12 months. No change. • The Council has undertaken an Employment Land Study which finds there is substantial need for additional employment land/floorspace in the borough.

	surplus exists, prolonged marketing requirements merely delay inevitable release. • Policy should not impose stricter tests for planned releases than permitted development allows for unplanned conversions. • Does not include safeguarding of rail served mineral sites. **Calls For** • Reduce marketing periods to align with the London Plan minimum of 12 months; • Adopt the ODVT framework set out in Representation 8 as an alternative to marketing evidence for employment sites • Introduce gateway criteria allowing marketing requirements to be reduced or waived where objective indicators clearly demonstrate lack of demand.	• Planning legislation for permitted development, and planning policy are different processes, and do need to have similar assessment criteria. • Requirements for railhead safeguarding are in Policy T7 of the Proposed Submission Local Plan. • Policy is considered reasonable and proportionate and is in line with London Plan marketing requirements. No change.
EI4: Affordable Employment Space	**Support for:** • Approach to affordable workspace. **Concerns regarding:** • Requirements need to be more flexible to allow for the delivery of employment space that is most appropriate for specific locations of development proposals and adaptable to what may be the best approach to employment locally. • The reliance on developers to undertake this marketing is overly onerous and should instead be a	• Support noted • The policy is considered to have sufficient flexibility in respect of affordable workspace provision. A borough wide approach is considered simpler and most appropriate to implement. No change. • The onus is on the developer to undertake marketing exercises. No change.

	joint exercise between the London Borough of Haringey and developer. **Calls for** • Further flexibility in the policy is encouraged to allow applications to be assessed on a case-by-case basis subject to the exact nature of the proposals and operator.	• No change. The policy is considered to provide appropriate flexibility including in relation to viability and off-site/cash-in-lieu provision.
EI5: Employment, Skills Development, and Local Business Growth	**Support for:** • No support raised. **Concerns regarding:** • No concerns raised. **Calls for:** • Supporting local communities and helping young people to develop skills and help get jobs. Give employers incentives to give local jobs.	• The policy aims to create and promote employment, skills training and enterprise opportunities for young, local people. No change.
EI6: Contaminated Land	**Support for:** • Reference to Land Contamination Risk Management (LCRM) in policy and supporting text. **(Environment Agency)** **Concerns regarding:** • No concerns raised **Calls for:** • Suggest adding further detail regarding the Environment Agency's Land Contamination Risk Management guidance'	• Support noted • Not appropriate to cite guidance detail in policy. Sufficient to refer to guidance. Policy simplifed taking this into account.

	• Reference should be made to the Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. **(Environment Agency)**	• Reference added in supporting text to Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution.

5.5.1 Town Centres and High Streets (Chapter 28)

Consultation Overview

A total of **53 responses** were received in relation to the Town Centres and High Streets chapter of the Draft Local Plan.

Key Themes Raised
The consultation feedback identified four principal themes:

1. Concerns about retail decline, vacant shops, loss of independent businesses, and the need to maintain vibrant, viable high streets and town centres.
2. Concerns about noise, disturbance, litter, anti-social behaviour, and the impacts of evening, night-time and delivery-related activities on nearby residents.
3. Calls to upgrade Archway Road from a Local to a District Centre.
4. Support for limiting unhealthy or potentially harmful uses such as gambling premises, payday lenders, pawnbrokers, shisha premises and hot food takeaways, while supporting health facilities and social infrastructure.

"We strongly support the inclusion of a policy limiting the number of hot food takeaways, gambling, pawnbrokers, pay day loan shops and shisha premises." – NHS

Summary of Responses

Policies	Main Issues Raised	Our Response (How comments have been addressed or why have changes not been made)
TC1: Vibrant Town Centres and High Streets	**Support for:** • The Council's approach to ensuring vibrant, sustainable and inclusive town centres. **(Waltham Forest)** • The designation of Myddleton Road as a local high street and policies protecting ground-floor retail uses and active frontages. **(We Love Myddleton Road)** **Concerns regarding:** • the decline of town centre retail provision, and the resulting need for residents to travel outside the borough to access a wider range of shops and essential services. **(HCAAC)** **Calls for** • The policy and chapter should recognise the role of all high streets and shopping areas, not just town centres. **(Highgate Society)**	• Support noted • Concern noted. No change proposed to policy as existing policy already positively responds to evidenced retail needs. The Local Plan seeks to support the vitality and viability of centres by promoting a diverse mix of uses that meet the needs of residents • The Council acknowledges the important role High Streets play in the town centre network, and this is supported throughout the chapter.

	• Work with the council to identify health provision in town centres where a need has been identified, and how additional health requirements over the plan period can be secured.**(NHS)** • Archway Road to be designated as a District Centre to reflect its economic importance and support its future vitality. **(Highgate Society) (ARAG)** • Highgate High Street to be designated as a Local Centre in the town centre network. **(HCAAC)** • Stronger policies to ensure that potentially noisy town centre uses do not adversely affect the amenity of nearby residents.**(HCAAC)** • Proposals should take account of existing transport connections, noting that residents in Highgate often have better access to shops, services and facilities in neighbouring boroughs and central London.**(HCAAC)** • Town centre policies will only be effective in supporting vibrant and resilient high streets if they are complemented by Article 4 Directions in areas where commercial uses are vulnerable to loss.**(ARAG)** • The Council should take a more proactive town centre management approach, highlighting rising shop vacancies in Crouch End and the loss of independent businesses. **(HHS)** • Support town centres while keeping health and safety at the top of the priority • Rectifying potential error in Figure 212, which does not show any difference in the colour-coding of District and Emerging Centres.	• The Council continues to work with the NHS in identifying the need for, and provision of health facilities, and how these can be provided. • The role and function of Archway Road is recognised but based on available considers the Local Centre designation appropriate. The Local Plan will continue to support its vitality and viability. • Highgate High Street was recorded as a Local Centre on the Policies Map but mistakenly omitted from Draft Local Plan schedule. Error corrected in Proposed Submission Local Plan. • The town centre network directs uses to the most appropriate areas of the borough. Policies regarding residential amenity are includes in the Design chapter of the Plan. • The Council recognises that residents access services both within and beyond the borough. However, Haringey's town centre network reflects the role and function of centres within the borough. • The Council recognises concerns regarding the loss of commercial uses, however need for Article 4 Directions is considered separately and must be supported by clear evidence demonstrating that permitted development rights are causing wholly unacceptable adverse impacts. • While town centre management is beyond the scope of the Local Plan, the Plan supports the vitality and viability of high streets

		• The Council supports vibrant town centres while prioritising health, safety and community wellbeing. These are included in this chapter and elsewhere in the plan. • The Proposed Submission Local Plan does not include any emerging centres therefore mapping change not required
TC2: Town Centres First	**Calls for:** • The policy should give greater consideration to existing and planned public transport accessibility when applying the town centres first approach **(HCAAC)**	• The Town Centres First approach is intended to direct development to the most sustainable and accessible locations, with transport connectivity a consideration helping define centres' appropriate designation in the town centre network.
TC3: Town Centre Uses	**Support for:** • Policy resistance to ground-floor residential conversions, citing their harmful impact on active frontages and townscape character. **Calls For** • Policies should also have regard to the importance of heritage assets.**(HCAAC)** • Clarification on how the Council can implement planning policy, particularly in relation to the conversion of ground floor uses to residential. **(MHFGA)** • Social infrastructure including health facilities can provide an important anchor within town centres and encourage footfall, and request that these are considered acceptable in town centre locations. **(NHS)**	• Support noted • The Council recognises the importance of heritage assets, which are addressed through the Local Plan's heritage policies and will be considered in the assessment of development proposals. • Planning permission is required for many changes of use, and proposals resulting in the loss of active commercial frontages will be assessed against Local Plan policies • Policy amended to support healthcare facilities in Primary Shopping Areas.

TC4: Redevelopment in Town Centres	**Calls for** • Reference to vibrancy in the assessment of to be a signage and frontages should be removed, as a uniform approach to vibrancy would not be suitable across all town centres. **(MHFGA)** • Design guidelines should be created for each town centre showing what would and would not be acceptable in terms of design and materials. **(MHFGA)** • Policy stronger support for the delivery of new homes, including a range of housing typologies, alongside commercial uses in town centre • Introduction of a policy to stop any further reduction in the size of the retail units on Myddleton Road to maintain and protect the viability of the high street. **(We Love Myddleton Road)**	• The policy refers to appropriate signage and frontages and a policy change is not therefore considered necessary. • The Council recognises the benefits of town centre-specific design guidance and will continue to consider local character and design through existing heritage, design and area-based policies. • This policy supports mixed-use redevelopment that enhances placemaking and optimises site potential, including the delivery of new homes above ground floor level. Specific housing typologies are covered elsewhere in the chapter. • The policy protects appropriate high street uses at a borough-wide level, and it is not considered necessary to have this specifically for Myddleton Road.
TC5: Town Centre Activation	None.	• N/A
TC6: Healthy Town Centres	**Support for:** • Restrictions on hot food takeaways, gambling premises, payday lenders, pawnbrokers and shisha premises due to their potential health, environmental and community impacts. **(NHS)** **Concerns regarding:**	• Support noted

	• Resources would need to be allocated to implementing the restrictions set out in this policy **(HCAAC)** **Calls for:** • Policies to provide stronger measures to reduce the concentration of betting shops and adult gaming centres, including restricting extended operating hours and reviewing licences where clusters of such uses undermine the objectives of the policy. • Delivery-oriented premises to sustainable methods of delivery, such as electric vehicles and, where possible, e-cycles. **(TFL)**	• The policy is implementable via the planning application process. No change required. • The policy usings available planning powers to seek to control the clustering and concentration of potentially harmful town centre uses. Matters relating to licensing hours and the granting or revocation of licences are governed by separate licensing legislation and fall outside the scope of the Local Plan. • Sustainable methods of delivery are outside the remits of the plan and cannot be enforced.
TC7: Delivery Orientated Premises	**Support for:** • The inclusion of facilities for couriers. **Calls for:** • Policy to include measures to avoid litters and impact on residential amenity. **(HCAAC)** • delivery-oriented premises to sustainable methods of delivery, such as electric vehicles and, where possible, e-cycles. **(TFL)**	• The policy includes the requirement to submit a service and delivery plan to protect impact on residential amenity. • Sustainable methods of delivery are not within the remits of the plan and cannot be enforced.
TC8: Visitor, Evening and Night Time Economy	**Support for:** • Focussing on the evening and night time economy. **Concerns regarding:** **Calls for:**	• Support noted • The town centre network directs uses to the most appropriate areas of the borough. Policies

	• Policy to include stronger measures to ensure residents are protected from noise and disturbance, including from Council-supported events and activities.**(HCAAC)** • Recognition of the Lee Valley Regional Park as a suitable location for visitor facilities and accommodation. **(Lea Valley Regional Park Authority)** • Supporting measures for the evening economy, including public toilets, street cleaning, security and waste facilities, with a preference for cafés and restaurants over drinking establishments.	regarding residential amenity are included in the Design chapter of the Plan. • Visitor infrastructure and visitor facilities including accommodation, added to the policy, provided they do not conflict with other policies in the plan • Policies to mitigate the impacts of the evening economy are included in the policy, as well as elsewhere in the plan.

6.0 Conclusion

The Draft Local Plan Consultation represented a significant milestone in the preparation of Haringey's New Local Plan and provided the first opportunity for residents, businesses, community organisations, statutory consultees and other stakeholders to comment on the detailed policies, placemaking proposals and site allocations that will help shape the future of the borough.

The consultation generated a substantial level of engagement, reflecting the importance that local people and organisations place on the future growth and development of Haringey. Responses were received from a wide range of stakeholders and provided valuable insight into the opportunities, priorities and concerns that matter most to communities across the borough. While views differed on a number of policy areas and site-specific proposals, several consistent themes emerged, including strong support for action on climate change, investment in walking and cycling infrastructure, protection of green spaces and biodiversity, delivery of genuinely affordable housing, and ensuring that supporting infrastructure keeps pace with future growth.

The consultation also highlighted the importance of balancing the need for new homes and investment with the protection of local character, heritage assets, community facilities and valued neighbourhood identities. Feedback received from residents, businesses, neighbourhood forums, statutory consultees, neighbouring authorities and other stakeholders has helped strengthen the Council's understanding of both the opportunities and challenges associated with delivering sustainable growth across the borough.

The responses received have informed the preparation of the Council's Proposed Submission Local Plan and have been carefully considered alongside updated evidence studies, national planning policy, the London Plan and ongoing engagement with strategic stakeholders. Where appropriate, policies, supporting text and site allocations have been amended to respond to issues raised during the consultation process. In other instances, comments have informed the evidence base and will continue to shape future discussions as the Plan progresses towards examination.

The Council remains committed to a transparent, inclusive and collaborative plan-making process. As the New Local Plan moves forward to the Regulation 19 consultation stage, the Council will continue to work with residents, businesses, community groups and strategic stakeholders to ensure that the Plan provides a robust framework for managing growth, supporting thriving communities and delivering sustainable development across Haringey over the coming decades.

7.0 Appendices

7.1 Draft Local Plan Consultation Events Programme

Date	Event	Venue	Webinar recordings
20 Oct	**Hornsey Library Drop-In**	Hornsey Library	-
02 Nov	**Myddleton Road Market Stall**	Myddleton Road	-
11 Nov	**Introduction to the Draft Local Plan Webinar**	Online	https://youtu.be/9TUElFok0Xs?si=_Vc2vnVTNUSASVkV

11 Nov	**People's Day Drop-In**	Tottenham Green Leisure Centre	-
12 Nov	**Shaping Wood Green and Draft Local Plan Drop-In**	Wood Green Library	-
13 Nov	**Wood Green Library Drop-In**	Wood Green Library	-
15 Nov	**Wood Green Mall Draft Local Plan Stall**	Wood Green Mall	-
18 Nov	**Wood Green and Green Lanes Draft Local Plan Webinar**	Online	https://youtu.be/pmrcYj2tb2U?si=Yl95kc29N8IcAg0Z
19 Nov	**Park Lane Children's Centre Drop-In**	139 Park Lane Tottenham London N17 0HB	-
19 Nov	**Haringey Business Forum Event**	Metro Bank, 136A High Road, Wood Green	-
20 Nov	**Spatial Strategy and Housing Draft Local Plan Webinar**	Online	https://youtu.be/2Rg9pmTNG0Y?si=Zgevm17OeF0Bt8yi
24 Nov	**Crouch End and Muswell Hill Draft Local Plan Webinar**	Online	https://youtu.be/GUYSOCMptJ8?si=-Ewg0GOvgjR0J6do
25 Nov	**Bruce Grove and Seven Sisters Draft Local Plan Webinar**	Online	https://youtu.be/an-4ZzQDS4Q?si=H5EimjAA_KO7fELJ
25 Nov	**Community Workshop: Shaping Wood Green and the Draft Local**	Alexandra Gate Community Centre	-

	Plan		
26 Nov	**Design and Heritage Draft Local Plan Webinar**	Online	https://youtu.be/XN7iP5oH7RI?si=UTDMNurSaQypXkkI
26 Nov	**Culture and Social Infrastructure Draft Local Plan Webinar**	Online	TBD
27 Nov	**Woodside Children's Centre Drop-In**	59 White Hart Lane Wood Green N22 5SJ	-
27 Nov	**Stroud Green and Hornsey Draft Local Plan Webinar**	Online	https://youtu.be/KqjKuWwbTKQ?si=gdRJO6Ol2nlb9K2-
27 Nov	**North Tottenham & Tottenham Hale Draft Local Plan Webinar**	Online	https://youtu.be/ll1C3yVHn6g?si=2DEalyaRqapFMBtV
28 Nov	**Employment, Town Centres, and High Streets Draft Local Plan Webinar**	Online	https://youtu.be/3ZFJhxk5Obc?si=v1wQqIAy3iaQdziw
1 Dec	**Inclusive Places and the Draft Local Plan at Mind in Haringey**	Mind in Haringey, 73C Stapleton Hall Rd, Finsbury Park, N4 3QF	-
1 Dec	**Hornsey Library Drop-In**	Hornsey Library	-
1 Dec	**Highgate Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=PIld5ZhKEqs
1 Dec	**Seven Sisters Market (Community Centre) Drop-In**	Community Centre, 245-253 High Rd, South	-

		Tottenham, N15 5BT	
2 Dec	**Inclusive Places and the Draft Local Plan**	Public Voice offices, Town Hall Approach Road, N15 4RX	-
2 Dec	**Northumberland Park Resource Centre Drop-In**	177 Park Ln, N17 0HJ	-
2 Dec	**Building a Zero Carbon Haringey Draft Local Plan**	Online	https://www.youtube.com/watch?v=D69CAmemL0g
2 Dec	**Triangle Children's Centre and Family Hub Drop-In**	91-93 St Ann's Rd N15 6NU	--
2 Dec	**Launch of the Haringey Culture Collective**	Wolves Lane Horticulture Centre, N22 5JD	-
3 Dec	**Park Lane Children's Centre Drop-In**	139 Park Lane Tottenham London N17 0HB	
3 Dec	**St Marks Church Drop-In**	455-457 Tottenham High Rd, N17 6QB	-
3 Dec	**Climate Resilience and the Natural Environment Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=hoAQjyN33MY

3 Dec	**Inclusive Places and the Draft Local Plan at Wood Green Library**	Wood Green Library	-
3 Dec	**Wood Green and Tottenham Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=Qmq5S_gy-t8
4 Dec	**Tottenham Car Boot Sale Drop-In**	Tottenham Community Sports Centre, N17 8AD	-
4 Dec	**St Ann's Library Drop-In**	St Ann's Library	-
4 Dec	**Tottenham Hale Station Drop-In**	Tottenham Hale Underground Station Ticket Hall	-
8 Dec	**Muswell Hill Library Drop-In**	Muswell Hill Library	-
9 Dec	**ARC Club Drop-In**	ARC Club Tottenham, Unit 1, Gessner Apartments, 3 Watermead Way, N17 9QZ	-
10 Dec	**Sustainable Travel and Draft Local Plan Webinar**	Online	https://www.youtube.com/watch?v=wdjAHY-hsCw

7.2 Youth Vision for Haringey: Youth Council Local Plan Survey Report

Introduction

To ensure that young people's voices were reflected in the preparation of the Haringey New Local Plan, the Council worked in partnership with the Haringey Youth Council including several members of the Elevated Youth Council. Young people are important stakeholders in shaping the future of the borough, and their views provide valuable insights into how Haringey can develop as a place to live, learn, work and thrive.

During the Regulation 18 consultation, a series of workshops were held to engage young people and co-design a youth-friendly survey. The first workshop, held on 3 December 2025, introduced the planning system and the purpose of the Local Plan through interactive and gamified activities. A second workshop on 10 December 2025 focused on developing survey questions and identifying the issues that matter most to young people.

Following these workshops, the ‘Youth Vision for Haringey: Local Plan Survey’ was created, comprising 16 questions covering both neighbourhood and thematic topics. The neighbourhood-based questions (part 1) were rating questions developed using the Scottish Place Standard framework. An adult version of the questions was reviewed by the Youth Panel, who helped adapt the wording to make it more accessible and relevant for young people. While the thematic questions (part 2) were open-ended questions developed through group discussions, with panel members identifying topics they felt were most important to young people. The most relevant and engaging questions were then selected for inclusion in the final survey.

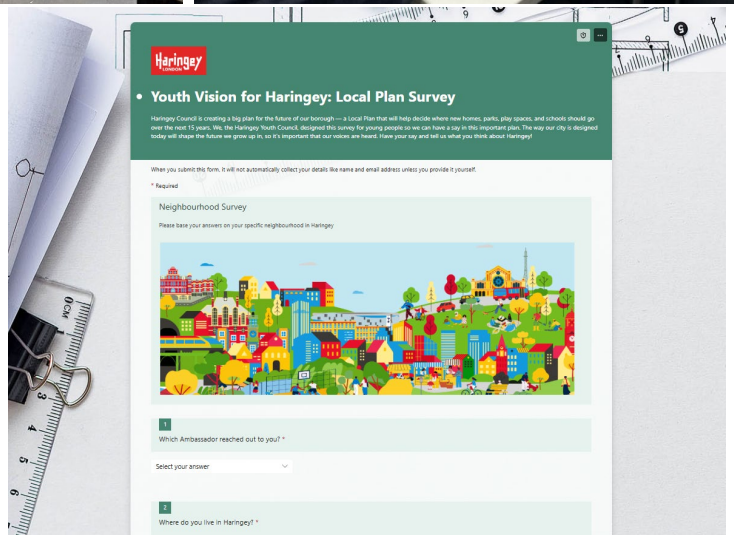
In March 2026, the survey was distributed to local schools and young people through a network of 17 Youth Ambassadors representing schools from all parts of the Borough, resulting in 628 responses. Two young people participating in a work experience programme also helped review and summarise the responses to the thematic questions. This report presents the key findings from the engagement and highlights the issues, priorities and aspirations identified by young people across Haringey.







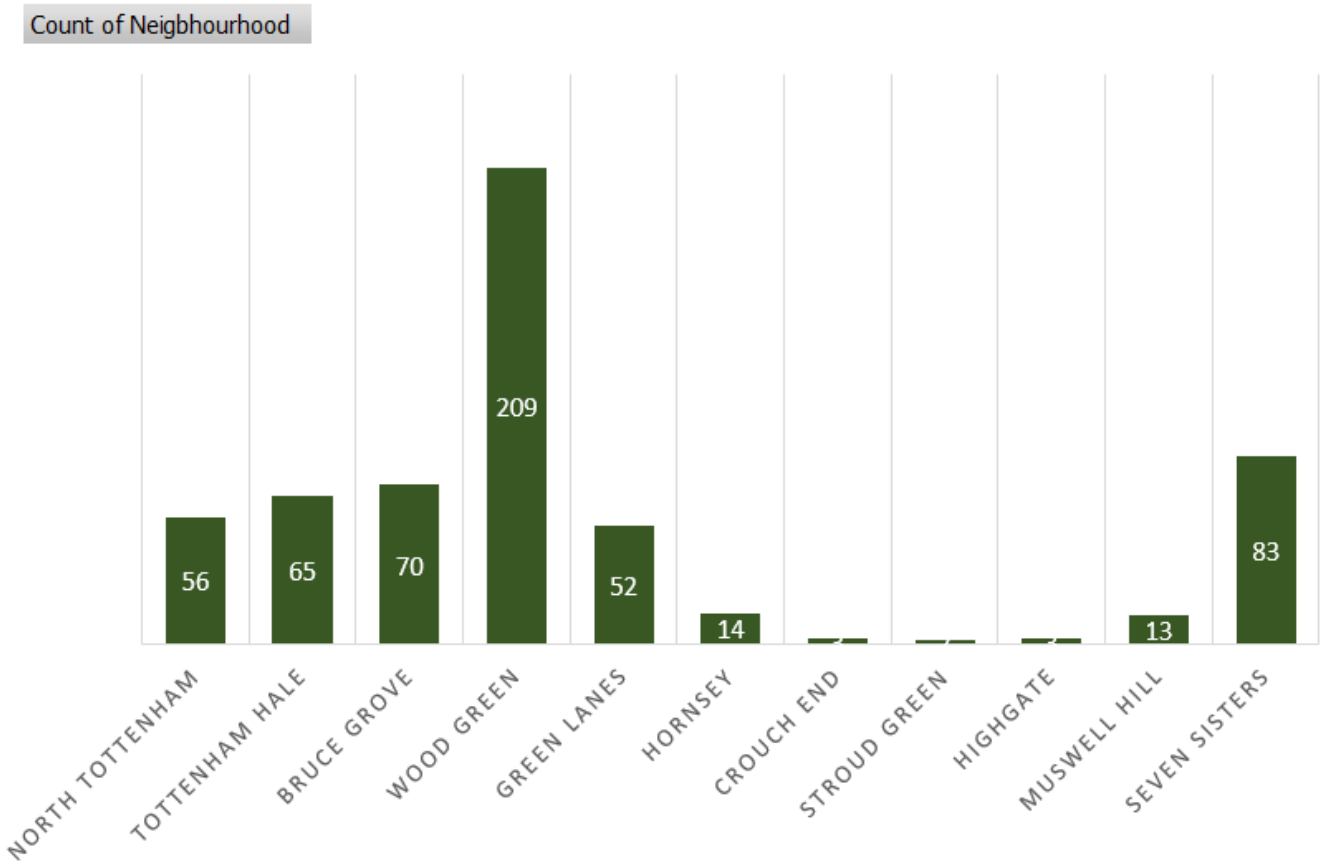



Haringey
Youth Vision for Haringey: Local Plan Survey
Haringey Council is creating a big plan for the future of our borough — a Local Plan that will help decide where new homes, parks, play spaces, and schools should go over the next 15 years. We, the Haringey Youth Council, designed this survey for young people so we can have a say in this important plan. The way our city is designed today will shape the future we grow up in, so it's important that our voices are heard. Have your say and tell us what you think about Haringey!
When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.
* Required
Neighbourhood Survey
Please base your answers on your specific neighbourhood in Haringey
1
Which Ambassador reached out to you? *
Select your answer
2
Where do you live in Haringey? *

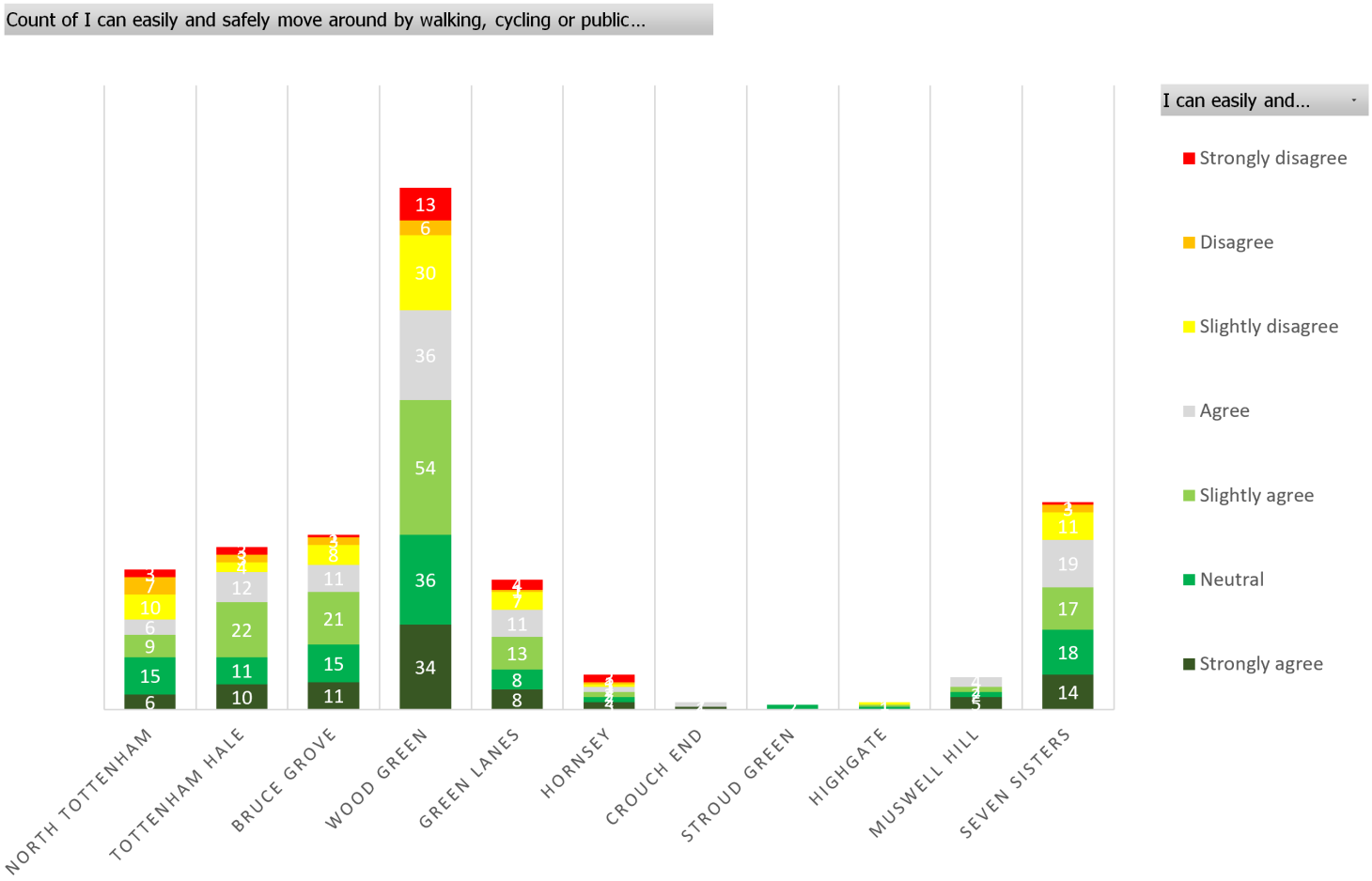


Demographics of Respondents

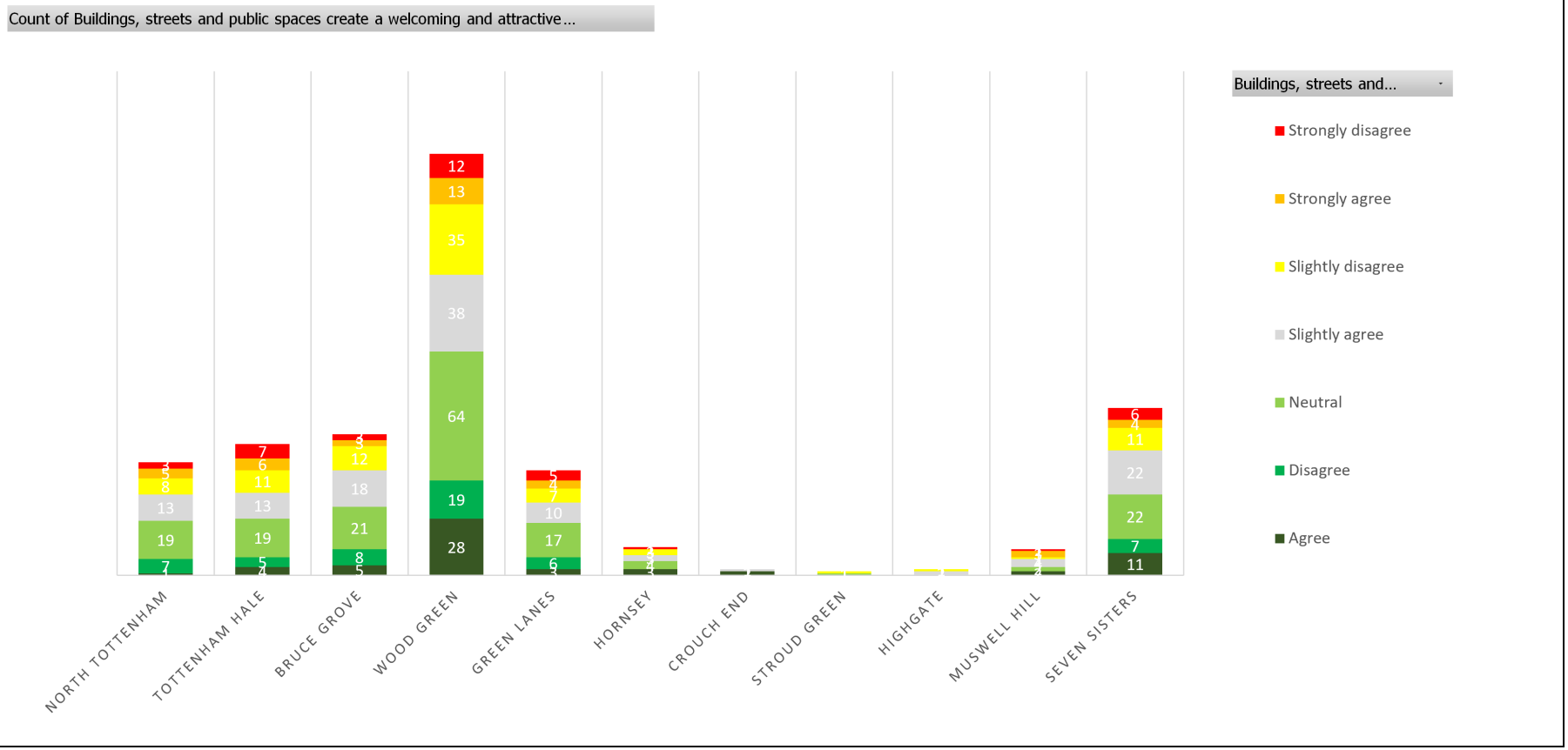
The survey was distributed by the following 17 Youth Ambassadors representing schools from different parts of the Borough. A total of 628 responses were received.



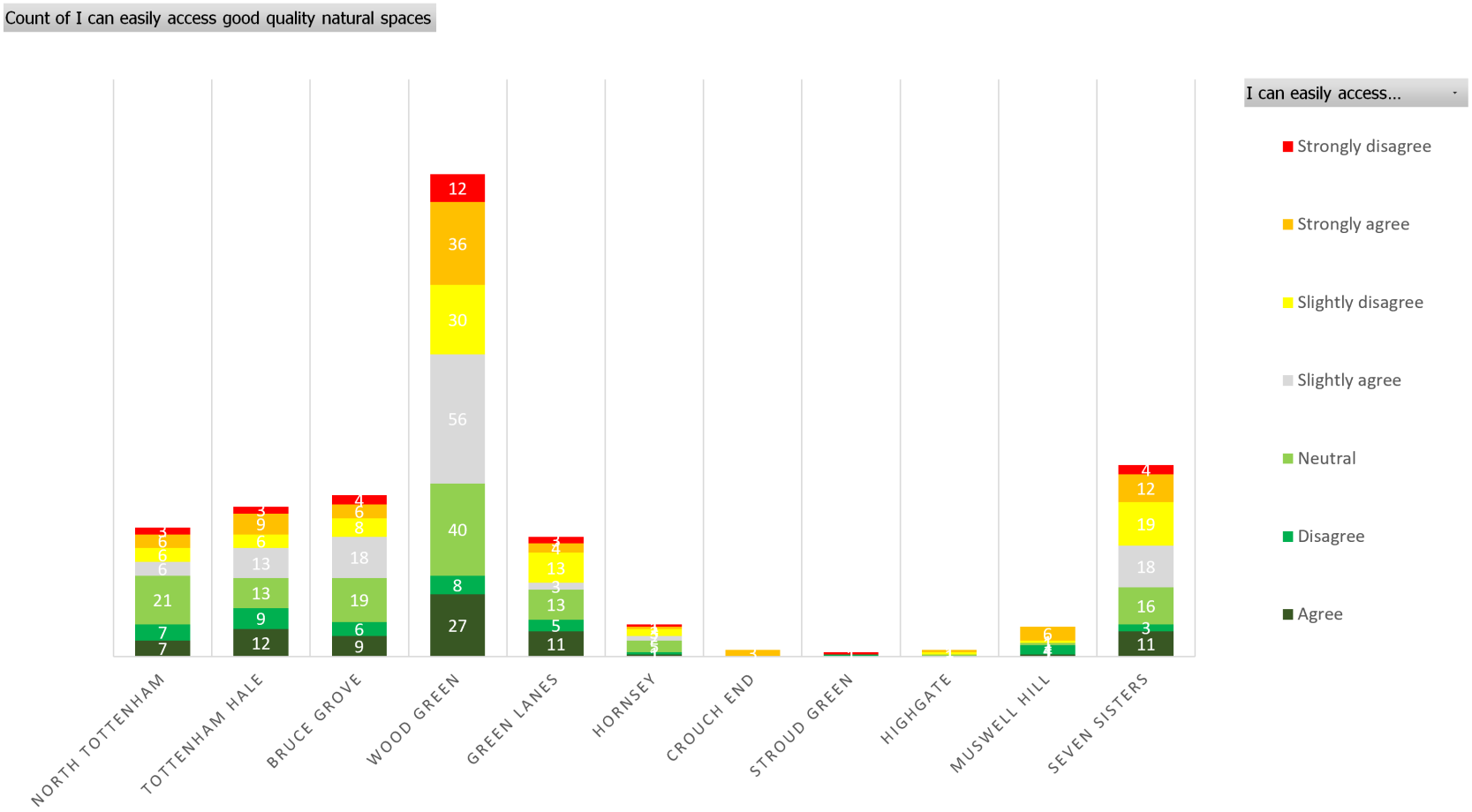
Results of Neighbourhood Survey (part 1)

Youth Survey Question	Summary of Responses (1: Strongly agree; 7: Strongly disagree)
1. I can easily and safely move around by walking, cycling or public transport	

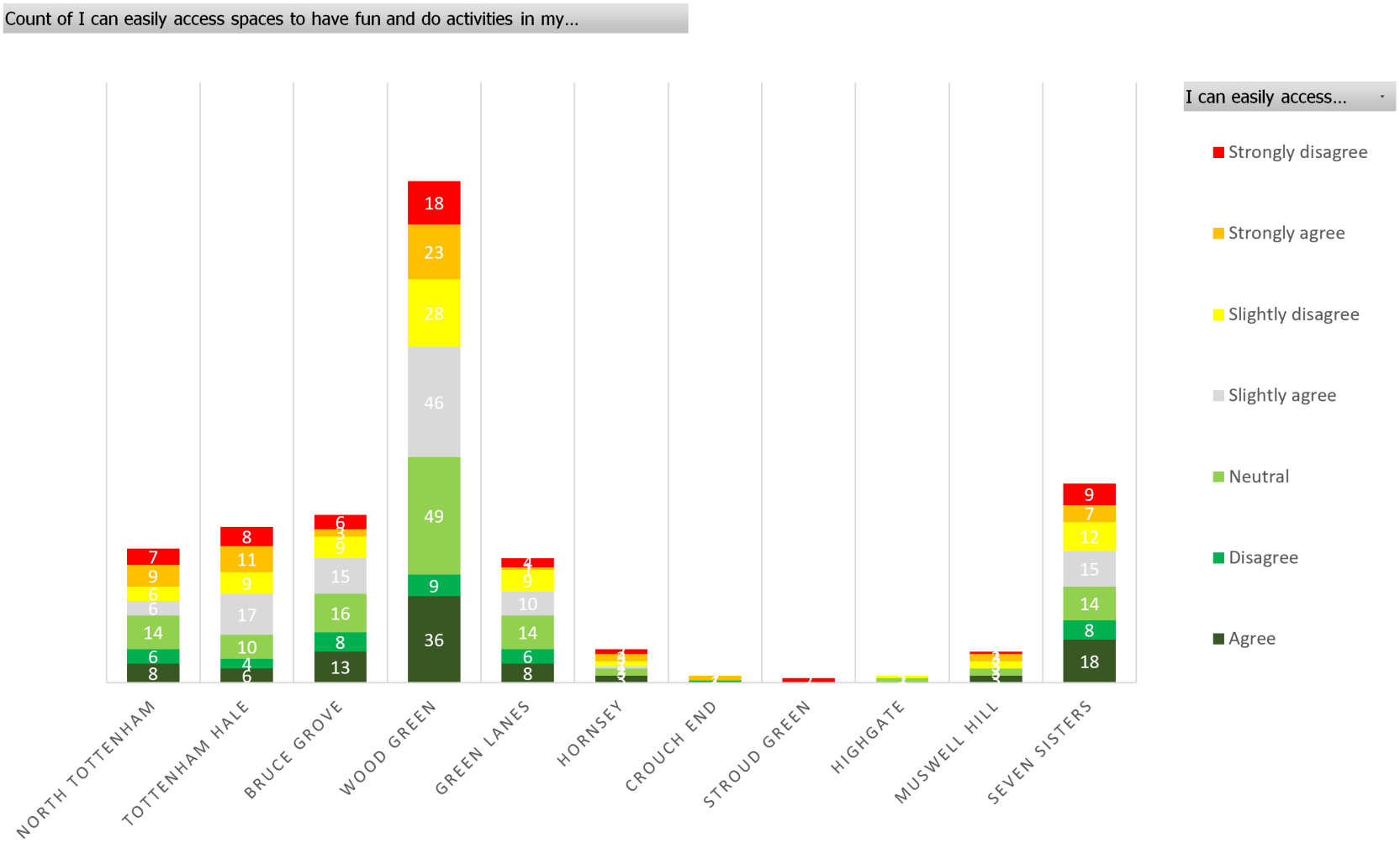
2. Buildings, streets and public spaces create a welcoming and attractive environment



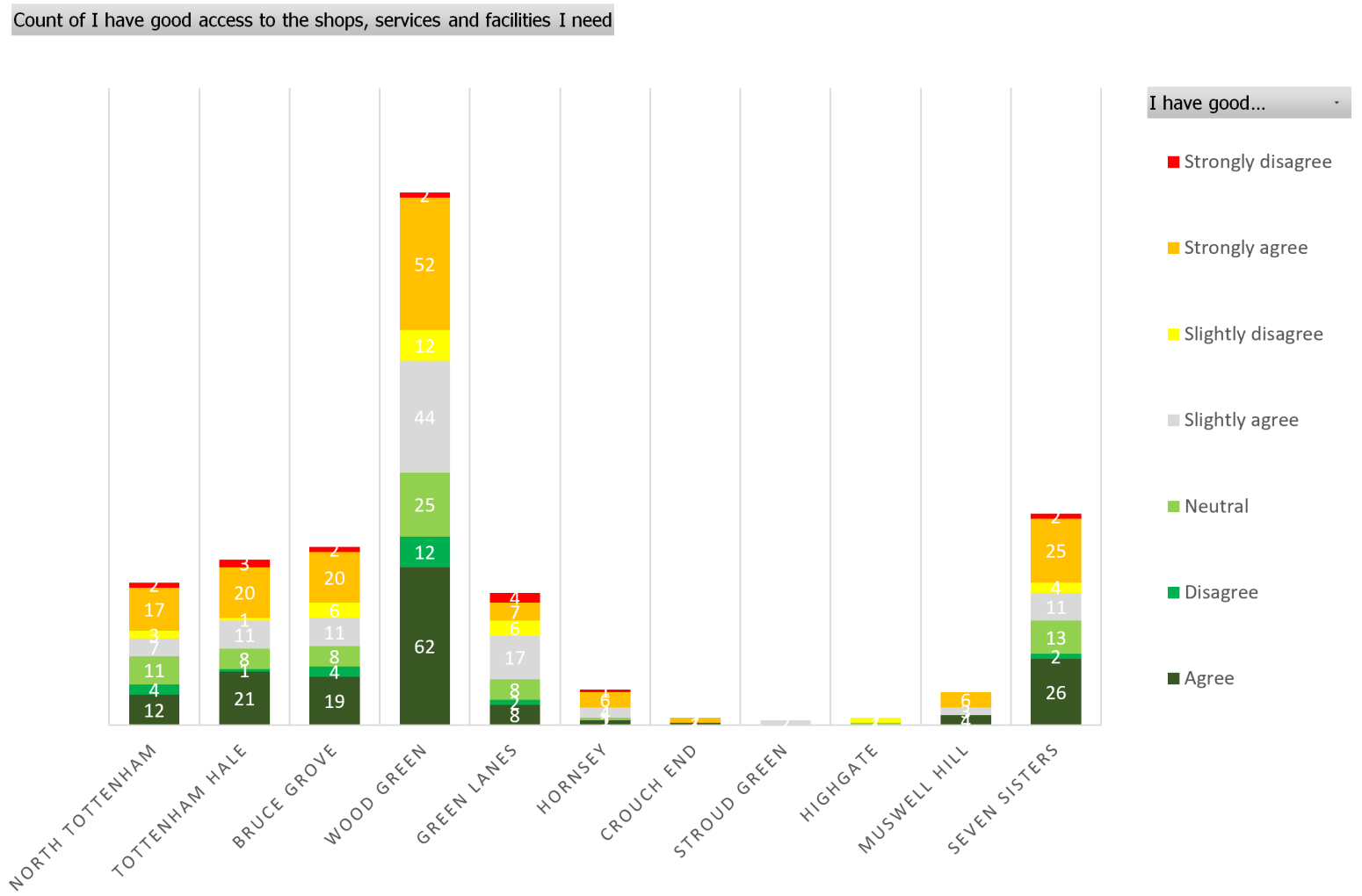
3. I can easily access good quality natural spaces



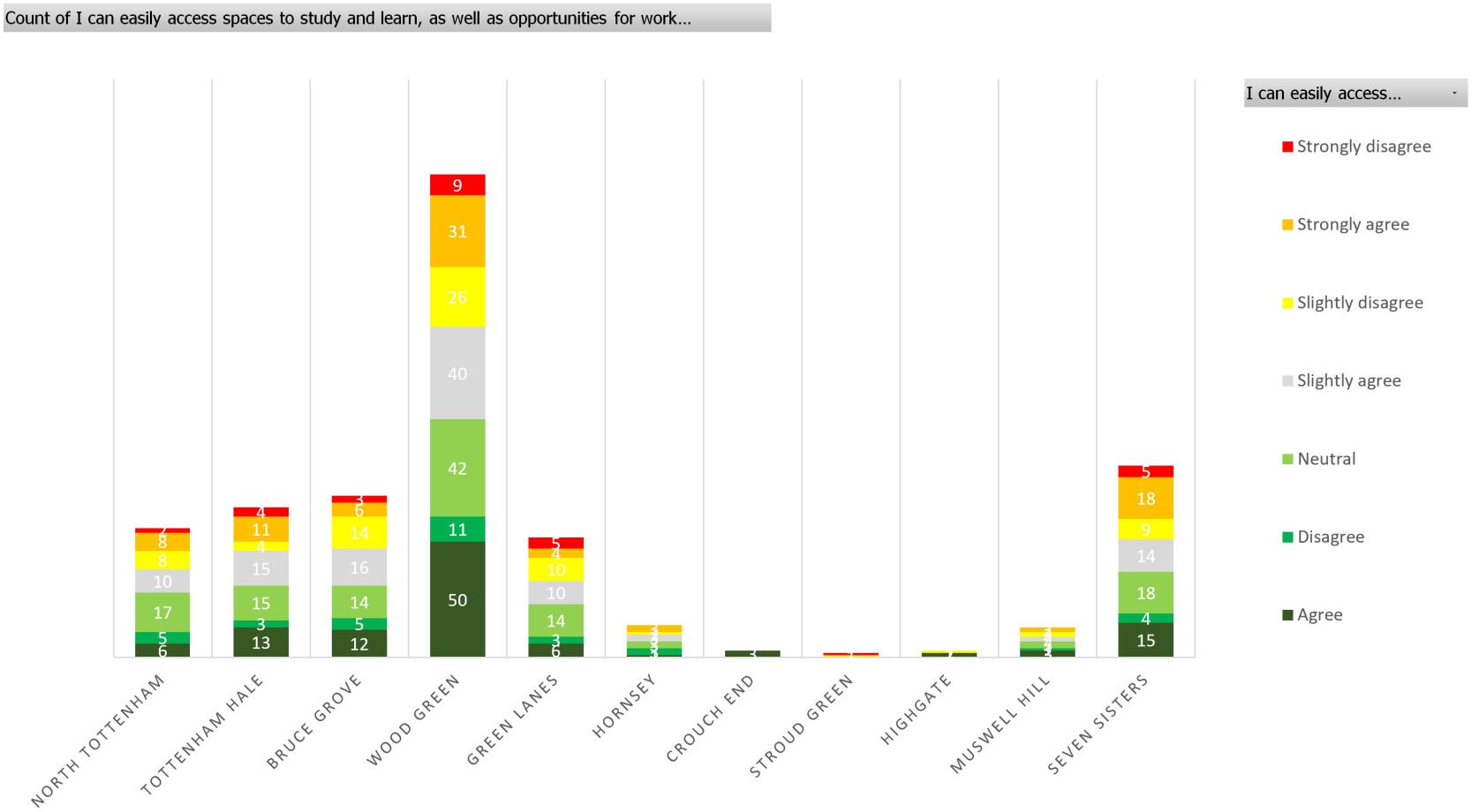
4. I can easily access spaces to have fun and do activities in my neighbourhood



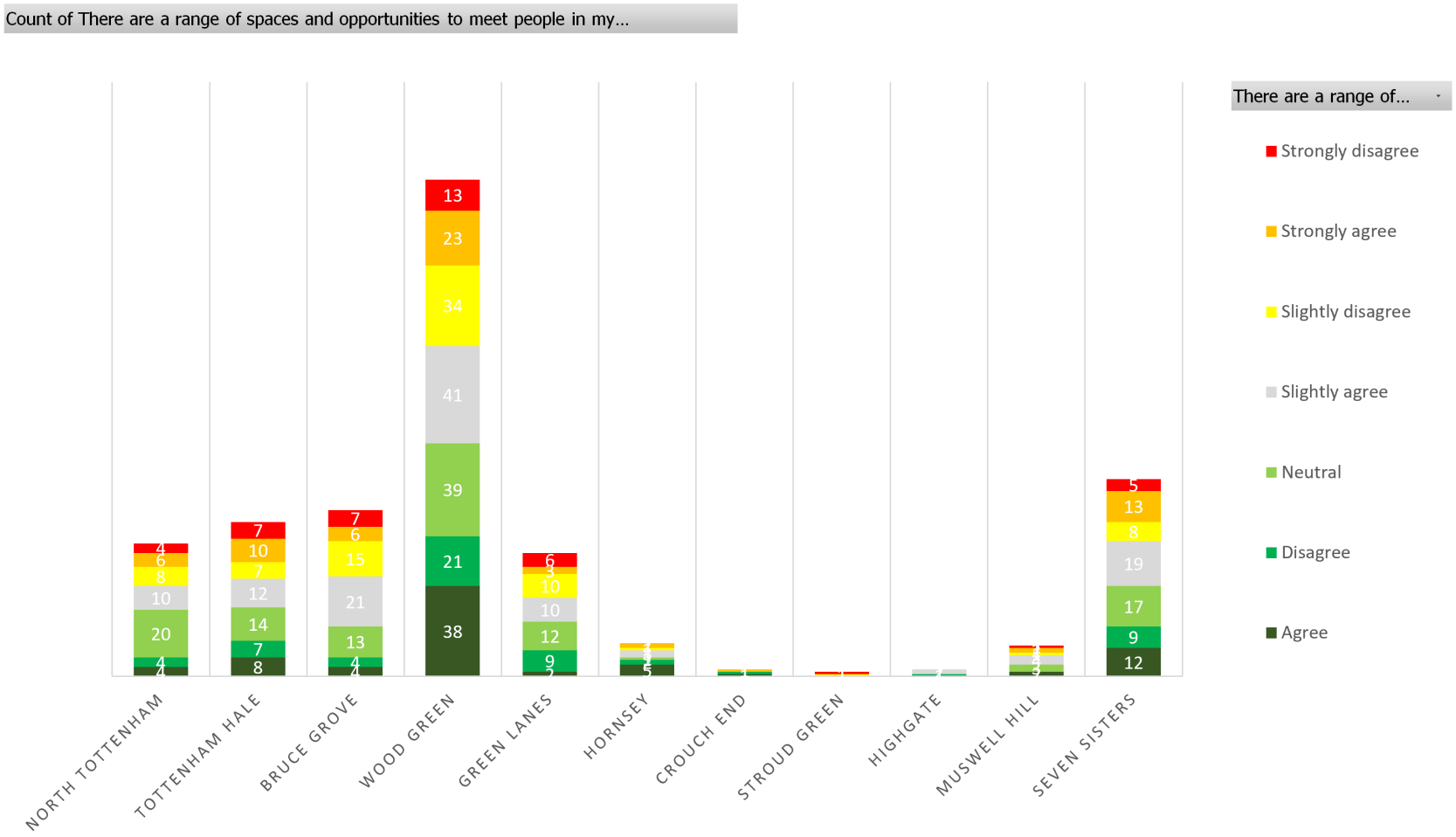
5. I have good access to the shops, services and facilities I need



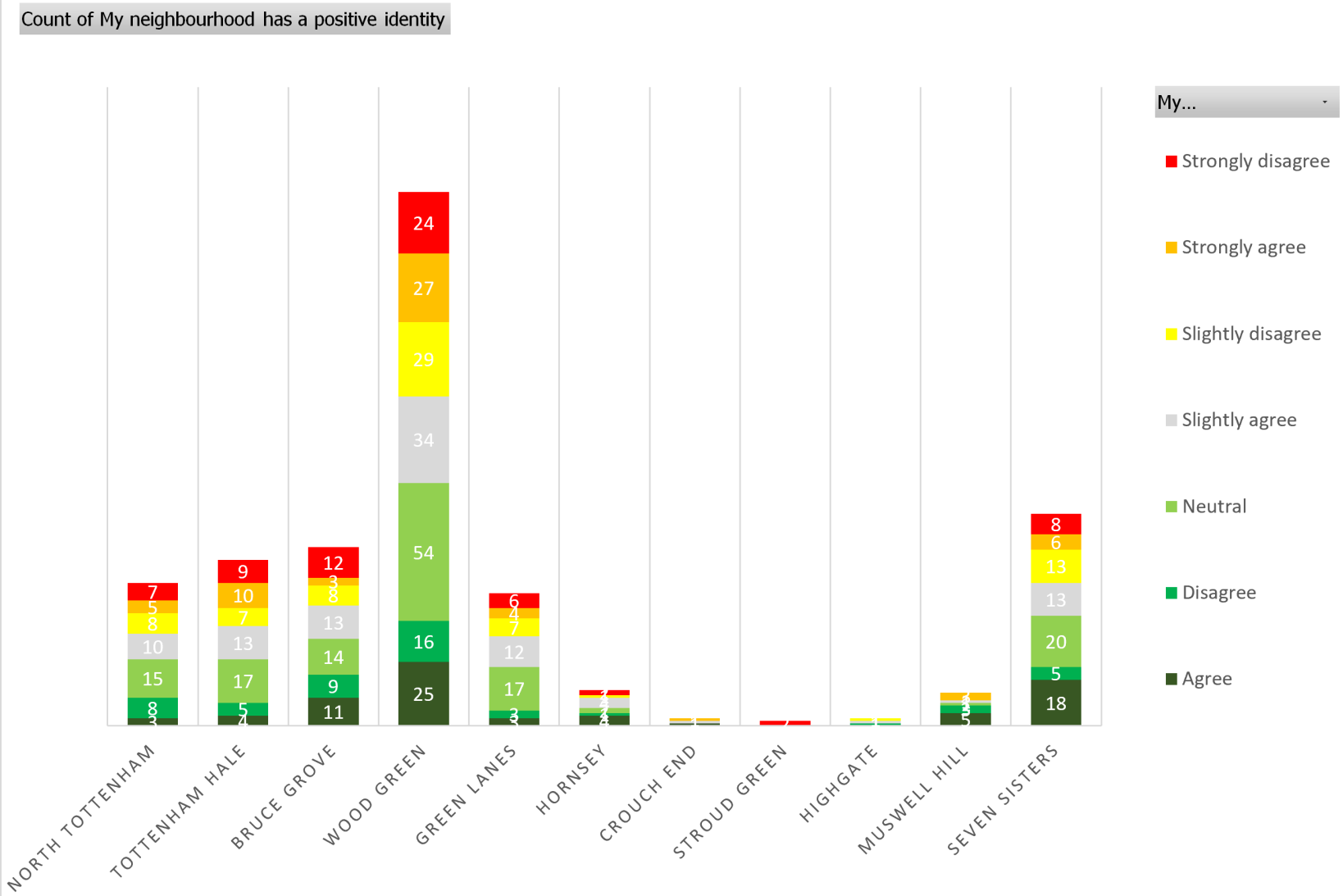
6. I can easily access spaces to study and learn, as well as opportunities for work experiences



7. There are a range of spaces and opportunities to meet people in my neighbourhood



8. My neighbourhood has a positive identity



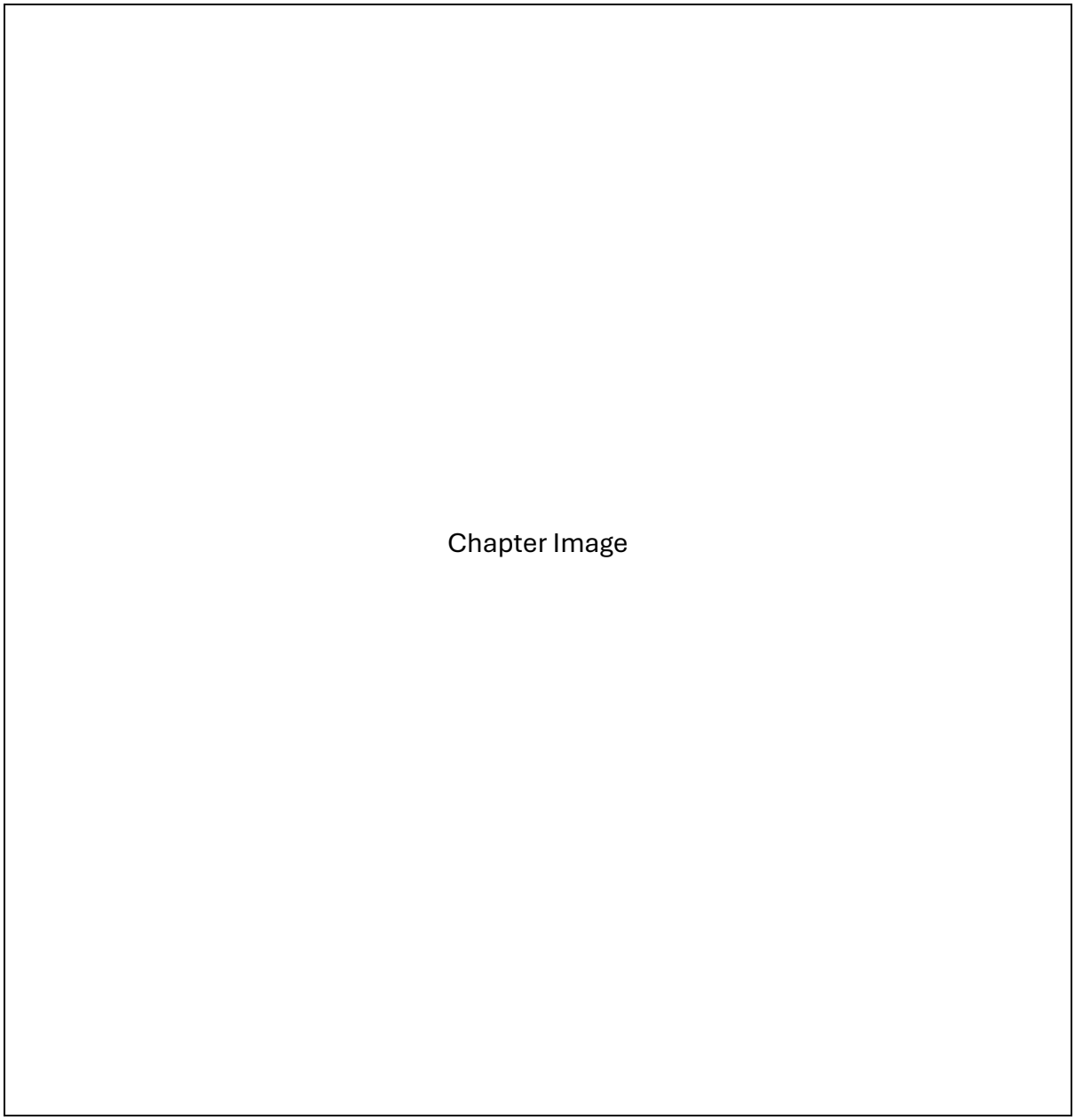
Summary of Thematic Survey (part 2)

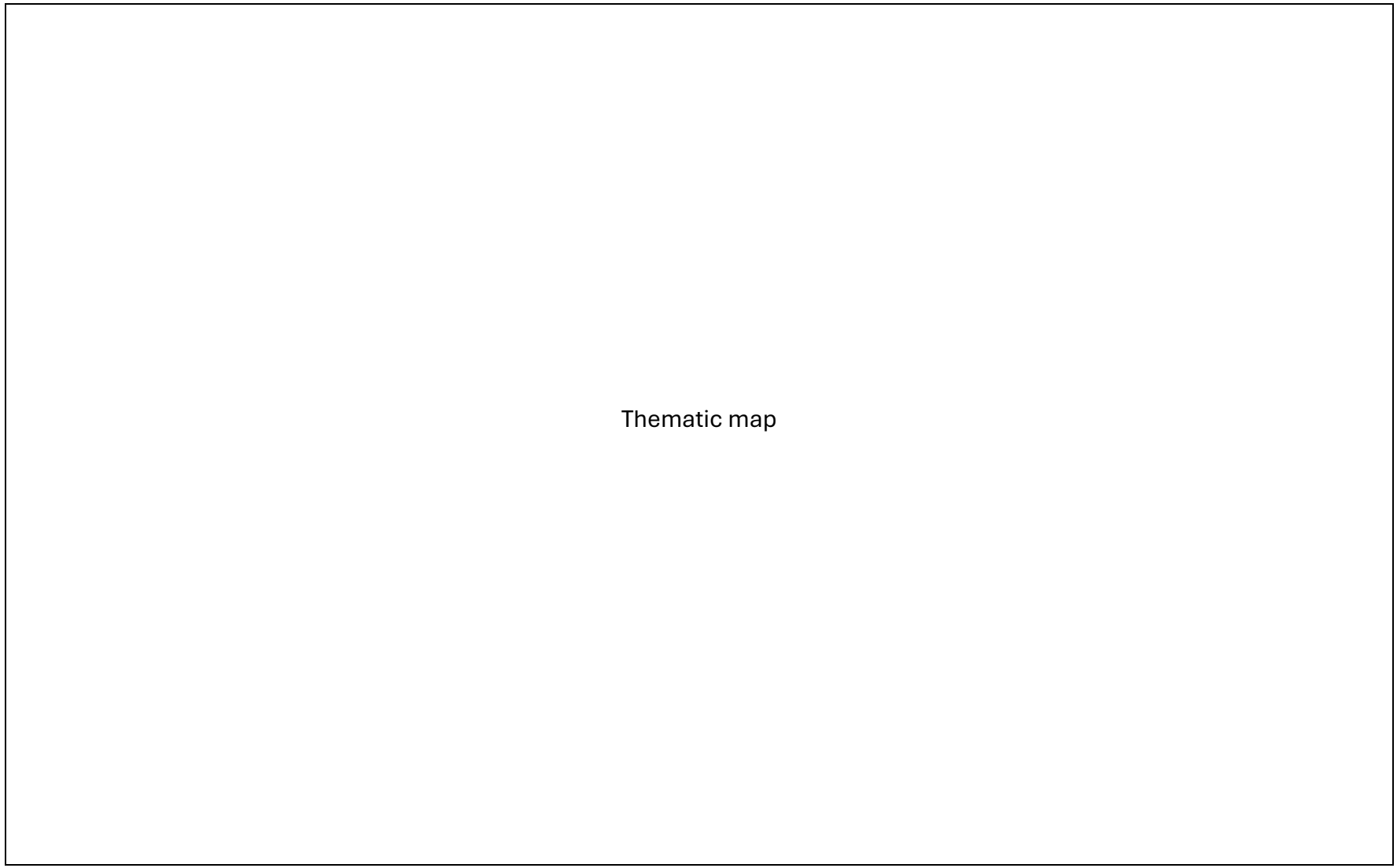
Two young people, who participated in a work experience placement with the Planning Policy Team in July 2026, helped review and summarise responses to the thematic questions. The key issues, priorities and aspirations expressed by young people in Haringey are identified as below:

Youth Survey Question	Summary of Responses
1. What can Haringey do to face climate change?	*"I think most people are talking about planting more trees along roads, along with being more active when it comes to reducing litter by introducing more recycling bins and advertising recycling. I saw mostly writing about cycle lanes/more places to leave bikes, along with maybe adding solar panels to older existing buildings. There were also many responses about electric cars/buses which could be integrated in the future."*
2. Name your favourite park. Why do you like it?	*"From what I saw, people were saying that ally pally was very calm and they liked the peacefulness and views, whereas lots of people also like Finsbury because there is a lot of accessible activities such as the basketball and tennis and outdoor gym. The third most common was Downhills because it was more chilled out and better for walks and picnics (plus having lots of well spaced-out parks so all can access a green pace easily.)"*
3. What are your favourite activities in Haringey?	*"One of the main takeaways is that the majority tend to like more open, field sports like football and basketball that you can easily access, so maybe advertise access to pitches and open spaces so more teams can train and play. I think people find it important to conserve local funfairs and places like older restaurants and cinemas that have grown popular over the years and make sure that running and swimming facilities are regularly open to all. Some people who don't do sports need free hangout spaces like benches or community clubs."*
4. Do you see lots of different cultures in Haringey? Are they	*"I think that overall people were very happy with the cultural diversity of people in Haringey, with many people very proud of the spaces such as Seven Sisters market (Latin American) and Turkish food shops and stores. There are some people who are slightly worried/concerned that in the future*

shown in public spaces like markets and parks?	*gentrification will cause this to change, so a big focus should be on conserving all the cultural food shops and conserving smaller communities of ethnic groups."*
5. What kinds of activities or events would you like to see in Haringey to celebrate our history and different cultures?	*"Common responses consisted of festivals, markets and diverse cultural exchange events. Within these responses, people stated they would like to experience other cultures in the form of clothing, music and food. There were also a significant number of people that wanted to see some form of sports activities such as football, badminton, running and table tennis."*
6. If you can add one shop to Haringey's town centres, what would it be?	*"Most responses seemed to be for new food shops. Particularly fast-food stores, especially fried chicken. Following closely was clothes stores with a mixture of expensive brands and general clothes stores that are often known to be cheaper such as Primark and H&M. Lastly there was a small response of more miscellaneous stores such as book shops, international shops and sports shops."*
7. If you can add one space or facility to bring people together, what would it be?	*"The most common response was new or improved parks. Within this there were many responses about skate parks and other outdoor sports activities. There were also a few mentions of needing access to public toilets. Several respondents also referred to youth clubs or community centres. Another very common response was "clubs". However, the type of club wasn't stated meaning this is difficult to categorise. From other responses we could imply this refers to group activities or sports."*
8. What makes you feel safe/unsafe in your neighbourhood?	*"The vast majority of people stated they felt unsafe in their local area. The reasons given were gangs, muggings, knife crime, intoxicated people and antisocial behaviour. Environmental factors were also mentioned such as lack of night lighting, surveillance and minimal police patrols. In contrast, several people did mention they felt safe in their area. The reasons given for this were friendly local people and when they had neighbours looking out for them."*

CHAPTER 1: INTRODUCTION





Tables and Figures 1. XXX Neighbourhood Map

Introduction

What is the Local Plan?

1.1 The Local Plan sets out how land in the borough should be used and developed to create fairer, healthier, more sustainable places for current and future generations. This includes providing more genuinely affordable homes, green spaces and trees, employment opportunities, social infrastructure, and addressing the climate emergency.

1.2 It is our primary planning document and forms part of our Development Plan, which in accordance with English law, is the starting point for deciding planning applications in Haringey.

1.3 The Local Plan seeks to address Haringey's specific opportunities and challenges and enhance the attributes that make the borough a unique and special place.

1.4 The plan:

i. Reflects the Council's latest strategic aspirations

ii. Reflects the Council's declaration of a Climate Emergency and the urgent climate action need to address the causes and effect of climate changes

iii. Responds to changes to National Planning Policy and Guidance

iv. Responds to the London Plan 2021 and its emerging successor document Responds to housing delivery challenges

v. Meets the legal requirement to review Local Plans every five years

How does it fit in with other plans, policies, and strategies?

1.5 This plan is the key component of our Development Plan, alongside and supported by the London Plan (2021), Neighbourhood Plans, and the North London Waste Plan (2022), which sets out the planning framework for waste management in North London.

1.6 The Local Plan has been prepared so that it is in 'general conformity' with the London Plan 2021. The London Plan sets out a vision and planning policies for Greater London and is part of our Development Plan. The Local Plan does not need to repeat existing London Plan policies that work effectively for deciding planning applications in Haringey. This plan contains targeted policies to address our local context, needs and aspirations in a way that still meets the overall ambition of the London Plan but responds more appropriately to Haringey's unique characteristics.

1.7 Local communities can use their powers under the Localism Act 2011 to produce neighbourhood plans for their areas. These must be in general conformity with the Local Plan and London Plan and have the same weight as the London Plan and Local Plan in deciding planning applications. Currently Haringey has one adopted neighbourhood plan, the Highgate Neighbourhood Plan (2017).

1.8 The Local Plan builds directly upon the Council's vision for Haringey which was adopted in October 2024.

Our Vision – Haringey 2035

The Council's vision, developed in partnership between the Council and our residents, communities, partners, council staff and visitors, is that Haringey will be a place where we can all belong and thrive:

"A place where all our residents have the opportunity to thrive and enjoy the best possible version of their life; where the quality of life in every part of the borough is comparable to our cleanest, greenest and safest neighbourhoods; and that at a time of insecurity and change, Haringey is a place where people can put down roots and feel they really belong."

1.9 The Council recognises that the vision is just a start and to achieve it the Council has identified six 'Calls to Action'. These are the priorities that our residents, communities and partners have indicated are the foundations of the future that we want to build. It is through securing progress in these fundamental areas that we will create opportunity, a great quality of life and sense of belonging for all.

1.10 This Local Plan sets out a comprehensive placemaking framework for Haringey that contributes to the delivery of all six 'Calls to Action'. The Local Plan includes a spatial vision for the borough which is complementary to the Council's overall vision for Haringey and which focuses on how development and land use change will secure positive placemaking outcomes.

1.11 In addition, the Local Plan will also help deliver the ambitions of a range of other Council plans and strategies, including:

i. Climate Change Action Plan 2021

ii. Walking and Cycling Action Plan 2022

iii. Parks and Greenspaces Strategy 2023

iv. Opportunity Haringey Inclusive Economy Framework 2023

v. Health and Wellbeing Strategy 2024-2029

vi. Housing Strategy 2024

vii. Arts & Culture Strategy 2024

viii. Shaping Wood Green 2023

ix. Shaping Tottenham 2024

x. Air Quality Action Plan 2025-2030

xi. Local Flood Risk Management Strategy 2025

xii. Climate Change Adaptation & Resilience Action Plan 2025

How has the plan been prepared?

1.12 This plan has been prepared in line with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country (Local Planning) (England) Regulations 2012 (as amended).

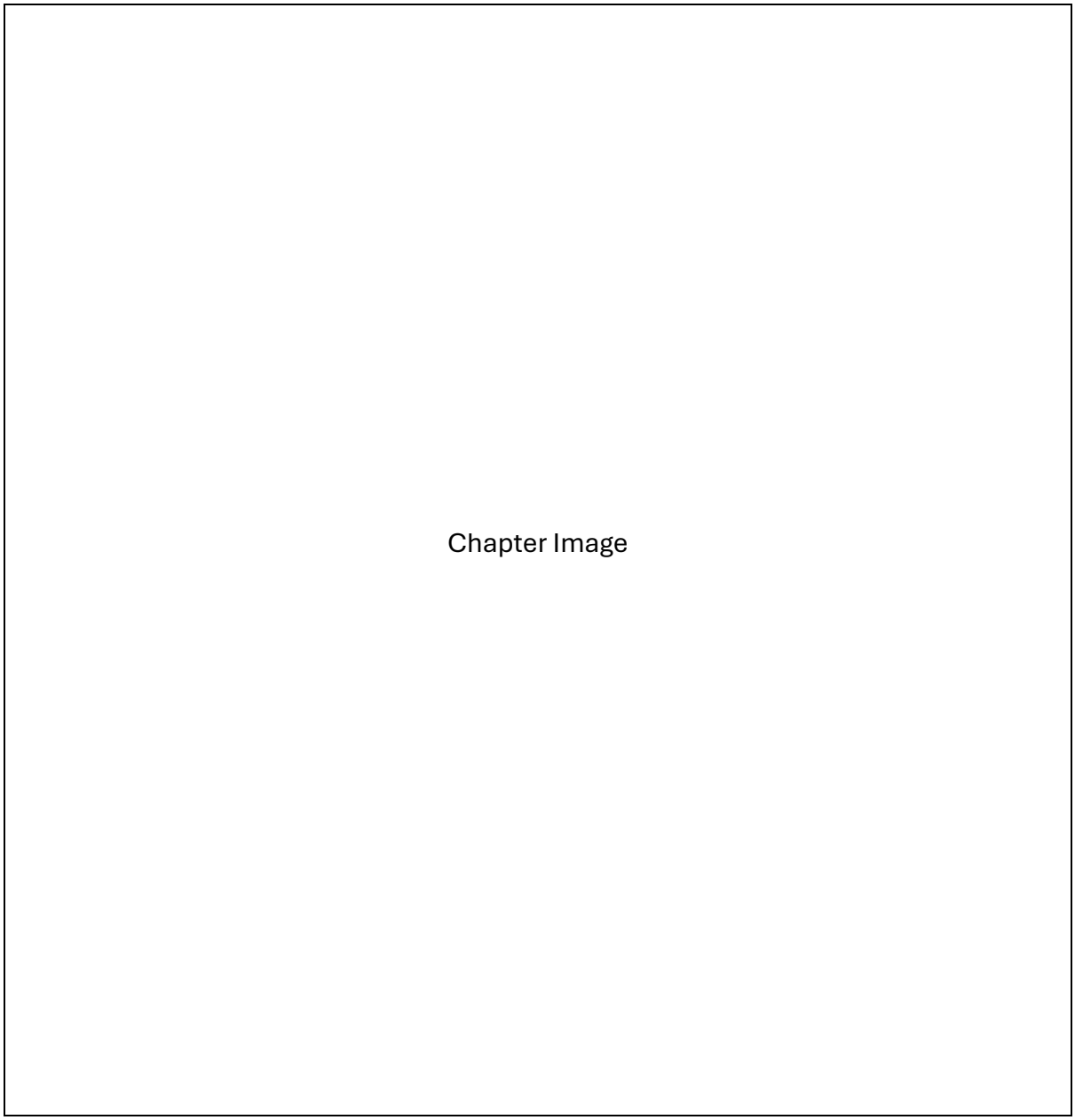
1.13 A collaborative approach was taken to the plan's preparation with the policies and proposals being genuinely shaped by the priorities and aspirations of residents, communities and other stakeholders, in line with the Haringey Deal.

1.14 Local plans are required to be based on robust, up-to-date and proportionate evidence. The preparation of this Local Plan was evidence-led was evidence-led informed by a comprehensive understanding of local needs, constraints and opportunities. The evidence base is available to view on the Council's website.

Assessing impacts of the Local Plan

1.15 To ensure this Local Plan contributes positively to sustainability, health, and equality objectives it was been informed by an Integrated Impact Assessment (IIA). The IIA brought together the following assessments, some of which are requirements and others which are good practice: Sustainability Appraisal (SA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Habitats Regulation Assessment (HRA). The IIA is available to view on the Council's website.

CHAPTER 2: THE PLAN OVERVIEW



The Plan Overview

2.1 The Local Plan is organised and structured in the following way:

Part 1: Placemaking for Haringey

Chapter 3: Strategic Context and Opportunity

2.2 Sets out our strengths, challenges and opportunities.

Chapter 4: Spatial Vision & Placemaking

2.3 Sets out the big spatial vision for Haringey and a new, more collaborative, way of achieving that vision, Placemaking.

Chapter 5. Placemaking Framework

2.4 Sets out the Haringey Placemaking Framework to achieve the Council's spatial vision and an overarching placemaking policy to guide development and change in the borough in the future

Chapter 6: Spatial Strategy

2.5 Contains a strategy for land use and development in different parts of the borough to best achieve our vision through placemaking. This includes identifying focus areas, where there are greatest opportunities for us to work together to enhance and transform places for the better.

Part 2: Neighbourhoods Policies

Chapters 7 to 17

2.6 Contains visions, objectives, policies, and guidance for eleven identified neighbourhoods, as well as key sites with opportunities for enhancement or transformation (referred to as Site Allocations)

Part 3: Borough-wide Policies

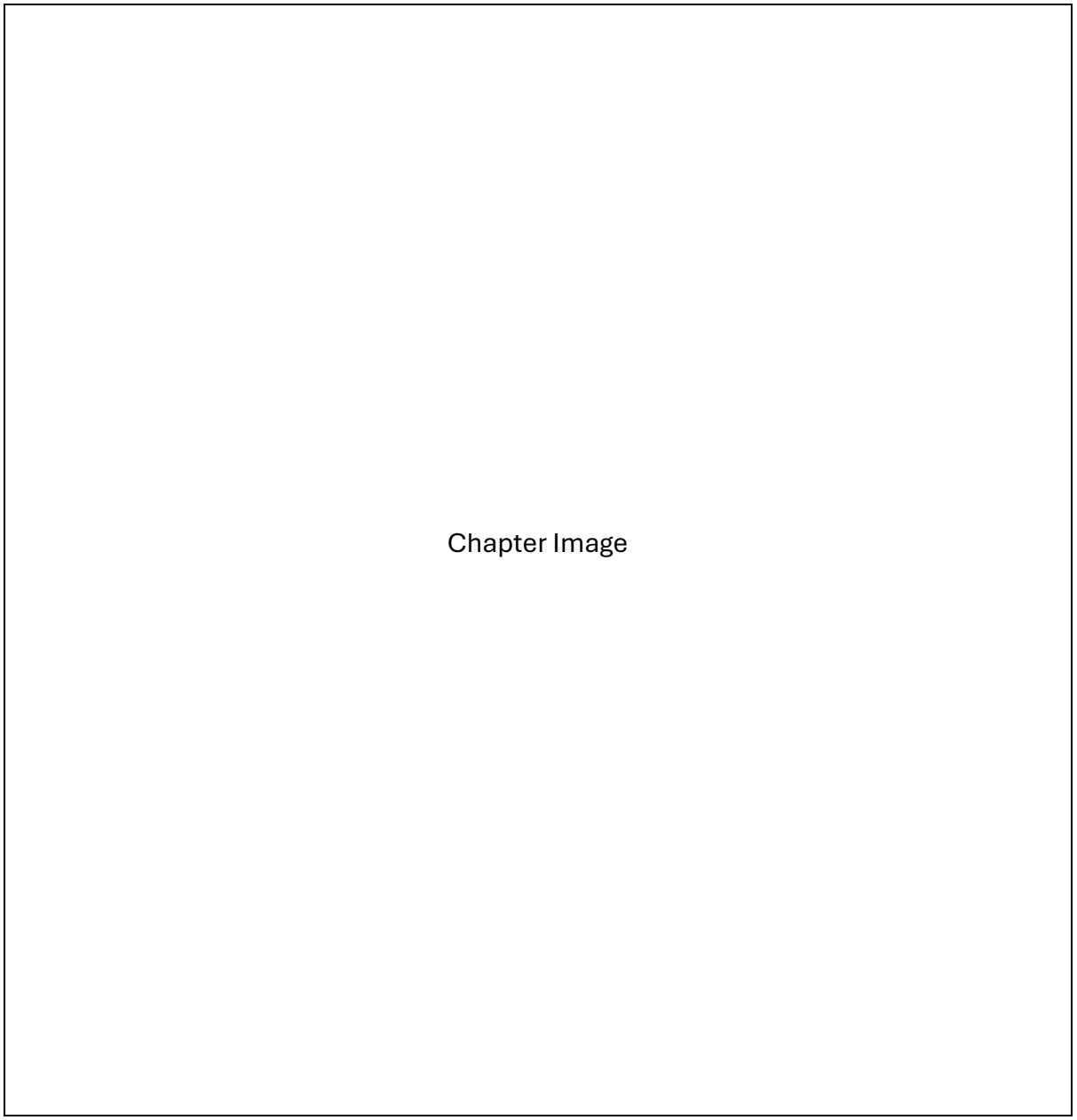
Borough-wide Policies (Chapters 18 to 28)

2.7 Contains detailed policies on a range of topics that apply to the whole borough, such as design housing, transport, and heritage.

2.8 The NPPF sets out that that Local Plans should identify and distinguish strategic policies from other non-strategic policies.

2.9 The key diagram in chapter 6 illustrates the spatial strategy of this Local Plan. A Policies Map is published alongside the Local Plan that identifies areas for protection, strategic sites and strategic infrastructure, and sets out the areas where specific policies apply.

CHAPTER 3: STRATEGIC CONTEXT AND OPPORTUNITY



Strategic Context and Opportunity

Our Strengths

Our Location

3.1 We are a strategically located and well-connected borough within one of the world's great cities, containing one of London's larger town centres, Wood Green. We border Inner London and are serviced by three London Underground lines, the Overground, National Rail services, and a Cycle Superhighway, as well as several A roads. This provides enormous connectivity of people, organisations and places.

Our Diversity

3.2 We are one of the most diverse boroughs in the country and have a strong history of battling discrimination and celebrating our many communities. Haringey is a young borough by national standards with over 50,000 children aged 0-17 years. Around 68% of Haringey residents are from ethnic groups other than White British with over 180 languages are spoken in the borough. Our communities connect or identify with a huge range of religions and beliefs.

3.3 This mix of cultures and identities helps make Haringey a vibrant and exciting place to live. It also attracts visitors to our borough. People come from across London to sample the great Turkish restaurants on Harringay Green Lanes and in Wood Green, the Latin food offer in Seven Sisters, and attend events at the Bernie Grant Arts Centre, a flagship performing arts venue supporting and promoting Black-led work.

Our Green Spaces

3.4 There are over 150 amazing parks and green spaces in Haringey, including dozens of sites of importance for nature conservation, 5 Local Nature Reserves, approximately 12,500 street trees and thousands more within parks, housing estates and gardens. More people than ever are exploring and enjoying these spaces, recognising their importance for our mental and physical health and wellbeing.

3.5 These spaces are hubs of community activity, where we meet our friends and family, play, exercise, and hold outdoor events. They also contribute to the health of our environment and its biodiversity.

Our Town Centres and Industrial Land

3.6 We have a great network of town centres and high streets, each with their own unique character and history and supported by many independent local shops. We are also fortunate to have a large amount of employment-supporting industrial land, particularly in the east of the borough, in strategic locations, close to Inner London.

Our Heritage and Histories

3.7 We have a wealth of heritage in the borough that contributes to our sense of place and identity. Our recorded history spans thousands of years and stretches across the borough, from the iron and bronze age activity around Town Hall Approach in Tottenham, to the Roman pottery works at Highgate Wood, medieval Bruce Castle, artisan style Noel Park Conservation Area, modernistic Hornsey Town Hall, and the stories of our more recent migrant communities.

3.8 This plan seeks for new development to value and enhance our rich built heritage and recognise its potential to deliver wider social and economic benefits, for example as a generator of tourism, a learning resource, or a means to stimulate economic investment. You also want new development to find creative ways of valuing our diverse intangible histories and incorporating them into design to create places of meaning and belonging.

Our Culture and Creative Industries

3.9 We are a culturally rich borough, with over 120 venues where cultural activity takes place, from community exhibitions to large scale and renowned venues like Alexandra Palace. London is the global capital for arts and culture and Haringey is recognised for its key role in this. It has been awarded the London Borough of Culture 2027 by the Mayor of London who has also chosen Tottenham as one of the city's Creative Enterprise Zones. There is growing demand for employment space for creative industries in the borough, attracted by industry clusters in locations like Wood Green, the Harringay Warehouse District and South Tottenham.

3.10 Sport also contributes to our culture, helping to bring people from different backgrounds together. In addition to our strong community sports offer, the Tottenham Hotspur stadium provides a world-class sport, leisure and entertainment facility, supporting many jobs and being a key driver of economic activity. Tottenham is identified in the London Growth Plan as an international significant visitor destination and has potential to significantly increase jobs, tourism and visitor spending, including with the benefit of further international exposure such as at the 2028 UEFA European Football Championship.

Our Voluntary and Community Sector

3.11 We have a vibrant and dynamic Voluntary and Community Sector (VCS) in Haringey, comprising hundreds of organisations of different sizes, types and remits. The VCS plays many roles which are integral to the wellbeing of residents in Haringey, including working directly with residents in our communities, campaigning on issues of both local and national significance, advocating at individual and community level and strengthening community capacity and resilience. Through their work, the VCS often

manages to bring together people from different backgrounds around common causes and interests.

Our Challenges

Deprivation and the cost of living

3.12 We have comparatively high levels of deprivation in Haringey, including growing food and fuel poverty, and large spatial inequities between the east and west of the borough. Some parts of Northumberland Park are among the most deprived in the country.

Housing crisis

3.13 There is an acute shortage of housing, particularly good quality, genuinely affordable housing. This has contributed to issues of homelessness and overcrowding, as well as many people living in accommodation that does not meet their needs. Pressure on our housing stock is mounting with rising rents and house prices. Having access to a safe, secure, and affordable home is vital for achieving a good quality of life and enabling people to reach their potential.

Climate emergency

3.14 Recent flooding, heat waves and droughts have highlighted the impact of our already changing climate, and the fact that much of our built environment is not adequately designed to cope with these changes. As well as adapting to this changing climate, we also need to do our part in reducing emissions.

Health inequities

3.15 The Covid-19 pandemic highlighted the importance of mental and physical health and made stark the inequities that exist between different parts of our community, both spatially and demographically. Our urban environment has a huge impact on our health and wellbeing, from exposure to air pollution, lack of access to green space and opportunities for physical exercise, to poor quality homes with mould, poor insulation or overheating, unemployment, loneliness, and isolation.

Safety and feeling safe

3.16 Feeling safe is a key issue for residents and communities with crime and anti-social behaviour commonly noted as the thing people most disliked about their area. Feelings of safety vary between different parts of the borough and different demographic groups, with those living in the east of the borough generally feeling less safe than those in the west. Women and those who were not proficient in English are more likely to feel unsafe, particularly after dark.

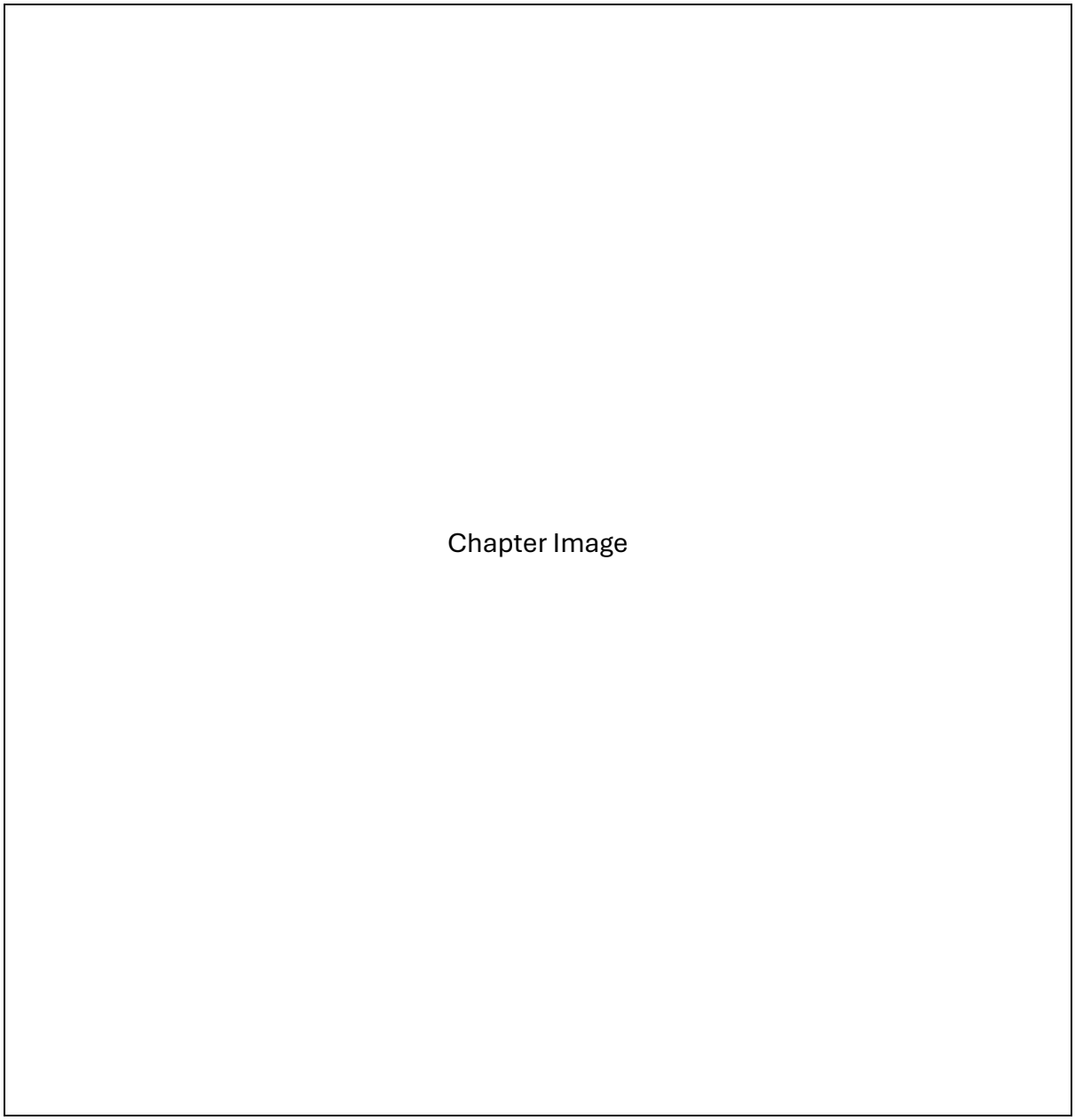
Creating a resilient economy

3.17 The Covid-19 pandemic had immense economic, social, and health impacts on our Borough, sharply widening pre-existing inequities in our economy. It has highlighted and dramatically accelerated trends in the economy, such as changes to patterns and locations of work, online shopping and consumer behaviour, and changed the role and function of our town centres and high streets. Alongside skill shortages, there is increasing demand placed on our limited employment land, particularly for logistics, resulting in rising rents, placing businesses under pressure.

Supporting growth with the infrastructure we need

3.18 There are numerous pressures on our physical and social infrastructure including a need to adapt to climate change, the challenges faced by the NHS, and a need to provide for our growing population. With limited resources, we need to be smart and more collaborative to ensure that we are providing current and future generations with the physical and social infrastructure they need to enable them to live healthy and fulfilled lives.

CHAPTER 4: THE SPATIAL VISION



The Spatial Vision

4.1 Haringey in 2043 is made up of places where everyone can belong and thrive.

4.2 Development over the period 2028/29 to 2042/43 has contributed to a fair, healthy, safe, resilient and sustainable borough for current and future generations and this has been achieved by working collaboratively with our diverse local communities and partners through our Placemaking Framework.

4.3 Together, we will have delivered:

i. Homes for the Future

ii. A Greener, Cleaner, Safer Borough

iii. A Culturally Rich Borough

iv. A Borough that supports us to Live Well

v. An Inclusive Economy

vi. A Borough that Connects us to Opportunities

Homes for the Future

4.4 Haringey is a place where everyone has a high quality, energy-efficient and safe home they can afford in a welcoming and distinctive neighbourhood of their choice. The supply of genuinely affordable homes has been spearheaded by the Council's ambitious home-building programme, delivering thousands of new council homes.

A Greener, Cleaner, Safer Borough

4.5 We have met the target in our Climate Change Action Plan of becoming a net zero-carbon borough and continue to be a leader in addressing the Climate Emergency. A focus on retrofit first and driving up energy efficiency of new buildings has been crucial to achieving this. New development has protected trees and enabled nature to make its way back into the urban fabric. New open spaces have been created, thousands of street trees planted, and investment has been secured to deliver improvements to our treasured parks, with Down Lane Park an exemplar of an accessible and inclusive open space.

A Culturally Rich Borough

4.6 Our borough fizzes with arts, culture and creativity and a powerful legacy has been secured from being London Borough of Culture 2027. There's always something to do, contribute to or explore, particularly in our four cultural quarters, including small scale venues, markets and events as well as international destinations like Alexandra Palace and Tottenham Hotspur Stadium. Development has enhanced our historic

environment, enhanced cultural infrastructure, and supported our creative industries to thrive, including within our unique Warehouse Living communities.

A Borough that supports us to Live Well

4.7 Development has helped strengthen our communities by delivering new social infrastructure and protecting and enhancing existing infrastructure, ensuring everyone is able to access a wide range of services within a short journey of their home. Each neighbourhood is well served by high-quality social infrastructure, supporting our thriving voluntary and community sector.

An Inclusive Economy

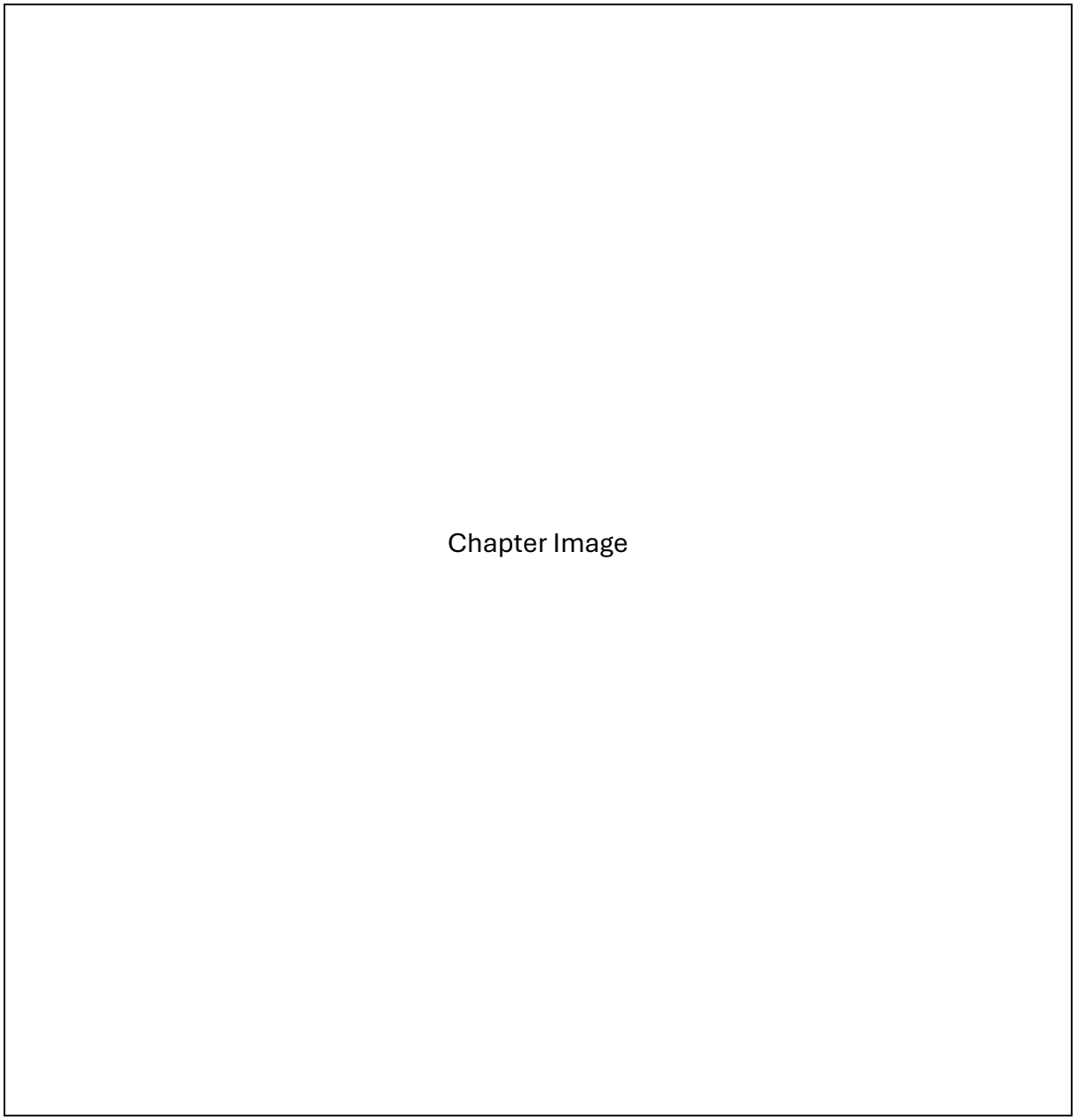
4.8 Wood Green has positioned itself as the economic and cultural heart of North London. High Road West has brought wide reaching improvements to North Tottenham and the North Tottenham district centre has emerged as an international cultural destination and a hub of services and activities for the local community. The Tottenham Hale District Centre is the heart of the green and productive Lee Valley. Our policies have helped ensure Haringey is a borough of opportunity, supporting our independent local businesses, attracting investment and delivering new and better employment opportunities, particularly green jobs. Employment areas have been intensified and enhanced to provide modern, flexible, net zero carbon buildings and a better local environment.

A Borough that Connects us to Opportunities

4.9 We've made it easier for everyone to access all our borough offers, making walking, wheeling, cycling and public transport a first choice for all who can. New development has contributed to a healthy, low-traffic and low-emission borough by prioritising walking, wheeling, cycling and public transport, reducing dependence on private motor vehicles, improving road safety and avoiding increased exposure to air pollution. Streets are greener and healthier, allowing all children to feel safe walking or cycling to school. Public transport options are accessible to everyone, connecting us to the wider opportunities and experiences offered by one of the world's great cities.

4.10 Development and change will have enabled placemaking opportunities to be realised across the borough. Each neighbourhood will have seen enhancement and transformation that is shaped by and responds to the priorities of local communities including those reflected in the Council's Shaping Wood Green and Shaping Tottenham strategies. A particular focus will have been given to placemaking in parts of the borough where opportunity and need are greatest and have helped reduce inequities and ensure Haringey is a much fairer place.

CHAPTER 5: THE HARINGEY PLACEMAKING FRAMEWORK



The Haringey Placemaking Framework

5.1 At the heart of the Local Plan, underpinning its vision, policies, and proposals, and guiding its delivery and implementation, is Placemaking. The starting point for this is an understanding that places are created by people, communities, and businesses, and how they interact with and within our natural and built environments.

5.2 For Haringey, Placemaking is an ongoing process that seeks to:

i. empower our residents and stakeholders to shape places that enable everyone to reach their potential;

ii. meet our diverse needs and ambitions to deliver a fairer, healthier, greener Haringey; and

iii. enhance and celebrate our unique environments, histories, cultures, communities, and identities.

5.3 The Placemaking Framework sets clear objectives and priorities for the kind of places we and our communities want to create, and how placemaking should be approached, together with our residents, businesses and other stakeholders.

5.4 All development proposals must have positive regard to the Haringey Placemaking Framework.

Placemaking Objectives

5.5 Haringey's three placemaking objectives are the fundamentals of what the Council's wants to achieve. Those proposing or undertaking development should always be evaluating their proposals against the extent to which they achieve each of these objectives.

PO1: A Fair Place, where inequities are significantly reduced, and our unique urban environment provides everyone with the same opportunities to reach their potential

5.6 As a minimum, all residents of Haringey should be able to expect a decent standard of living, including comfortable, safe, affordable, and secure housing, and the ability to participate in day-to-day activities and access the services and care they need. To reach their potential, people should be able to access opportunities for education, health, employment, socialising, play and recreation, and to contribute to and engage with the natural world and wider society. We want everyone in Haringey to feel valued and have a sense of identity and belonging.

5.7 Currently, not everyone in Haringey has a decent standard of living, or access to these opportunities. There are clear spatial inequities, particularly between the east and west

of the borough. The area in which you are born or live in Haringey has a huge impact on your life chances and the Council is committed to eliminating a situation where differences of a couple of miles translate into such diverse life outcomes.

5.8 There are also inequities experienced between different groups depending on their age or life stage, ethnicity, disability status, socio-economic status, and a range of other protected characteristics. These apply to many issues including health, access to housing, employment, open space, and feelings of safety.

5.9 Without careful management, development and change can further reinforce these inequities. New development must be proactive in identifying and taking advantage of opportunities to invest in our communities and enhance our environment to make it more prosperous and equitable.

PO2: A Healthy and Safe Place for people to start, live and age well in

5.10 The Covid-19 pandemic underscored the importance of health, safety, and wellbeing for our communities and the role our environment plays in it. It also highlighted clear inequities in our experiences, with some having to contend with overcrowded housing, limited access to green space or outdoor spaces to socialise, and higher air pollution levels. These impacted not only physical health but mental health too. Health inequities are found between different localities as well as different population groups within Haringey.

5.11 This is, in part, why residents have stressed the importance of 'place' in promoting good health, wellbeing, and safety. The Council's Health and Wellbeing Strategy aims to ensure we improve health, wellbeing, and safety throughout all phases of life and the Local Plan has a key role in supporting this. New development offers opportunities to help our children and young people get the best start in life by creating safer spaces and addressing declining perceptions of safety when outside. It can also help support the ability of adults to reach their potential by providing opportunities for them to move from poor housing conditions to new quality, safe, secure, and affordable housing, including specialist housing for those who require it.

5.12 Older people have identified isolation and loneliness as being a key concern. New development can support the creation of more public spaces with opportunities to sit and interact with others or improve accessibility to existing spaces for those with mobility issues.

5.13 New development must serve to create healthier and safer places for people to flourish in.

PO3: A Sustainable and Resilient Place, with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041

5.14 Our long-term strategy is to not only sustain but enhance the natural environment we rely on for our health and wellbeing, in a way that reduces inequities.

5.15 In March 2019, the Council declared a Climate Emergency and followed this up with a Climate Change Action Plan (2021) outlining its approach to becoming a net zero-carbon borough by 2041. The Local Plan has a key role in the borough's climate action efforts including by setting ambitious carbon reducing planning policies.

5.16 New development must comprise more energy efficient homes, combatting fuel poverty and the rising cost of living, while being warm in the winter and cool in the summer. It must also support walking, wheeling and cycling as the natural choices for those that are able to, reducing obesity, carbon emissions, and helping to lower travel costs. As flooding risks increase, new development must implement sustainable drainage systems and be resilient to a changing climate.

5.17 Our green and blue spaces (areas of land and water that form part of our natural environment) have been highlighted by residents as one of the things they love most about living in Haringey. New development provides a key opportunity to enhance the provision, accessibility and quality of these spaces. This must be done in a way that supports natural regeneration and biodiversity while providing spaces for activity and relaxation for physical and mental wellbeing.

5.18 Creating resilient places is about being able to absorb, recover from and prepare for future shocks/changes like extreme climate events, a pandemic, or a recession. This doesn't just refer to our physical infrastructure but the strength of our communities and our economy. New development needs to foster inclusive communities and economies that support one another and local businesses.

5.19 New development must safeguard the essential systems, services, and assets that we need to survive and thrive now and in the future. Where appropriate, we should be creating spaces that are flexible and adaptable to a changing world. We also need to build to last, not just in terms of materials and maintenance but the use and management of spaces.

Placemaking Priorities

5.20 The Council's placemaking priorities set out what we intend to focus on, responding to the borough's unique strengths and opportunities, while addressing the challenges it faces.

5.21 Those proposing development or land use change should always be evaluating their proposals against the extent to which they respond to these local priorities, in a way that also achieves the placemaking objectives.

PP1: A Culturally Rich Borough; Embracing and supporting the heritage, creativity, and character of our diverse communities and environments to deliver places that are distinctively Haringey, and where everyone feels a sense of pride and belonging.

5.22 Culture is an important contributor to health and wellbeing. Activities like sport, dance, and heritage walks support our physical wellbeing, while watching and undertaking cultural and creative activities enhance our mental health, allowing us to experience new things, express ourselves, pursue passions, and feel a sense of belonging. Culture can contribute to stronger communities, strengthening understanding of our diversity and bringing people together. Activities like community food growing also contribute to environmental sustainability.

5.23 Our cultural heritage is directly linked to economic development. Cultural facilities and events attract visitors into the area. Architectural and built heritage, urban character and histories provide a marketable uniqueness. Our creative industries provide employment opportunities and can be a destination in themselves.

5.24 Unfortunately, not everyone has the same ability to access and experience culture in our borough. Equally, some communities don't have the same opportunities to express their culture. The Covid-19 pandemic and cost of living crisis has put our cultural facilities and creative industries under intense strain and made it more difficult to ensure the preservation of our heritage.

5.25 The Mayor of London has chosen Haringey as the London Borough of Culture 2027 which will provide an opportunity for the borough to celebrate its culture and creativity while at the same time addressing issues with access to that culture. New development can help in this task by supporting greater understanding and appreciation of our heritage and culture, working with the residents and communities that create and care for it. It should value our built heritage and support and grow the cultural sector in a way that improves resilience and contributes to social, environmental, and economic outcomes that primarily benefit local communities.

5.26 The Local Plan contains neighbourhood chapters which identify key opportunities for culture and heritage in each area. Design policies are fundamental to the Local Plan, ensuring that heritage, character and context are considered throughout the development and design process, particularly in the creation of and improvements to the public realm. Heritage policies set out a positive framework for the enhancement and preservation of our heritage assets, their setting and wider historic environment.

5.27 Our culture and social infrastructure and employment policies identify and protect Haringey's cultural quarters and creative industry hubs. Finally, our policies seek to protect and enhance our sports facilities and open spaces, providing greater opportunities for cultural and sporting activities and events.

PP2: A Greener, Cleaner, Safer Borough; A leader in addressing the climate emergency and ecological crises, while being good stewards of place, and ensuring everyone feels safe

5.28 Addressing the climate emergency is the biggest challenge humanity faces. As a borough we want to do this in a way that reduces inequities, improves health and wellbeing, and supports stronger and more resilient communities.

5.29 New developments should take all opportunities to improve their design to minimise emissions. Our energy reduction policies demonstrate leadership in this field, setting out ambitious targets for on-site carbon reduction and reductions in operational energy use and carbon in building materials.

5.30 Our green and blue spaces are hugely valued by our residents. They are vital to our health and wellbeing and that of the planet, which is facing a biodiversity crisis. New development should enhance our green and blue infrastructure and make use of nature-based solutions to secure multiple co-benefits. Our green and blue infrastructure policies support this by protecting existing open space and trees and encouraging enhancement, expansion and provision of green infrastructure, particularly in the more deprived parts of our borough which tend to have less access to these spaces. They also require new developments to make sites greener, more biodiverse, and maximise opportunities for tree planting.

5.31 Our design policies ensure that new public spaces are designed to be inclusive, accessible, and respond to the needs of local communities. Simple things like places to sit, drinking fountains, non-slip pavements, or access to a public toilet can make a huge difference in the ability of residents to access and use a public space that they should feel entitled to use.

5.32 Sadly, many residents have expressed that they don't feel safe walking through many parts of the borough. This is particularly the case in more deprived parts of Haringey. Our policies require new development to address this not only through their design (i.e. good lighting, cameras, and provision of secure cycle parking), but by introducing positive activities into a space.

5.33 When a place is clean and tidy, people take it as a sign it is well loved and cared for. Our policies require new development to optimise provision of waste and waste reduction infrastructure to avoid fly-tipping and, where possible, address existing issues.

5.34 Residents and stakeholders are passionate about making their neighbourhoods greener, cleaner, and safer. Planning applicants should recognise the benefit and opportunity in working closely with them under a placemaking approach, to ensure that places are well-designed and able to be managed and maintained over the longer-term.

PP3: Homes for the Future; Delivering the high-quality and resilient homes we need for the future to ensure that everyone has access to a safe, stable, and affordable home, regardless of their circumstances

5.35 The right to a good home is a fundamental human right. Addressing the housing crisis is one of the biggest and most urgent challenges facing the borough. The link between housing and inequity is clear. For example, we know that Black and minority ethnic communities have disproportionally poorer housing conditions, LGBTQIA+ people are more likely to be rough sleeping, disabled people are disproportionately living in homes that do not meet their basic needs, and those in poorer areas are experiencing significantly higher levels of overcrowding.

5.36 The Council is investing in an ambitious home-building programme that is delivering the first new council homes in a generation, with as many as possible built on existing council-owned land. This is an important priority for our borough, as for many of those in the greatest need a council home offers their only real chance to put down roots in Haringey. Building on the ambition of the Council's Housing Strategy that "we want everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home", the Local Plan seeks to optimise delivery of new homes through both a comprehensive spatial strategy that identifies opportunities across all neighbourhoods, on small sites as well as larger ones, and a design-led approach that seeks to ensure the most efficient use of land within its context. Site allocations provide further guidance to help optimise housing development on key sites, and we support working with the wider public sector, housing associations, infrastructure providers and others involved in land development to unlock housing and placemaking opportunities.

5.37 Our housing policies seek to ensure that the homes we are building are the type of homes we need. The evidence to the Local Plan and our adopted Housing Strategy justifies the Council's seeking as many genuinely affordable homes as possible within private developments, particularly homes for social rent. Our policies therefore seek to maximise affordable housing delivery in private developments whilst not setting targets so high they put the viability of these developments at risk. We also need to provide for specialist housing to meet the needs of more vulnerable and/or marginalised residents such as older people, those disabilities, and the Gypsy, Roma, and Traveller community. Our policies provide a flexible framework to support this and ensure specialist housing delivered is high quality and fit-for-purpose.

5.38 The climate emergency, biodiversity crisis, and the experience of living through the Covid-19 pandemic have led us to rethink the impact of our living environments on our mental and physical health, and the health of the environment. The Local Plan contains an ambitious suite of policies to ensure new homes are energy efficient, net zero carbon, and built to last, while contributing to safer, healthier, greener, and more

accessible environments, responsive to the 'new ways of living' that emerged during the Covid-19 pandemic.

5.39 Housing delivery should be undertaken through our placemaking approach, by working with the residents and communities who know their area best, in a way helps to build the prosperity of local people and businesses, supports infrastructure provision, and achieves the placemaking vision for each neighbourhood.

PP4: Supporting us to Live Well; Delivering the infrastructure our people need to live healthy and happy lives and make a difference in their communities.

5.40 Our social infrastructure provides spaces where we can meet some of our basic needs as well as come together to build relationships and networks, care for one another, innovate, problem solve, and have fun. They are physical spaces that allow for us to build stronger and more resilient communities.

5.41 They are important for supporting our physical health, such as GP surgeries, and our mental health, providing activities for those dealing with social isolation. Services like Connected Communities and Haringey Works provide support and assistance to those who may be struggling, while our schools help to ensure our young people reach their potential.

5.42 We also have spaces where our voluntary and community sector come together to make a difference in our borough, from supporting those who are more vulnerable to fighting climate change.

5.43 However, some parts of our borough are not as well served by social infrastructure as others. Social infrastructure is under increasing pressure as our population continues to grow and public sector funding remains tight. New development provides an opportunity to enhance and expand our social infrastructure provision, working together with the public sector and voluntary and community sector to address existing inequities.

5.44 We want everyone to be able to have easy access to the facilities and services they need, whether it be for housing, employment, health and care advice, sports and leisure, or to ensure a strong local voluntary and community sector. Our social infrastructure should be prominent within our neighbourhoods, where possible helping to reinvigorate our town centres and high streets, providing spaces for activity, learning, and opportunities for employment.

5.45 Our social infrastructure policies protect existing social infrastructure and support their modernisation. New social infrastructure is supported and, where appropriate, consolidation of facilities in accessible locations is encouraged to enable the creation of local hubs which provide an enhanced community offer.

5.46 Developers of large schemes, and those looking to provide social infrastructure, will need to work closely with the Council, wider public sector, and voluntary and community sector to ensure that resources are used efficiently to address local needs.

5.47 Our physical infrastructure is equally important. Our stormwater and waste management will need to respond to a changing climate and a need to reduce waste. Our energy infrastructure must reduce emissions, while ensuring that we are able to provide low-cost green energy to our homes and business.

5.48 Again, collaboration is required, and planning applicants will be expected to undertake early engagement with the council and infrastructure providers.

PP5: An Inclusive Economy; Supporting our local economies and high streets, and maximising employment and training opportunities

5.49 In a fair place, residents should all have access to good work opportunities – jobs that pay a living wage and offer good terms and opportunities for progression – as well as the education and training opportunities they need to achieve this and contribute to the success of their local area.

5.50 Currently, Haringey experiences significant spatial and demographic inequities. In particular, the east of the borough has much higher rates of unemployment and lower household income levels than the west.

5.51 An inclusive economy is one which helps to reduce inequities, improve health outcomes, and strengthen local communities. It is more resilient to economic shocks, being comprised of a diverse mix of local businesses within a range of sectors.

5.52 An inclusive economy addresses the climate emergency and biodiversity crisis in a way that improves productivity. It also supports the growth of 'green jobs' that produce goods and services for environmental protection purposes, and/or engage in conserving and maintaining natural resources. Haringey, for example, has a growing food preparation production industry, building on a historical legacy in the Lee Valley.

5.53 Much of our industrial building stock is aging. Retrofit and redevelopment provide an opportunity to renew and intensify it. Our employment policies support intensifying uses, while our energy reduction and natural environment policies set high standards for achieving net zero carbon emissions and biodiversity net gain. In addition, our transport policies encourage improvements to access, parking, and logistics to reduce traffic and emissions, and improve safety.

5.54 Our town centres policies support a diverse range of uses, while avoiding overconcentration of uses such as gambling premises and hot food take aways that can negatively impact on health and wellbeing.

5.55 The neighbourhood, culture, heritage, and design policies set out how an inclusive economy can enhance and leverage off our unique competitive advantages, for example through heritage-led placemaking.

5.56 Our London location provides us with a strategic advantage in growing the digital economy, which offers huge potential to deliver economic and social benefits for the borough. Growth in this industry and others should be used to expand the local skills base and offer opportunities to young people. Our employment policies set out requirements for affordable workspace and apprenticeships.

5.57 An inclusive economy should be developed through our placemaking approach. It requires co-operation of a range of stakeholders: local communities, the public sector, landowners, businesses, infrastructure providers, and academic institutions.

PP6: Connecting to Opportunities; Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential

5.58 Haringey, and its location within one of the world's great cities, offers huge opportunities for our residents to find employment, access support and care, learn, pursue their interest and hobbies, build social connections, and explore.

5.59 Unfortunately, not everyone has equal access to these opportunities. They may live in an area that is poorly connected, or where our infrastructure is not inclusive or accessible, for example stations with no step-free access. They may not feel safe walking, wheeling or cycling around, for example if there is no dedicated cycle path, or if an alleyway seems dark and isolated.

5.60 The way we travel impacts our health and wellbeing. Pollution from unsustainable transport modes, whether it be related to air, noise, or vibration, affects our both our mental and physical health. Transport emissions are also a large contributor to climate change.

5.61 Our sustainable travel policies support walking, wheeling, cycling and public transport as the first choice, for those who can. They seek to reduce reliance on the private vehicle while ensuring equity of accessibility. A shift towards more sustainable transport modes will not only reduce emissions but help address cost of living challenges by providing cheap/ free alternatives to the car.

5.62 Our spatial and neighbourhood strategies support the 15-minute city concept, where everyone can access their daily needs within a 15-minute walk or wheel. Together with travel policies they aim to prioritise routes to key destinations like schools, town centres, and open spaces.

5.63 Today, many of our connections to people, services and opportunities are online. However, not everyone has the same ability to use digital devices, connect to the internet, or access digital services.

5.64 Our digital and social infrastructure policies help to address those inequities by requiring the provision of digital infrastructure and ensuring there are local community facilities that support people in accessing digital services.

Placemaking Approach

5.65 Great places are achieved and sustained by people working together. Our diverse residents, businesses and stakeholders are an important resource. They know their local areas and how they function, what works, what doesn't, what the impacts of proposed changes may be on different groups of people, and what the opportunities are. They also offer a range of skills and resources to help deliver and manage improvements to their neighbourhoods.

5.66 Too often, people feel excluded from the planning and development process. Through the Haringey Deal, the Council has committed to working and communicating with our communities as partners. The Placemaking Approach extends this concept to everyone engaged in the process of placemaking. It seeks to ensure that everyone feels like they can help shape the environments they live in, particularly those groups that are seldom heard.

5.67 A Placemaking Approach is embedded throughout the Local Plan. Planning applicants must clearly demonstrate how they have applied it throughout the planning and development process.

5.68 Applying this approach not only leads to better outcomes for local communities, but also developers, investors, and future occupiers. It enables a smooth development process, allows for new development to better integrate into the existing neighbourhood, secures positive publicity for those involved, and helps create a sense of ownership, community, and belonging, crucial to the long-term success of a development.

PA1: Listen and Understand

5.69 Anyone engaging in delivering placemaking should seek to understand the varied needs and aspirations of residents and stakeholders to identify how development could best address them. This includes the socio-economic make-up of local communities and groups that may be most affected by a proposal.

5.70 As a starting point this can be achieved by looking at our evidence base, available data, previous consultation exercises in the area, and seeking pre-application advice from the Council. Early and ongoing engagement is crucial. . Larger developments and those

with more significant impacts are expected to have a clear strategy to for reaching seldom heard groups.

PA2: Collaborate and Empower

5.71 Those proposing development are strongly encouraged to work with residents and stakeholders throughout the development process, where possible seeking to give residents opportunities to guide and deliver change in their own neighbourhoods through mechanisms like co-design. The Council is committed to early engagement and a collaborative approach to planning for our own assets.

5.72 Applicants should actively pursue opportunities to secure greater benefits through collaboration, whether it is by undertaking a master planned approach with neighbours, partnering with the public sector, Voluntary and Community Sector, and/or infrastructure providers to address infrastructure needs, or providing local benefits like apprenticeships and affordable workspace.

PA3: Communicate and Care

5.73 Developers should continue to communicate clearly and consistently with residents and stakeholders through the construction phase, working with them to minimise adverse impacts and maximise benefits. Where appropriate, they should take opportunities to involve the local community in the ongoing management and maintenance of new development, particularly where it involves public spaces and facilities.

5.74 To ensure placemaking responds to a changing environment, developers should seek feedback on how the operation and management of completed developments could be improved to maximise their positive contribution to the local area and address any adverse impacts.

Delivering Placemaking

5.75 The Haringey Local Plan seeks to deliver placemaking in the borough by applying the Haringey Placemaking Framework. The purpose of this policy is to ensure that Haringey's Placemaking Framework shapes proposals throughout their lifecycle, from inception to implementation and then post-delivery.

Policy PM 1: Delivering Placemaking

A. The Council will take a positive approach when considering development proposals that are located, designed, constructed, and operated in a manner consistent with the Haringey Placemaking Framework and will apply a presumption in favour of sustainable development in accordance with the NPPF.

Haringey Placemaking Framework

(1) Objectives for placemaking

i. PO1: A Fair Place, where inequities are significantly reduced and our unique urban environment provides everyone with the same opportunities to reach their potential.

ii. PO2: A Healthy and Safe Place, for people to start, live and age well in.

iii. PO3: A Sustainable and Resilient Place, with strong communities, a regenerating natural environment and on target to be net zero carbon by 2041.

(2) Priorities for placemaking

i. PP1: A Culturally Rich Borough; Embracing and supporting the heritage, creativity, and character of our diverse communities to deliver places that are distinctively Haringey, and where everyone feels a sense of pride and belonging.

ii. PP2: A Greener, Cleaner, Safer Borough; A leader in addressing the climate emergency and ecological crises, while being good stewards of place, and ensuring everyone feels safe

iii. PP3: Homes for the Future; Delivering the high-quality and resilient homes we need for the future to ensure that everyone has access to a safe, stable, and affordable home, regardless of their circumstances.

iv. PP4: Supporting us to Live Well; Delivering the infrastructure our people need to live healthy and happy lives and make a difference in their communities.

v. PP5: An Inclusive Economy; Supporting our local economies and high streets, and maximising employment and training opportunities.

vi. PP6: Connecting to Opportunities; Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential

(3) Approach to placemaking

i. PA1: Listen and Understand: identifying the varied needs and aspirations of residents and stakeholders and how development can best address them

ii. PA2: Collaborate and Empower; working with residents and stakeholders throughout the development process, where possible seeking to give residents opportunities to guide and deliver change in their own neighbourhoods through mechanisms like co-design

iii. PA3: Communicate and Care; communicating clearly and consistently with residents and stakeholders through the construction phase, working with them to minimise adverse impacts and maximise benefits.

B. Major development proposals must submit a Placemaking Statement in accordance with the Council's template and guidance. The Placemaking Statement must:

(1) Set out a clear placemaking vision for the proposal and demonstrate how it supports the Haringey Placemaking Framework.

(2) Explain how the proposal responds to strategic policies and placemaking aspirations set out in relevant Neighbourhood Chapters.

(3) Include an assessment of the proposal against the three objectives for placemaking.

C. The Council will use section 106 legal agreements and planning conditions, as appropriate, to ensure the contents and elements of Placemaking Statements are fully and meaningfully delivered.

D. Proposals of 100 or more dwellings and/or new floorspace exceeding 10,000sqm non-residential floorspace must provide a comprehensive Health Impact Assessment.

Supporting text

5.76 The Local Plan seeks to maximise the benefits of development and land use change through the Haringey Placemaking Framework. New development and land use change offers huge opportunities to improve the borough's neighbourhoods but requires building trust with residents and stakeholders. It is important that all our communities can clearly understand and monitor how placemaking is being delivered.

5.77 The Placemaking Statement is intended to ensure that applicants take a strategic and integrated approach to placemaking from the outset of the design and development process. It should demonstrate how the proposal has been informed by the Haringey

Placemaking Framework and how it contributes towards the delivery of its objectives, priorities and place-based outcomes.

5.78 The statement should clearly explain how the proposal responds to relevant strategic policies, Placemaking Focus Area Strategies and objectives, site allocations and other place-specific requirements. In doing so, it should provide an overarching assessment of the extent to which the proposal supports the delivery of the Local Plan's strategic objectives, particularly the three Placemaking Objectives of creating:

i. a Fair Place;

ii. a Healthy and Safe Place; and

iii. a Sustainable and Resilient Place.

Placemaking Statements should enable decisionmakers, local communities and other stakeholders to understand the proposal's overall placemaking performance, including its principal benefits, adverse impacts and any significant trade-offs. Therefore, they should be written clearly, succinctly and in plain language to make it easy for the public to read and understand. In cases where specific Haringey Local Plan policies are not being met, the Placemaking Statement should explicitly set out the trade-offs involved in an application and justify them having regard to the Placemaking Framework, place-specific considerations, and feedback received through the engagement process.

5.79 The Council will produce a template and guidance to support applicants in producing the Placemaking Statement. The Statement should be proportionate to the scale and impact of the proposed development and should not duplicate information contained within other documents submitted as part of a planning application, such as Design and Access Statements, Transport Assessments, Social Infrastructure Statements, Town Centre Statements, and other technical reports. Instead, it should summarise the key findings of those documents and signpost readers to more detailed information where required.

5.80 The Council will positively engage with applicants in the production and implementation of their Placemaking Statements. Applicants are expected to provide a draft Placemaking Statement at pre-application stage to demonstrate how early design thinking has been informed by the Placemaking Framework.

5.81 The assessment of the proposal's contribution towards the objective of creating a Healthy and Safe Place will serve as a proportionate rapid health impact assessment. Large scale development will be required to provide a comprehensive Health Impact Assessment (HIA), prepared by an experienced practitioner with an understanding of health determinants, planning and public health principles. The submitted HIA must be accompanied by a quality assurance summary that appraises the HIA itself.

5.82 Health and well-being are fundamental, cross-cutting priorities embedded throughout the e Local Plan. The environment in which people are born, grow, live work and age are critical determinants of health outcomes and inequalities. Planning decisions have a significant and long-lasting influence in both physical and mental wellbeing.

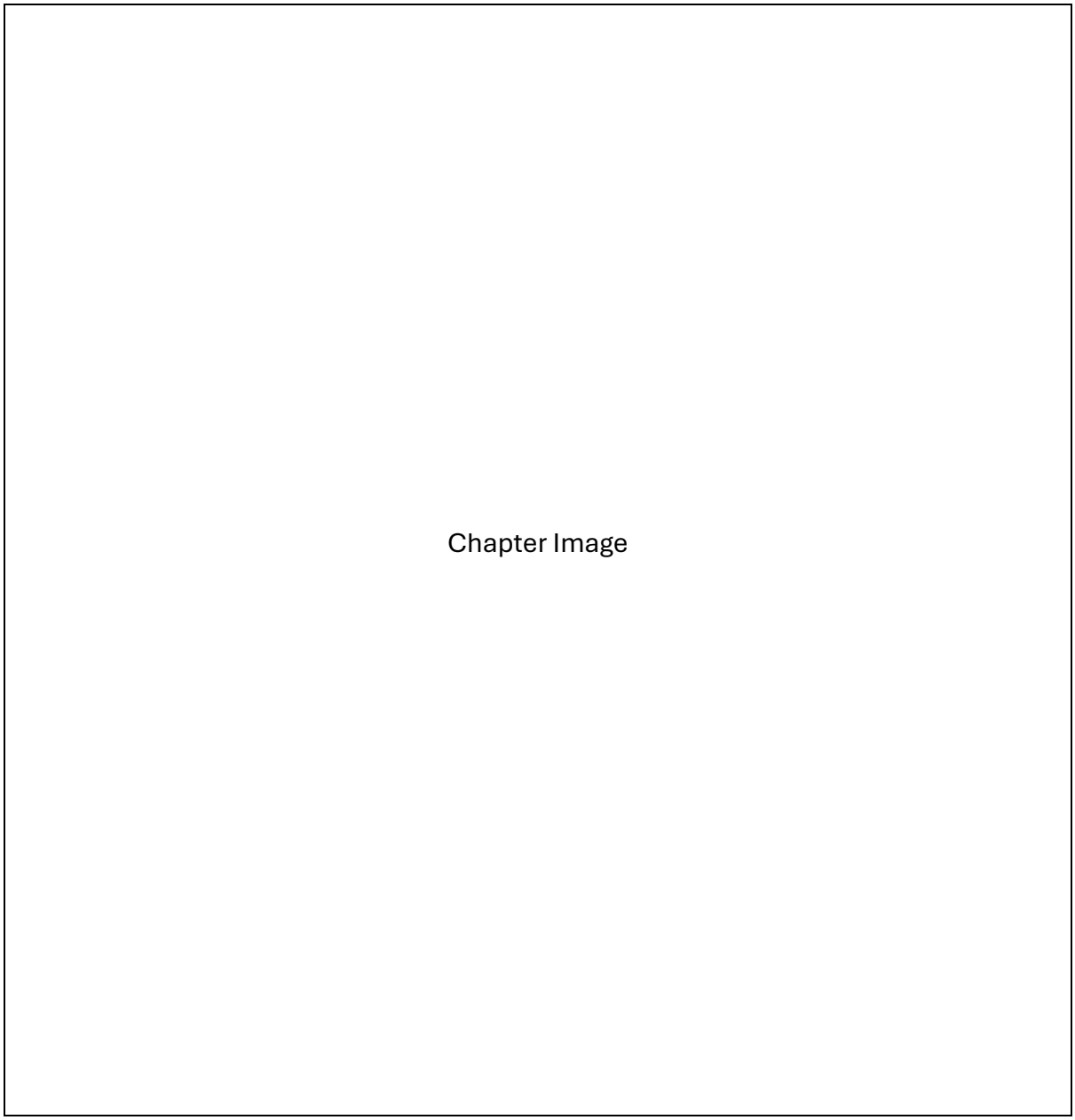
5.83 Health inequality, driven by deprivation, is a major concern in Haringey. The borough is the third most deprived in London, with highest concentrations in eastern and central areas. Residents are at increased risk of worse health outcomes, lower healthy life expectancy, higher rates of long-term conditions, and reduced access to high-quality green space and healthy environments. Addressing such disparities is a key priority of the Local Plan.

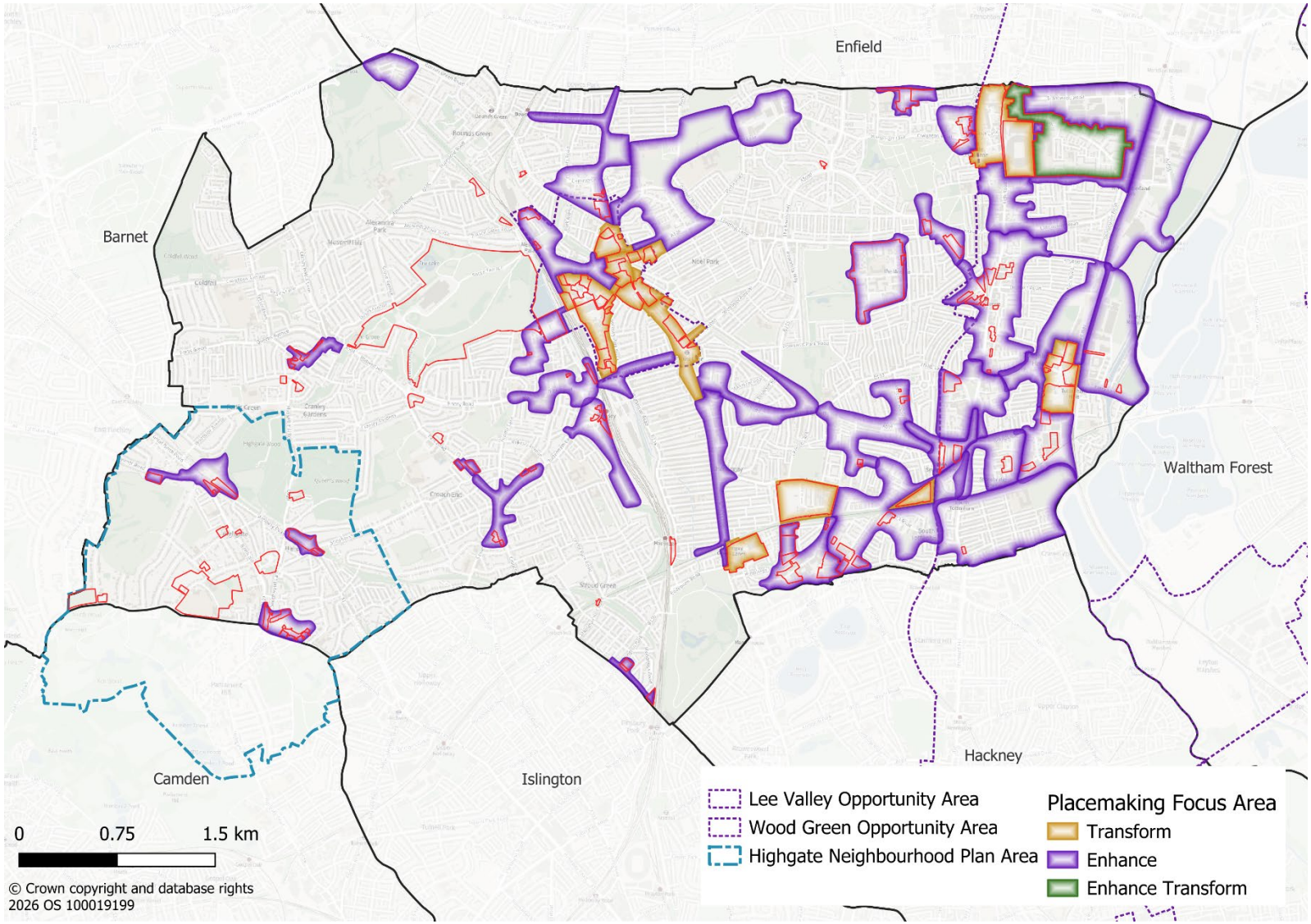
5.84 The planning system plays a pivotal role in shaping the built and natural environment, which indirectly reinforce or reduce health inequalities. Well-designed developments can support healthier lifestyles, improve mental wellbeing, enhance social cohesion, and reduce pressure on health and care services. Poorly designed developments can exacerbate health risks, increase exposure to air and noise pollution, produce inadequate housing, and offer limited access to essential services and green infrastructure.

5.85 The London Plan identifies a HIA as a vital tool for embedding health and wellbeing within planning, helping create a healthier and more equitable city.
HIA. Evidence indicates that HIAs improve the quality of decision-making, enhance stakeholder engagement, identify risks early, and support long-term value through healthier, more resilient communities.

5.86 To ensure development contributes to a healthy and safe place, applicants are encouraged to have regard to the twelve considerations of the Building for a Healthy Life design toolkit (2026).

CHAPTER 6: SPATIAL STRATEGY





Tables and Figures 1. Map of xxx

Policy SS1: Spatial Strategy – A Place Where We Can All Belong and Thrive

A. Strategic Direction

(1) This Local Plan seeks to optimise opportunities for development across the borough in accordance with the Haringey Placemaking Framework, to achieve the Council's vision for a fairer, healthier, safer, more resilient and sustainable borough where everyone can belong and thrive. Development should be brought forward consistent with the Haringey Deal so that residents and communities have meaningful opportunities to inform and shape it.

B. Placemaking Focus Areas

(1) Growth and investment will be focused in the borough's Placemaking Focus Areas, which are designated as either:

i. Transform Areas: areas with the greatest placemaking potential, where significant change is planned to deliver new homes, workspaces, public spaces, and infrastructure while respecting valued local features.

ii. Enhance Areas: Broadly drawn areas containing locations with moderate to high placemaking opportunities. The scale of change anticipated in Enhance Areas is more incremental and varied depending on local context and opportunities.

(2) All development must contribute to both borough-wide and neighbourhood-specific placemaking aspirations as set out in this plan.

C. Opportunity Areas

(1) The growth and placemaking potential of the borough's Opportunity Areas designated by the London Plan will be fully realised, with a strong focus on addressing inequities experienced by communities in these areas.

(2) Development within the Wood Green/Haringey Heartlands Opportunity Area will:

i. Deliver at least 5,500 new homes and a significant uplift in jobs.

ii. Reinforce Wood Green as a vibrant Metropolitan Centre.

iii. Support strategic connections to the surrounding area, including a Cultural Corridor connecting the Metropolitan Centre, Wood Green Cultural Quarter and Alexandra Palace and Park Cultural Quarter.

iv. Safeguard the future opportunity presented by Crossrail 2.

(3) Development within the Tottenham portion of the Lee Valley Opportunity Area will:

i. Deliver at least 7,000 new homes and a significant uplift in jobs

ii. Support the further development of Tottenham as a destination, underpinned by the Tottenham Hotspur Stadium as an internationally significant visitor destination identified in the London Growth Plan and supported by Tottenham High Road as a Cultural Corridor.

iii. Support the co-ordinated and masterplanned development of emerging town centres and the intensification of industrial and employment land.

iv. Support strategic connections from Tottenham High Road to Lee Valley Regional Park.

(4) Development must be coordinated with infrastructure delivery and help realise the ambitions of the Shaping Wood Green and Shaping Tottenham strategies.

D. Culturally Rich Borough

(1) Development will contribute to a long-lasting legacy from Haringey being London Borough of Culture for 2027. It will achieve this by protecting and enhancing the borough's cultural infrastructure, supporting the creative industries, capitalising on the presence of the borough's two international scale venues - Alexandra Palace and Tottenham Hotspur Stadium - and embedding culture in the everyday fabric of our neighbourhoods.

(2) There will be a focus on the promotion of culture and creativity, particularly within Haringey's Town Centre Network, four Cultural Quarters, the Wood Green and Tottenham Cultural Corridors and the Tottenham Creative Enterprise Zone.

(3) The Haringey Design Principles will ensure the delivery of good design which contributes to the distinctive character and amenity of the borough and the Haringey Built Heritage Conservation Charter will ensure protection of our unique historic environment for current and future generations.

E. Greener, Cleaner, Safer

(1) Development and infrastructure will be designed and located to ensure our communities are able to adapt to a changing climate and have sufficient resilience to withstand.

(2) Development will be required to achieve a Zero Carbon Balance, helping to achieve Haringey's target of becoming a net zero-carbon borough by 2041.

(3) Haringey's green and blue infrastructure will be safeguarded, enhanced and better connected, optimising its inclusive use and enjoyment for all our communities, and delivering safe and easy access to these spaces, particularly large natural open spaces such as the Lee Valley Regional Park and Alexandra Palace Park.

(4) Opportunities will be taken to create safe environments where everyone, especially women and girls, feels safe, welcome, and free to use and enjoy so they can fully access the opportunities, services, and experiences the borough offers.

F. Homes for the Future

(1) Provision will be made for at least 21,535 homes (net) over the period 2026/7 to 2037/8. The focus will be on providing the right mix of homes to meet the needs of Haringey's diverse communities with a strategic aim of delivering at least 50% as genuinely affordable and supported by the Council's ambitious 3,000-home council housebuilding programme.

G. Living Well

(1) New homes and commercial development will be supported by the co-ordinated and timely provision of physical, social green and digital infrastructure.

(2) Existing and new infrastructure will be optimised by taking opportunities to cluster services locally, providing flexible space, and improving inclusive access and use to better meet the needs of Haringey's diverse communities.

H. Inclusive Economy

(1) Development will support the vitality, viability and resiliency of the Haringey Town Centre Network. This includes:

i. Strengthening Wood Green Metropolitan Centre as the economic and cultural heart of North London.

ii. Establishing Tottenham Hale and North Tottenham as vibrant District Centres supporting local communities, attracting businesses and visitors, and providing a strong sense of place.

(2) Meeting strategic demand for employment uses through the safeguarding, intensification and renewal of designated industrial and employment land as well as better connecting them to each other and their surrounding context.

(3) Leveraging Haringey's diversity, creativity and connectivity to grow a more inclusive, resilient economy. This includes:

i. Taking advantage of Haringey's positioning within the Upper Lee Valley and UK Innovation Corridor.

ii. Protecting and growing our strong creative industries sector, particularly within the Haringey Creative Enterprise Zone.

iii. Protecting and providing space to attract and grow small, independent businesses and emerging entrepreneurs within our town centres, high streets, employment and industrial land, building on sectoral strengths and creating environments that foster connectivity, collaboration, and economic vibrancy.

I. Connecting to Opportunity

(1) Ensuring development contributes to a borough where safe, inclusive and sustainable transport choices are the heart of everyday life. This includes:

i. Rebalancing our streets towards sustainable modes of travel, including walking, wheeling, and cycling and public transport.

ii. Improving strategic east-west connections within the borough and overcoming barriers to safe and easy movement.

iii. Safeguarding and capitalising on the future opportunity presented by Crossrail 2.

J. Monitoring and Review

(1) The Council will monitor the implementation of the Spatial Strategy through its Authority Monitoring Report and will review the strategy if delivery falls significantly below expectations or if new evidence indicates a need for change.

Supporting text

Placemaking Focus Areas

6.1 The Spatial Strategy directs development and investment across all of Haringey's neighbourhoods, focusing on areas with the greatest opportunities to accommodate new homes, jobs, infrastructure, facilities and services in accordance with the Haringey Placemaking Framework. These 'Placemaking Focus Areas' (PFAs)' are labelled as 'Transform' or 'Enhance' and in some case may include both 'Transform' and 'Enhance' areas.

6.2 Each Placemaking Focus Area contains a strategy and series of objectives and initiatives, within the relevant Neighbourhood Chapter to guide how development and

investment can come forward in a coordinated way to best achieve placemaking aspirations of the Council and its communities.

6.3 Transform areas are places in the borough with the greatest opportunities for placemaking and are where the biggest changes are planned. These areas have the potential to accommodate a large proportion of the new homes we need, new high-quality workspaces, better public spaces, and improved infrastructure like parks, healthcare facilities, and sustainable transport. In the future you may see taller buildings in these areas, new shops, services and facilities, and re-designed streets that are more attractive, connected and inclusive for everyone. Transform areas usually contain one large site allocation, or a cluster of site allocations which require detailed planning guidance. Even though Transform areas are places where big changes are planned, it doesn't mean everything will be replaced or redeveloped. The aim is to protect and celebrate the parts of the area that people value, like historic buildings. New development should fit in with what's already special about the place and help make it even better.

6.4 Enhance areas are places which have moderate to high opportunities for placemaking. Change in these locations are likely to be incremental as well as in keeping with the existing character. Enhance area boundaries are intentionally drawn broadly and less defined, encompassing not only sites where new development may occur but also areas—such as parks—where investment from nearby development can be directed to support wider placemaking improvements.

6.5 The scale and nature of change within Enhance Areas can vary significantly, both between different areas and within a single area. Not all parts of an Enhance Area are expected to experience change, and the extent of intervention will depend on the specific opportunities present now and in the future.

6.6 For example, parts of the Tottenham High Road Historic Corridor may be designated as Enhance due to opportunities to restore historic shopfronts and improve the heritage environment. Another example could be a park such as Down Lane Park which is designated as Enhance due to the opportunity for nearby development to fund major improvements to the park and improve the ability of local communities to access it by walking, wheeling and cycling.

6.7 Development will be supported in these areas where they accord with relevant planning policies and help to realise the Placemaking Focus Area strategy, objectives and initiatives.

Opportunity Areas

6.8 A large proportion of the borough's Placemaking Focus Areas are within the borough's two Opportunity Areas: Wood Green/ Haringey Heartlands and Tottenham/ Lea Valley,

both designated by the London Plan. Informed by extensive community engagement, the Council has developed area-based strategies for these areas - Shaping Wood Green and Shaping Tottenham - to guide placemaking efforts through co-ordinated and collaborative approach.

Culturally Rich Borough

6.9 Development and land uses will be directed and designed to strengthen and enhance Haringey's cultural offer. The London Growth Plan identifies Tottenham as a key growth opportunity and recognises the specific potential of the Tottenham Hotspur Stadium in driving growth as an 'internationally significant visitor destination'. Wood Green, North London's Metropolitan Centre, is located near Alexandra Palace, one of the borough's most prominent landmarks and a globally recognised cultural and heritage venue. In addition, Finsbury Park regularly hosts large scale outdoor events.

6.10 This strategy seeks to leverage Haringey's internationally significant cultural assets, together with its regional and local assets, to maximise their social, cultural, and economic value. It aims to ensure that all who live, work, and visit the borough can benefit from its rich cultural offer. The strategy focuses on the development of the cultural and creative ecosystem within and between Haringey's town centres, Cultural Quarters, and creative industry clusters within the Tottenham Creative Enterprise Zone.

Greener, Cleaner, Safer

6.11 All development will achieve a Zero Carbon Balance, applying a retrofit-first approach. The Council will use development contributions to make strategic investments that avoid and mitigate emissions, enable climate adaptation and built resilience.

6.12 Development contributions and investment will also be used to enhance existing blue and green infrastructure, and provide new infrastructure to address the climate crisis, enhance biodiversity, sustainability and support the wellbeing of residents. Investment will be focused on opportunities to reduce inequities in access to green and blue infrastructure and to help those individuals and communities most at risk from climate change.

6.13 Key strategic opportunities include developing safe and easy connections to the Lee Valley Regional Park and Alexandra Palace Park for communities within the Tottenham and Wood Green / Haringey Heartlands Opportunity Areas.

6.14 Safety and feeling safe has been identified as a key barrier to many residents, particularly our most vulnerable, accessing all Haringey offers and reaching their potential. Development provides an opportunity to address some of these barriers through design, the positive activation of spaces, particularly for young people, and engagement with local communities and organisations. The Council will help to

maximise these opportunities, particularly in Placemaking Focus Areas, delivering placemaking interventions, and working through a multi-agency approach.

Homes for the Future

6.15 The Spatial Strategy supports the delivery of at least 21,535 new homes (net) by 2036/7, with a strategic aim of delivering at least 50% as genuinely affordable, including a significant proportion of social rent homes. This will be achieved in large part through our ambitious Council house building programme, comprehensive development within Transform Areas, and a mix of small site development and some major development within Enhance Areas.

Living Well

6.16 The Spatial Strategy aims to ensure that development is supported by the infrastructure and services needed to sustain and enhance local communities. New development is expected to contribute to the delivery of new and improved infrastructure in a coordinated and strategic way, working in partnership with the Council, communities, infrastructure providers, and other stakeholders.

6.17 This should align with the placemaking aspirations outlined in the neighbourhood chapters and the Council's Infrastructure Delivery Plan. Where appropriate, development should also support a locality-based model, clustering facilities and services to improve service delivery, accessibility, and the overall value and impact of social infrastructure.

Inclusive Economy

6.18 Development will facilitate the creation of a fairer, greener local economy, building on local creativity and harnessing Haringey's strengths. The Spatial Strategy recognises the importance of the borough's town centre and high streets to not just the local economy but to its social fabric and sense of place.

6.19 The greatest placemaking opportunities sit within the borough's Opportunity Areas. This includes transformation of Wood Green to reach its potential as the economic and cultural heart of North London, and the establishment and development of North Tottenham and Tottenham Hale as emerging District Centres.

6.20 The strategy seeks to optimise the intensification of Haringey's valued industrial and employment land through placemaking. Much of this land falls within Placemaking Focus Areas, where coordinated and masterplanned development is encouraged to optimise land use, enhance local amenity, showcase local innovation and creativity, and strengthen collaborative networks.

6.21 Haringey's strategic location within the Upper Lee Valley and UK Innovation Corridor positions it to attract and grow key sectors, including green industries, tech, life sciences, and the creative industries.

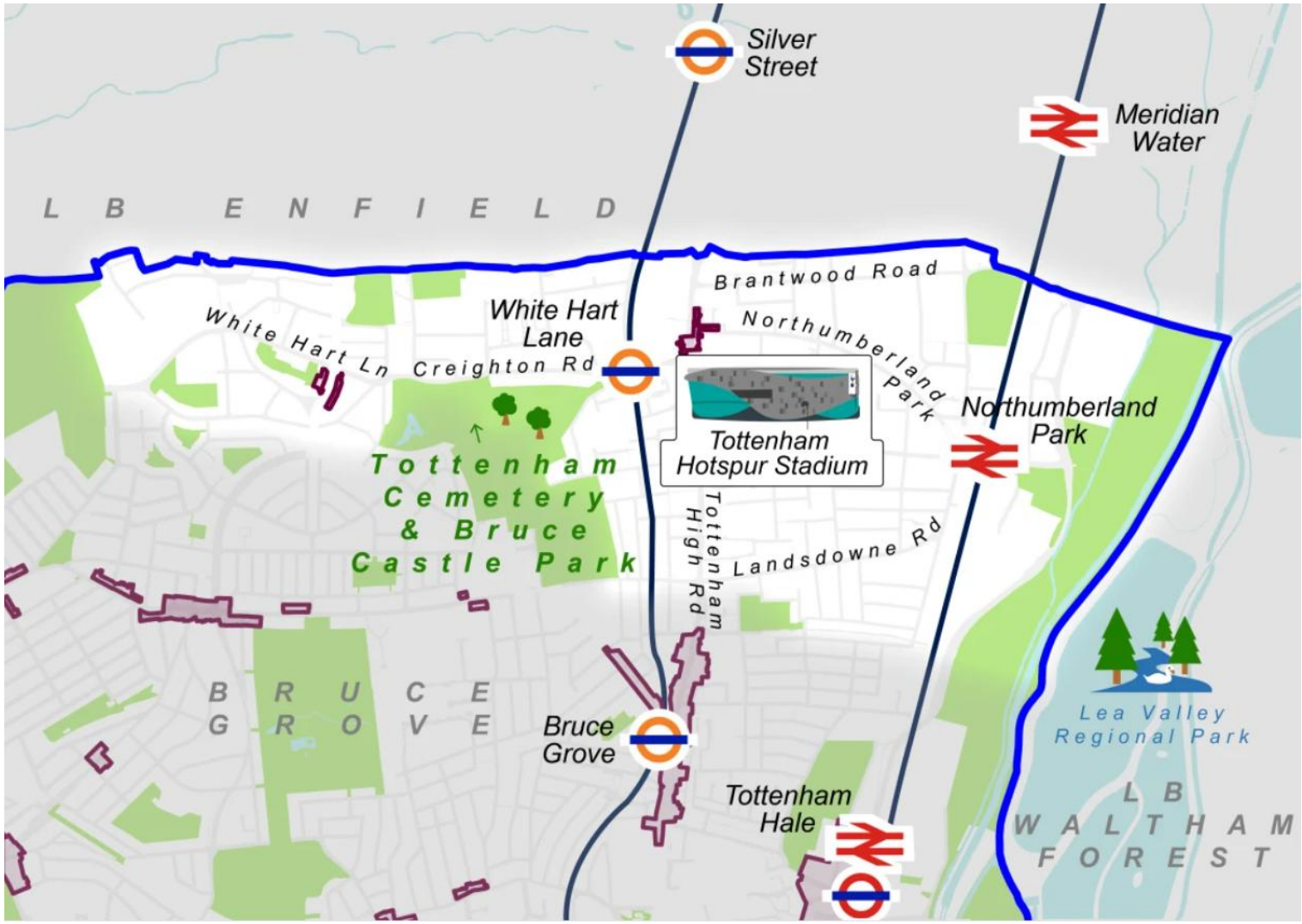
Connecting to Opportunities

6.22 Development will support the borough-wide shift towards a more safe, inclusive and sustainable transport system, enabling residents, workers, and visitors of all ages and abilities to access all the borough has to offer.

6.23 This includes addressing key barriers, such as poor east-west connectivity, as well as capitalising on future opportunities like Crossrail 2.

CHAPTER 7: NORTH TOTTENHAM NEIGHBOURHOOD





Tables and Figures 1. North Tottenham Neighbourhood Map

Neighbourhood Context

Location

7.1 The North Tottenham neighbourhood is in the north-east of the borough. The London borough of Enfield lies to the north, including the major regeneration site of Meridian Water to the north east, and the River Lea provides a natural boundary with Waltham Forest to the east. Its residential suburbs blend into the Bruce Grove and Wood Green neighbourhoods, with Bruce Castle Park and Tottenham Cemetery and the New River sports grounds helping to define these boundaries. The intersection of Tottenham High Road with Lansdowne Road/ Lordship Lane marks the southern entrance into North Tottenham from the Bruce Grove neighbourhood.

History

7.2 North Tottenham's history stretches back thousands of years. The High Road follows the path of an ancient Roman Road (known as Ermine Street). By the 16th century Tottenham was a popular rural retreat for city merchants, many of whom had mansions along the High Road. Daily coach services, omnibuses, the opening of what are now White Hart Lane and Northumberland Park stations, and reduced workers' fares to London in the 19th century, made Tottenham more attainable and accessible for the middle and working class, allowing for the development of Victorian and Edwardian terraced houses. The end of the century saw then local amateur football club, Tottenham Hotspur, move to its present location.

7.3 During the interwar years the neighbourhood experienced suburban development in remaining open land to the west, facilitated by the construction of Great Cambridge Road, and the establishment of industrial estates in the east. In the 1960s, a period of intense housing redevelopment brought about the construction of many of the neighbourhood's large estates, including Love Lane, Altair House and the Northumberland Park Estate.

7.4 By far the most notable recent development has been the new world-class Tottenham Hotspur Stadium, which was completed in 2019.

Connectivity

7.5 Two railway lines serve North Tottenham – the Weaver Line on the London Overground and the West Anglia Main Line. In recent years, significant investments have been made to the two stations which fall within the neighbourhood. In 2019 work completed on a major upgrade to White Hart Lane Station on the Weaver Line which included new station entrances and step free access to the platforms. The same year, upgrade works completed to Northumberland Park Station on the West Anglia Line, with a new pedestrian bridge with accessible ramps alongside triple tracking of the line itself to allow for more frequent trains. New, higher capacity rolling stock is now operational on both lines and there is a future possibility of high frequency services on the Weaver Line.

7.6 Tottenham High Road and Great Cambridge Road are identified as priority routes for bus interventions by Transport for London (TfL) in TfL Bus Action Plan. Funding has been received for a new bus lane along the High Road. Cycle Superhighway 1 was completed in 2019 and extends into Enfield.

7.7 Public transport accessibility varies within the neighbourhood, with high accessibility around the High Road and Northumberland Park Station, and low accessibility in the suburban areas in the west of the neighbourhood and industrial land to the east.

7.8 North Tottenham has several busy arterial roads (Tottenham High Road, Watermead Way, and Great Cambridge Road), and the West Anglia Railway Line, which can inhibit east-west walking and cycling movement through the neighbourhood.

Economy & Town Centres

7.9 North Tottenham contains the largest proportion of designated industrial land in the borough. It supports a wide variety of activities from logistics and storage to construction retail, food and fashion manufacturing, and vehicle repair, with a high concentration of jobs filled by Haringey residents. The land is well connected, with easy road links to the North Circular to the north, southward into Central London via the A10 and in the case of the eastern industrial areas, the West Anglia Main Line.

7.10 Tottenham Hotspur Football Club (THFC) is a large employer and the jobs it supports and the activities which take place at the Tottenham Hotspur Stadium make a major contribution to the borough's economy.

7.11 North Tottenham has a newly designated District Centre centred on the High Road. Planned development within the High Road West and Tottenham Hotspur Stadium site allocations is anticipated to significantly increase the retail and leisure offer, alongside new commercial and education uses and homes. The centre's retail units are occupied by a range of independent operators, with a high proportion of hot food takeaways, betting shops and convenience stores. There are also several food and beverage outlets in this area which are linked to the activities that take place at the Tottenham Hotspur Stadium.

7.12 Smaller local centres on Park Lane and Great Cambridge Road serve communities to the east and west.

Landmarks, culture and heritage

7.13 Tottenham Hotspur Stadium is a defining feature of the North Tottenham landscape and an internationally famous sporting destination, with a local history dating to 1882. Today the facility hosts not only some of the world's biggest sporting events, including football and non-football event, but also international artists like Lady Gaga, Beyonce and Guns N'Roses.

7.14 North Tottenham retains the best surviving 19th century townscape section of the High Road, with a high concentration of listed buildings, including some particularly outstanding Georgian buildings and a range of Victorian buildings.

7.15 North Tottenham's wealth of heritage is not just limited to the High Road. There is evidence of human use of the waters of the River Lee Navigation back through pre-history. Its waters were used to transport food and goods for thousands of years, while its marshes and fields provided rich pastureland. Today the area retains several key structures associated with historical use of the river, such as Stonebridge Lock. Unfortunately, much of this history is not easily visible or accessible to the public. The area was home to Walter Tull, one of Britain's first black footballers and widely considered the first African-Caribbean mixed heritage man to be an infantry officer in the British Army. Killed in action at the Battle of the Somme, a plaque commemorating him was erected in 2014 at his former home on Northumberland Park Road.

Green and blue infrastructure

7.16 The neighbourhood mostly comprises of flat terrain, reflective of its Lee Valley location. Elevation rises towards the north-west of the neighbourhood, the ridge of Devonshire Hill providing views to the south. The Moselle River runs through Tottenham Cemetery, before disappearing into a culvert eastward along White Hart Lane then south along the High Road.

7.17 The eastern edge of the neighbourhood sits within the Lee Valley Regional Park. This large natural expanse offers great recreational opportunities but is not used by as many residents as it could be, being separated by the railway line and unwelcoming industrial areas. More accessible natural and open space is provided through Tottenham Cemetery and Bruce Castle Park, the latter sitting just outside the neighbourhood boundary.

7.18 Tree canopy coverage is particularly low in Northumberland Park (around 16%), with coverages rising in the less dense western suburbs (around 22%).

North Tottenham Vision

North Tottenham in 2043 will have delivered on the aspirations set out in Shaping Tottenham and will be an international sports, culture, and leisure destination, with a proud local identity, thriving town centres, residential neighbourhoods, and places of production. A clear legacy will have been secured from Tottenham's helping host the 2028 European Football Championships and there will have been a significant uplift in jobs with the opportunity identified in the London Growth Plan fully maximised.

New development will have delivered a range of new uses and associated investment will have helped address inequities experienced in the neighbourhood, secured new and improved infrastructure, and strengthened the local community. Placemaking will have been delivered in collaboration with local communities and businesses.

A significant number of new high-quality affordable homes will have been delivered to address local needs including as part of the transformation of High Road West and the area around the Tottenham Hotspur Stadium. A resident-led approach to investment and development in Northumberland Park Estate will have delivered many new and improved affordable homes alongside significant placemaking improvements.

North Tottenham District Centre will have been transformed by new and enhanced leisure and cultural uses. It will contribute to a thriving North Tottenham Cultural Quarter, with new and enhanced social and cultural infrastructure anchored by Tottenham Hotspur Stadium and a new landmark community/cultural building at High Road West. The delivery of new visitor accommodation will enhance the neighbourhood as a destination and help maximise the positive contribution from visitors.

Development will have strengthened local centres and provided new and enhanced community hubs throughout the neighbourhood, including at the new Selby Centre and within Northumberland Park Estate. There will be more local opportunities for positive social interaction, and improved access to everyday needs and services.

Conservation-led placemaking along and around the High Road will have protected and enhanced its historic value, preserving the village feel within the North Tottenham Conservation Area and improving its attractiveness as a destination.

Development will have helped to address deficiencies in access to good quality open spaces, including provision of a new park through the High Road West scheme, the planting of more street trees and enhanced connections through to Lee Valley Regional Park.

The neighbourhood's large industrial areas will have been intensified and modernised to be significantly more sustainable and to provide increased local employment opportunities. Public realm and connectivity improvements will enable these areas to better integrate into surrounding neighbourhoods.

Close collaboration with the London Borough of Enfield will have helped to leverage investment from large-scale development in the wider area, including at Meridian Water and Joyce Avenue and Snell's Park Estate, supporting significant improvements to the walking, cycling and public transport network.

Policy NTN1: North Tottenham Neighbourhood

A. The Council will support development proposals which contribute to the North Tottenham Vision and the aspirations set out in Shaping Tottenham and the London Growth Plan.

B. The neighbourhood will deliver at least 4,500 new homes (net) over the plan period and deliver a significant uplift in jobs with development prioritised within the Upper Lee Valley Opportunity Area and following Placemaking Focus Areas:

Transform
North Tottenham Central
Transform/Enhance
Northumberland Park and Park Lane
Enhance
North-East Tottenham
North Tottenham High Road
White Hart Lane East
Selby Centre and Queen Street
White Hart Lane Central

Tables and Figures 2. Placemaking Focus Areas in North Tottenham

C. The Council will support new and expanded town centre uses which help facilitate the transformation of the North Tottenham District Centre and bolster the North Tottenham Cultural Quarter and the existing leisure offer, provided that such proposals do not impact the vitality and viability of nearby town centres.

D. Proposals should reinforce the North Tottenham Cultural Quarter as an international culture, sports, leisure and education destination whilst also providing local-scale cultural facilities to create a cohesive, inclusive and accessible cultural hub. The Council will support the further use and development of Tottenham Hotspur Stadium as a world class visitor destination where this is demonstrated to have positive impacts for local communities and businesses and does not cause unacceptable harm to the amenity of residents.

E. Development proposals should protect, enhance and optimise designated employment land and workspace, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area, including through:

F. capitalising on opportunities arising from North Tottenham's proximity to the North Circular, rail connections and position within the Innovation Corridor, Creative Enterprise Zone and Tottenham Strategic Economic Area;

(1) improving the integration of employment areas with surrounding residential neighbourhoods; and

(2) increasing access to employment, training and skills opportunities for local communities, particularly in areas experiencing high levels of unemployment.

(3) The rich heritage of the neighbourhood should be conserved, enhanced and celebrated. To achieve this, proposals should:

(4) take a conservation-led placemaking approach along the Tottenham High Road corridor.

(5) adopt a proactive approach to securing the long-term future of the neighbourhood's 'heritage at risk' assets.

(6) better reveal, interpret and present the neighbourhood's rich archaeological heritage.

G. Development must contribute to a clear, well-designed and managed public realm network. It must also support an improved perception of safety in the neighbourhood and be able to manage the impact of large crowds on event dates at the Tottenham Hotspur Stadium and elsewhere.

H. New and improved social infrastructure should be provided to improve access to integrated support services and community spaces, increasing their prominence in the neighbourhood.

(1) Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians, cyclists and public transport users, where appropriate. These include:

(2) providing safer and easier crossings over busy arterial roads and the West Anglia railway line.

(3) enhancing and extending the cycle network, capitalising on investment in Cycle Superhighway 1.

(4) supporting the provision of car-club bays to address gaps in coverage.

(5) improving the management of traffic and crowd flows on event days.

(6) improvements to the River Lee Navigation towpath, as well as access to it and connections from North Tottenham as part of the walking and cycling network.

I. Development proposals should deliver and contribute to, where appropriate, strategic improvements to biodiversity and the provision of and accessibility to green infrastructure and open spaces. These include:

(1) an enhanced pedestrian and cycling Greenways Route linking Bruce Castle Park, across the High Road to Lee Valley Regional Park.

(2) a new local park on the High Road West allocation.

J. Proposals should protect and seek to enhance the River Lee Navigation, River Lea and Moselle Brook including exploring opportunities for deculverting, aligned with Policy G8.

Supporting Text

Placemaking Strategy

7.19 There is a key opportunity to deliver enhancement and transformation within the North Tottenham neighbourhood to further capitalise on its strengths as well as to address the significant challenges it faces. The neighbourhood will experience a significant level of change over the next 15 years, reflecting its location within the Lea Valley Opportunity Area, the aspirations of the Council and other stakeholders to upgrade and expand its existing culture, leisure and visitor offer to enhance its status as an international destination, and the delivery of major placemaking benefits through masterplanned development on key strategic site allocations at High Road West, Tottenham Hotspur Stadium, Northumberland Park Estate and the Selby Centre.

7.20 It is important that development and investment is planned and delivered to provide significant benefits for the local community, which has some of the highest levels of need in the borough. This chapter sets out a clear and ambitious vision for the future of North Tottenham.

7.21 Most new homes will be accommodated in accessible and connected areas near Tottenham High Road and close to White Hart Lane and Northumberland Park stations, where high density development is more appropriate. The redevelopment of High Road West will make a crucial contribution to this, providing over 2,600 additional homes as part of a new urban neighbourhood.

District Centre

7.22 The scale of development anticipated justifies the elevation and expansion of North Tottenham Local Centre to a District Centre to support a growing local and visitor population. The boundary of the centre has been expanded to include the north part of the Tottenham Hotspur Stadium allocation and parts of the High Road West allocation.

7.23 The focus of the North Tottenham District Centre should be on providing cultural, leisure and community uses (including ancillary cultural contributors such as restaurants and cafes), supporting the North Tottenham Cultural Quarter. Convenience retail, services and workspaces are also encouraged in addition to smaller scale comparison retail.

Cultural Quarter

7.24 The London Growth Plan recognises Tottenham as an internationally significant visitor destination, anchored by a major cultural venue in the Tottenham Hotspur Stadium. The stadium hosts international concerts and a range of sporting events including football, American football (NFL), rugby, boxing, alongside conferences, exhibitions and other activities. Continued development around the stadium site, alongside the transformation of High Road West on the opposite side of the High Road provides an opportunity to establish a wider Cultural Quarter, pulling together complementary social and cultural infrastructure and showcasing the area's heritage, sporting and music legacies, and the wealth of creative production that occurs across Tottenham.

Industrial Land

7.25 North Tottenham is strategically located within the UK Innovation Corridor and the Lee Valley Opportunity Area. The Council will continue to work collaboratively with key stakeholders, including through the Tri-Borough Partnership (comprised of Haringey, Enfield and Waltham Forest) to a 'Productive Lee Valley' to support industry-led growth, local production and enterprise in the Upper Lee Valley.

7.26 North Tottenham has existing sectoral strengths in food production and manufacturing and fashion manufacturing, with the potential to grow music, performance and visual arts leveraging off investment in the North Tottenham Cultural Quarter.

7.27 Many industrial areas are adjacent to areas of transformation, both in Haringey and in Enfield. Development should help develop a stronger sense of place, showcasing industrial activities and, where appropriate, attracting visitors to sample products.

Heritage

7.28 In recent years there has been concerted effort from the Council and key stakeholders such as Tottenham Hotspur Football Club to restore and enhance heritage assets in the neighbourhood. However, some of North Tottenham's heritage assets, including the North Tottenham Conservation Area, are still identified as 'heritage at risk'. Development provides an opportunity to enhance and celebrate the areas heritage assets and secure their long-term future.

7.29 The area around the High Road contains some of the area's most important heritage assets but also some of the best opportunities for development, which is why it is essential that the approach to development is grounded in an excellent understanding of and strategy for conservation and enhancement of the historic environment.

Public Realm

7.30 Residents in North Tottenham have some of the lowest levels of feeling safe in the borough, both during the day and at night. A key challenge is the poor layout of parts of the neighbourhood, particularly its estates, with many routes feeling unsafe and confusing to navigate. Proposals should seek to address this through public realm enhancement, for example improved lighting, or transformation by restructuring routes to feel safer. Contributions may be sought to support local community safety measures.

7.31 A strategic approach to the public realm is required, offering a clear and easily navigable network that provides for a range of activities. Given the comparatively young population in this neighbourhood there should be a strong focus on providing activities for children and young people.

7.32 Development should encourage the local community to take greater pride and ownership in the public realm. It is important that public space is clearly identified as being public and always kept accessible to residents. The neighbourhood experiences high visitor numbers on event days. Public realm should be designed and managed to encourage use and activation on non-event days and avoid and minimise any negative which can arise from large crowds, such as noise, litter and anti-social behaviour.

Social Infrastructure

7.33 The North Tottenham community has significant needs and depends on a variety of social infrastructure and services. Although the area has many social infrastructure facilities, they are not always easily accessible or equipped to cater to local needs. New development should enhance or re-provide social infrastructure in a way that makes them a more prominent and accessible part of the urban landscape and allows them to be more effectively used to support a diverse and growing community and foster social integration. This includes considering how spaces complement wider provision, including across the borough boundary in Enfield.

Connectivity

7.34 A high proportion of traffic collisions take place on North Tottenham's busy arterial roads (Tottenham High Road, Watermead Way, and Great Cambridge Road), and other key routes (Willoughby Lane, White Hart Lane, Creighton Road, Brantwood Road and Northumberland Park Road). The Council will deliver and support transport interventions that address this severance and improve the safety of the street network.

Green Spaces

7.35 Large parts of North Tottenham lack sufficient access to open space. In addition to the establishment of a new local scale open space within the High Road West allocation, development proposals, particularly for larger development sites, should support the creation of new open space or enhance existing spaces and access to them.

7.36 The Greenways Route should be enhanced to better connect the historic Bruce Castle Park with the wild landscapes of the Lee Valley, improving access to large open spaces and nature and providing a high-quality pedestrian and cycle connection between Northumberland Park Station and the North Tottenham Cultural Quarter.

Policy NTN2: North Tottenham Cultural Quarter

K. The North Tottenham Cultural Quarter will be transformed via mixed use redevelopment. To secure its long-term reputation as an international visitor destination and ensure it capitalises on the area's strengths and delivers opportunities for residents and local businesses, development proposals within it should:

(1) Provide cultural infrastructure to support sports, recreation, leisure, education, art, music, and performance.

(2) Maximise the delivery of employment uses, with a strong focus on workspace to support the creative industries.

(3) Establish the Cultural Quarter as an evening and night-time entertainment destination by providing a wide range of evening and night-time entertainment activities and delivering high-quality, creative and heritage-sensitive lighting.

(4) Enhance cultural engagement in North Tottenham, ensuring local communities benefit from the activities and facilities within the Cultural Quarter.

(5) Provide cultural meanwhile uses to sustain a vibrant atmosphere during and after the construction period of development

(6) Help deliver a vibrant, inclusive and cohesive public realm, providing for a range of community and cultural activities and establishing a strong and distinct identity for the Cultural Quarter.

(7) Accommodate community and cultural uses within heritage assets, where this would enhance heritage value.

(8) Support cultural infrastructure with ancillary uses including food and beverage, retail and visitor accommodation.

(9) Contribute to a strong cultural eco-system, strengthening relationships between cultural assets and providers.

Supporting Text

Placemaking Strategy

7.37 The Council recognises the immense opportunity presented by existing, planned and potential cultural infrastructure in North Tottenham. This policy sets a high-level strategy for realising the opportunity.

7.38 The neighbourhood has a strong sporting legacy, being the home of Tottenham Hotspur Football Club. In addition to the stadium which hosts a range of international and national sporting events, there are a number of local sporting facilities, including the nearby Tottenham Community Sports Centre, school facilities and, further afield, Coles Park Stadium and the Fredrick Knight Sports Ground. New development and public realm, particularly on undeveloped parts of the stadium site, provide an opportunity to deliver a wider range of play, recreation and sporting activities, enhancing existing provision and the Cultural Quarter's reputation for sports and recreation.

7.39 Tottenham also has a strong and well-developed music scene, with a range of music-related assets. The international scale of the stadium, which already attracts global artists such as Beyonce and Bad Bunny, could be complemented with local rehearsal and performance spaces, cultivating local talent, attracting regional and international artists, and expanding the cultural destination offer.

7.40 An element of creative workspace should be provided within the Cultural Quarter to complement cultural consumption uses and support the creative industries. Where appropriate, creative production should be made visible to the public to support the vibrancy of the Cultural Quarter and showcase the wider creative production that occurs across the wider Tottenham Creative Enterprise Zone.

7.41 The mix of existing uses, presence of the stadium, and accessibility of the Cultural Quarter make it an appropriate location for evening and night-time entertainment. However, it is vital such uses provide benefits for residents and are appropriately managed to minimise impacts on local communities. Comprehensive development of key parts of the Cultural Quarter provides an opportunity to better design and manage evening and night-time economy venues and uses to ensure adequate management and mitigation of adverse effects. The Council will strongly support the establishment and protection of grassroots music venues and LGBTQ+ venues which have been in decline and are under pressure from development across London.

7.42 North Tottenham has some of the lowest rates of cultural engagement in the borough. Development proposals should seek to improve access to cultural production and consumption for the local community. This could include providing access to cultural spaces and activities, programming events in public spaces, providing heritage interpretation or public art, and designing and managing cultural spaces so they are fully accessible.

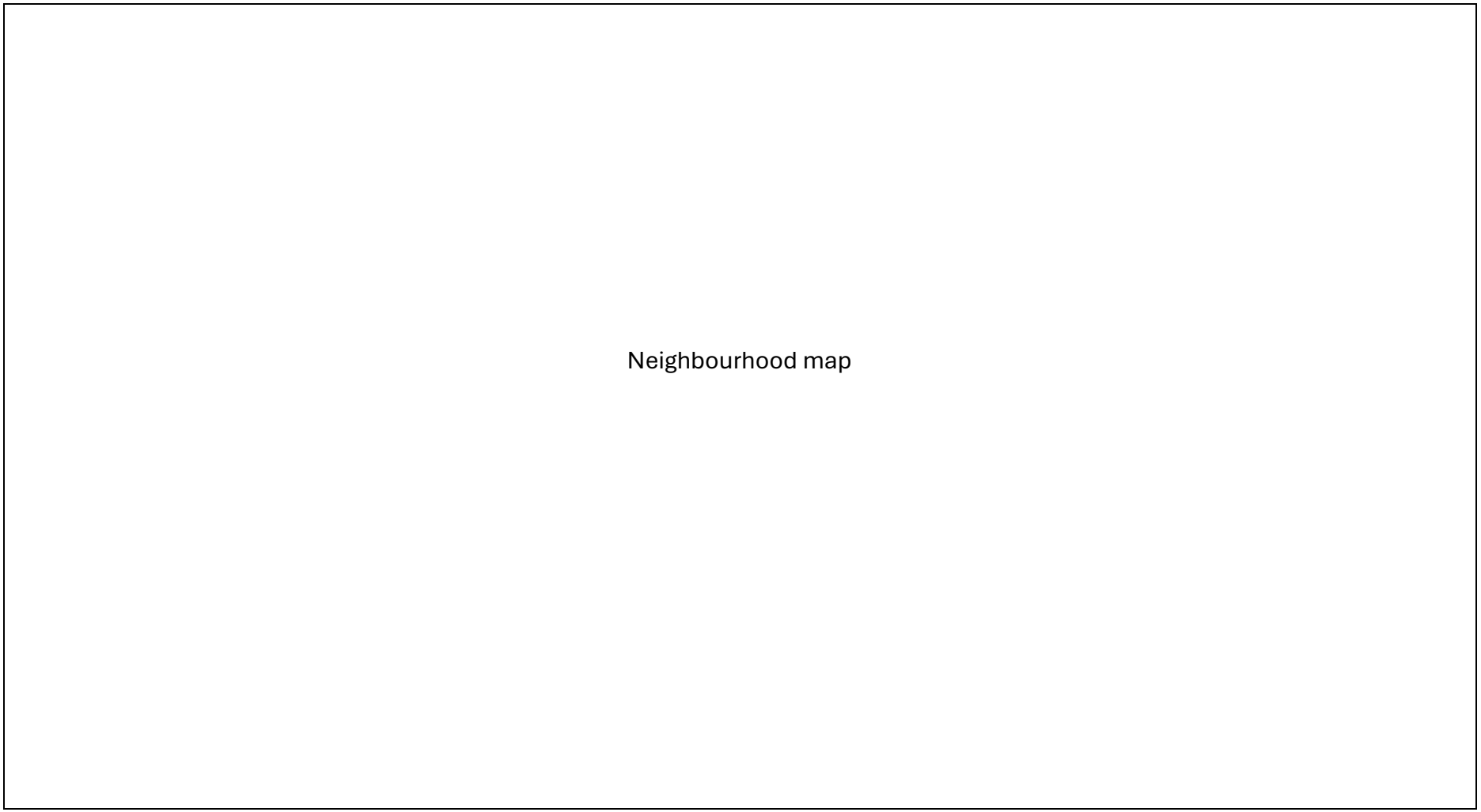
7.43 The Council will support provision for meanwhile uses that support the vibrancy of the Cultural Quarter. These uses will be particularly important in helping to establish the Cultural Quarter as a destination over time, with the opportunity to leverage Haringey's term as the London Borough of Culture in 2027 and Tottenham Hotspur Stadium's part hosting of the UEFA 2028 European Football Championships.

7.44 A vibrant and inclusive public realm will be crucial to the success of the Cultural Quarter. It should feel cohesive, accessible to local communities and be activated throughout the day and the week, not just on event days.

7.45 Cultural quarters are successful when a strong cultural ecosystem is established. Proposals should contribute positively to the existing and planned cultural offer. The Council encourages the building of relationships between cultural institutions not just in the Cultural Quarter but in the wider areas, this includes schools, creative industries in nearby industrial areas, sporting and religious facilities.

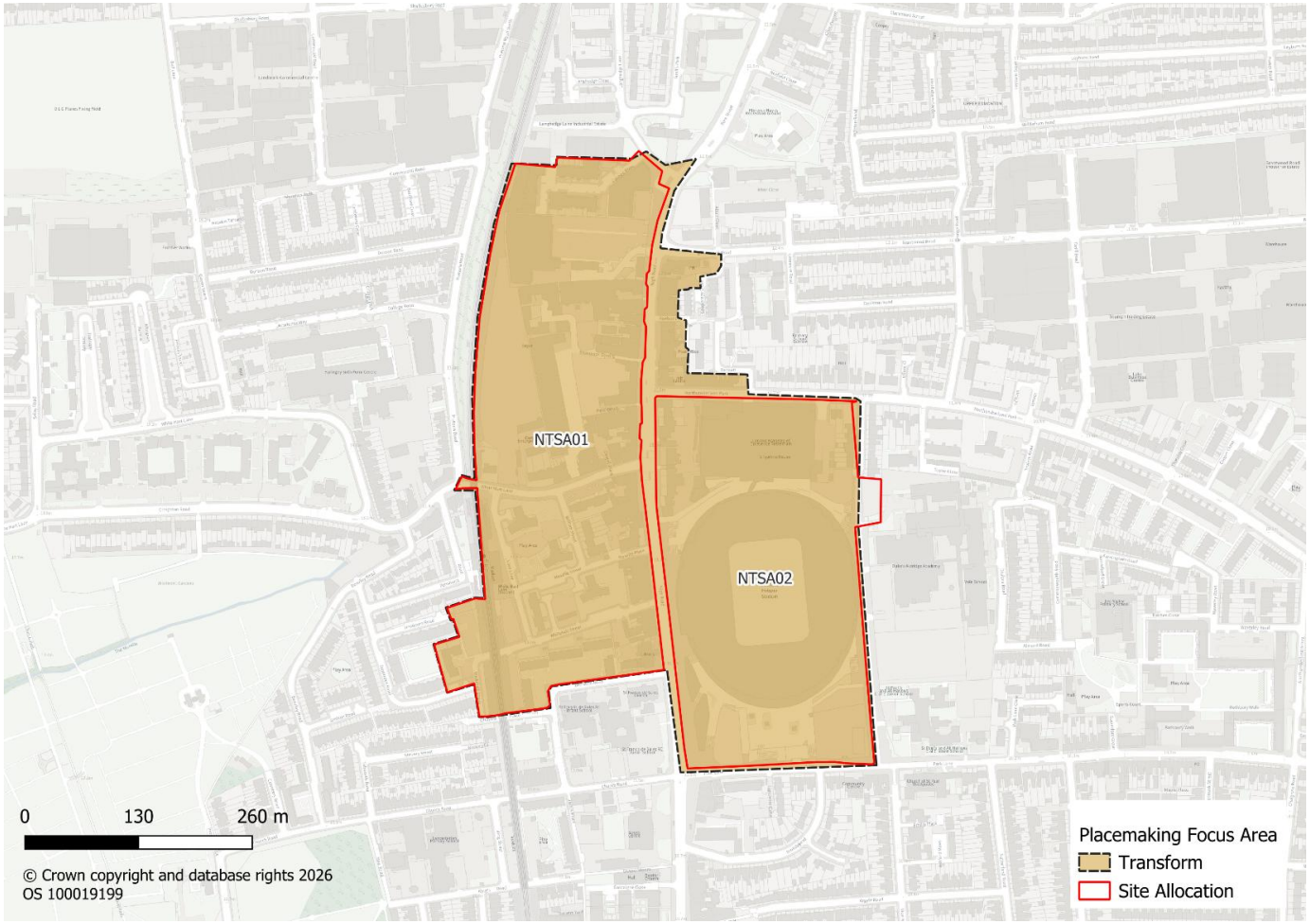
7.46 The Council will expect development proposals, where appropriate and proportionate, to identify a clear strategic approach to supporting the aspirations for the Cultural Quarter.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in North Tottenham

NT PFA1: North Tottenham Central



Tables and Figures 4. Map of Placemaking Focus Area NTPFA1

Strategy

7.47 The centre of North Tottenham will be transformed to reflect its status as an internationally significant destination. Transformation will be driven by comprehensive redevelopment of the High Road West site allocation and completion of the remaining elements of the Tottenham Hotspur Stadium site allocation. These will deliver new and improved public realm, green spaces, and social and cultural infrastructure, as well as a substantial number of new jobs and homes, establishing a new high density urban neighbourhood around a vibrant District Centre.

7.48 Strong emphasis will be placed on creating a coherent network of public spaces and providing cultural and social infrastructure and other town centre uses to support social integration and a rich civic life.

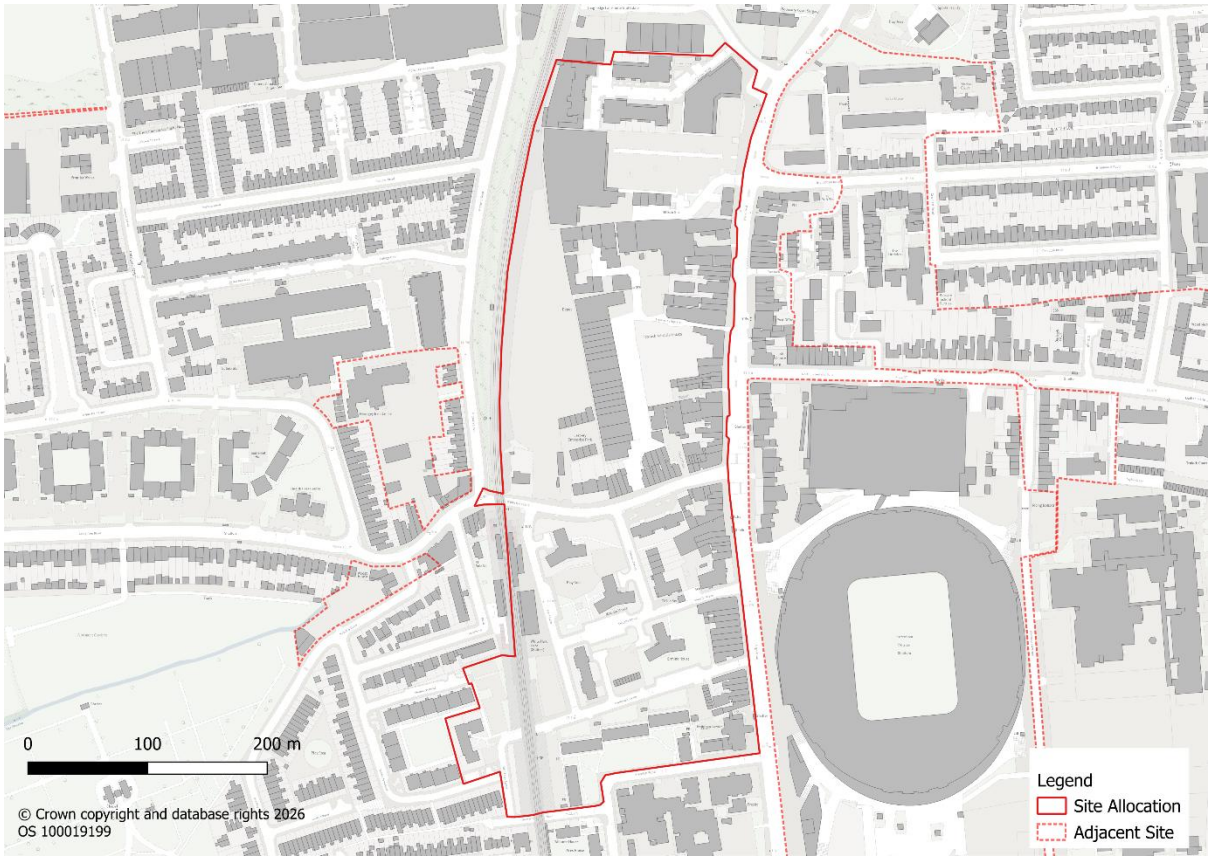
7.49 This strategy will be implemented through adherence to Policies NTN1-2, the site allocations outlined below, and the following initiatives.

- Working strategically and collaboratively with key stakeholders, including the London Borough of Enfield having regard to major planned development across the borough boundary within Enfield's Place Area at Angel Edmonton and Meridian Water.
- Capitalising on the opportunities offered by Tottenham Hotspur Stadium part hosting the 2028 European Football Championships including the establishment of fan zones during the tournament, driving local and strategic transport improvements, and opportunities to secure a positive legacy
- Capitalising on the opportunities offered by Haringey being the London Borough of Culture in 2027.
- Establishing a thriving District Centre led by new and enhanced leisure, cultural and education uses.
- Establishing the North Tottenham Cultural Quarter, comprised of:
- The stadium and a new landmark cultural/community facility as anchoring the cultural offer.
- Large public spaces to accommodate events and activities, including a new public square and local park on High Road West and an enhanced public south podium square next to the stadium.
- A restored, enhanced and sensitively lit historic streetscape along the High Road and White Hart Lane, with historic buildings housing community and cultural activities, where appropriate.

- A series of laneways either side of the High Road at Peacock Yards and Northumberland Terrace, supporting a range of cultural production and consumption activities. These areas have the potential to facilitate the development of a cultural, arts and music focused ecosystem. Where appropriate, creative production should be made visible to the public to support the vibrancy of the Cultural Quarter.
- Conserving and enhancing the character of the North Tottenham historic townscape, including:
- The continuous line of historic buildings either side of the High Road.
- The sequence of public spaces along and behind the High Road and how they relate positively to heritage assets.
- The sense of scale experienced along the High Road, ensuring that new development does not overly dominate the buildings.
- Retaining and restoring shopfronts of architectural and historic merit. Others should be restored to original designs wherever possible.
- Sensitive internal and external lighting of historic buildings to elevate the presence of key buildings.
- Providing easy, clear and safe connections for pedestrians and cyclists, including:
- Accommodating large visitor flows from White Hart Lane and Northumberland Park Station and Tottenham High Road.
- Ensuring the public realm is designed and managed to mitigate and avoid issues of noise, litter, crime and anti-social behaviour.
- Rebalancing the provision of road space in favour of pedestrians, cyclists and public transport in accordance with Haringey's Walking and Cycling Strategy and emerging Kerbside Strategy.
- Signalling and enhancing threshold points into the areas, including:
- The Weavers Overground Line bridge over White Hart Lane
- Tottenham High Road, where the historic townscape is bookended by the statutory listed 867 & 869 High Road and the locally listed pub, 'The Coach & Horses'.
- The intersection of Worcester Avenue and Park Lane

Site Allocations

NT SA01: High Road West



Tables and Figures 5. Map of Site Allocation NT SA01

Site Information	Details
Address	High Road West, N17
Area (ha)	10.8
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area Partially in a Creative Enterprise Zone (CEZ) Partially in a Cultural Quarter Partially in a District Centre Potentially Suitable for Tall Buildings Partially in Flood Zone 3 Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Proximity to a Statutory Main River Blue Ribbon Network Partially in an Ecological Corridor

	Archaeological Priority Area (APA) - Tier 2 and Tier 3 Partially in a Conservation Area Listed Buildings Locally Listed Buildings
Relevant permissions	APP/Y5420/W/21/3289690 HGY/2021/3175 (Hybrid) HGY/2022/0563 (Full) HGY/2023/2306 (Full) HGY/2024/0692 (Full) HGY/2021/1771 HGY/2019/2929 HGY/2018/0187 HGY/2021/2283 (Full)
Indicative capacities	2,612 homes (net) 20,000sqm (gross) town centre uses 4,000sqm (gross) industrial uses
Phasing	2028-2042
Ownership	Public and private

Tables and Figures 6. NT SA01 Site Allocation Details

A. Proposal

(1) High Road West will be transformed in a comprehensive, timely and coordinated way to help establish a new expanded District Centre and a Cultural Quarter. A new urban residential neighbourhood will be created accommodating over 2,600 additional homes, including a large portion of genuinely affordable homes. Alongside a new high-quality, walkable public realm and street network, development will deliver significant new infrastructure. This includes a public square, local park, landmark cultural/community facility and health centre.

- Several planning permissions have been given for this site, the most comprehensive of which is a hybrid planning permission (HGY/2021/3175) for the demolition of existing buildings and the creation of a new mixed used development with up to 2,929 new homes, commercial, office, retail and community uses, new public park, public square and other landscaped public realm and pedestrian and cycle routes.

- There are separate planning permissions for various parcels within the overall allocation including a residential led mixed-use combined scheme for The Goods Yard, The Depot, 36 & 44-52 White Hart Lane and 867-879 High Road.

- In 2021, a resident ballot approved the principle of redevelopment of the Love Lane Estate. As part of the Council's Love Lane Landlord Offer, existing secure and non-secure tenants residing on the estate at the time of the ballot will be offered new social rented council homes within the development. Assistance will also be provided to resident leaseholders to support them in remaining within the local area.

B. Masterplanning, engagement and delivery

(1) A Council-approved spatial framework is in place for the allocation (see planning permission HGY/2021/3175). Development proposals must accord with the most up-to-date approved version of framework, as read alongside and updated by relevant Local Plan policies and this site allocation.

(2) Major development proposals for individual phases, development parcels or landholdings, should be supported by a masterplan demonstrating how they contribute to and implement the objectives, principles and spatial framework established by the approved spatial framework

(3) The District Centre boundary shown on the Policies Map may be subject to limited alteration through the masterplanning process to respond to the emerging site layout and movement network. Any proposed changes must be agreed with the Council, reflected in the approved framework, and will inform a future update to the Local Plan. The District Centre should generally be

focused upon the public square and frontages to White Hart Lane and the High Road.

(4) Masterplans must be supported by a Meanwhile Uses Strategy and Implementation Plan that promotes the vitality and activity of the Cultural Quarter and District Centre throughout the development process, in accordance with Policies NTN1 and NTN2.

(5) The Council will, where appropriate, support land assembly, including the use of Compulsory Purchase Orders, to facilitate delivery of the allocation in accordance with the approved spatial framework.

(6) Development proposals must be supported by a comprehensive and meaningful programme of engagement with local communities and stakeholders. Engagement should build on consultation undertaken to date, accord with the Council's Placemaking Approach and the principles of the Haringey Deal, and demonstrate how feedback has informed the design and delivery of development.

C. Land uses and activities

(1) Existing land use: Residential, employment, town centre, community uses (including Whitehall & Tenterden Community Centre and Coombes Croft Library)

(2) Acceptable land uses: Residential, town centre, cultural, leisure, education and employment

(3) Development should provide a significant increase in new homes, with conventional Class C3 housing comprising the predominant residential use. Purpose-built student accommodation and large-scale purpose-built shared living accommodation will only be supported where they form a complementary and limited component of the overall residential mix, facilitate the provision of genuinely affordable housing, and contribute to the creation of a mixed and balanced community.

(4) Development should provide social infrastructure necessary to support the needs arising from the development, including the reprovision of any social infrastructure lost through redevelopment (such as Whitehall & Tenterden Community Centre and Coombes Croft Library) in accordance with Policy S2, a landmark cultural and community facility fronting the public square, a new health centre (subject to engagement with and evidence of need from the NHS), and publicly accessible toilets.

(5) Development should support the establishment of an expanded District Centre and strengthen the North Tottenham Cultural Quarter through a significant increase in town centre, leisure, education, employment,

community and cultural uses, including creative workspace, with active frontages focused on the High Road, White Hart Lane and the public square.

(6) Development should provide a range of uses to meet local needs and enhance the area as a destination and provide seven day a week activity during the day and in the evenings. There are opportunities to locate workspace in areas behind the High Road, north of White Hart Lane, and underneath the railway arches.

D. Built form, character and heritage

(1) Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.

(2) In undertaking a conservation-led approach to development, proposals should set out a strategy for optimising the positive contribution of heritage assets to:

(3) the economic vitality of the District Centre and the Cultural Quarter local character and distinctiveness

(4) social inclusion and the use of historic buildings and spaces, such as The Grange, to bring people together.

(5) Conservation-led design guidance should be provided for detailed planning applications, particularly those elements directly impacting on heritage assets.

(6) Development proposals should improve the setting of heritage assets through the sensitive redevelopment of negatively contributing buildings and establishment of a more complementary public realm and urban form.

(7) This site is appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following key principles and requirements:

i. building heights should fall towards the more sensitive heritage context along the High Road and White Hart Lane, with height rising towards the railway line.

ii. The approach to height and massing should be informed by an analysis of its contribution to North Tottenham's existing and emerging skyline, particularly when observed from key viewpoints.

iii. Development proposals should address the cumulative effect of the emerging wider cluster of tall buildings in North Tottenham and the need to establish a cohesive skyline.

(8) Larger commercial and leisure buildings should be located close to the new public square, linking the station to the stadium.

(9) Development proposals should ensure the landmark cultural/community facility achieves exceptional design quality. A design competition should be used to encourage innovative and high-quality architectural solutions.

(10) Clear building frontages must be established along the High Road and White Hart Lane.

E. Movement and Public Realm

(1) A significant net increase in high-quality public space and private amenity space should be provided, including:

i. a large new community park (minimum 0.53ha) to address existing deficiencies in access to open space.

ii. a new public square (minimum 0.35ha), connecting White Hart Lane Station and Tottenham High Road. It should enable a range of community and cultural activities seven days a week, during the day and evenings, as well as allow for spectator movement on event days.

(2) A legible and cohesive network of streets should be created, prioritising active travel and connecting seamlessly into the surrounding area. Development proposals should:

i. significantly improve east-west pedestrian and cycling connectivity, including the strategic Greenways route to the Lee Valley Regional Park.

ii. investigate and, where feasible, deliver or otherwise safeguard opportunities for a new connection across the railway to Pretoria Road.

iii. support and enhance the local bus network, including improvements to bus services already secured through the High Road West development.

F. Environment and Sustainability

(1) It must be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) Development proposals must safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(3) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network including through investigating opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

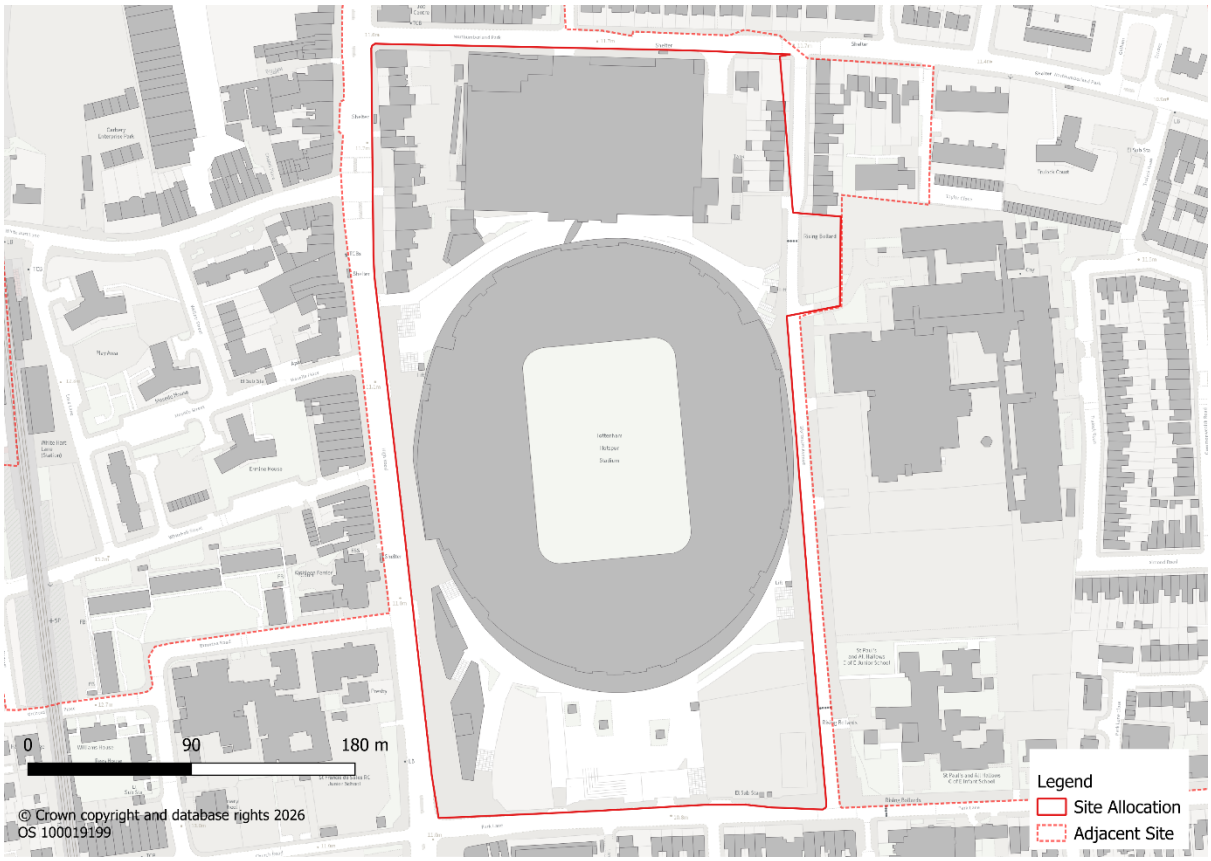
(4) The site's high heat risk should be addressed through the provision of urban cooling measures.

(5) Opportunities should be pursued to enhance and expand the ecological corridor that runs along the railway line.

(6) Development proposals should support mitigation of, and improvement to, local air quality and noise pollution.

(7) On land formerly in industrial use, studies should be undertaken to understand what potential contamination there is prior to any development taking place.

NT SA02: Tottenham Hotspur Stadium



Tables and Figures 7. Map of Site Allocation NT SA02

Site Information	Details
Address	748 High Road, Tottenham, London, N17 OAP
Area (ha)	9.31
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area Partially in a District Centre Cultural Quarter Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Partially in Flood Zone 3 Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Source Protection Zone (SPZ) - SPZ2 Outer Proximity to a Statutory Main River Adjacent to Blue Ribbon Network Partially in an Archaeological Priority Area (APA) - Tier 2 and Tier 3

	Partially in a Conservation Area Listed Buildings Locally Listed Buildings
Relevant permissions	HGY/2015/3000 (Hybrid) plus numerous amendments and reserved matters applications
Indicative capacities	634 homes 10,300sqm community and cultural uses 4,000sqm employment uses 16,700 sqm hotel uses
Phasing	2028-2032
Ownership	Private

Tables and Figures 1. NT SA02 Site Allocation Details

A. Proposal

(1) international visitor destination, anchoring the North Tottenham Cultural Quarter and underscoring Tottenham Hotspur Football Club's long association with Haringey.The Tottenham Hotspur Stadium site will continue its transformation as an

- In 2015 planning permission was given for the demolition and comprehensive phased redevelopment of the stadium and Tottenham Experience , a new sports centre, community uses, offices, housing and a health centre, together with streets, public and private open spaces.

- With the world class stadium completed, remaining development will strengthen the Cultural Quarter by providing a range of culture and leisure activities, community infrastructure and a hotel to accommodate visitors. It will also contribute over 600 new homes, increasing footfall and supporting local businesses. Alongside these uses, an enhanced and expanded public realm will create an inclusive and vibrant atmosphere for residents and visitors throughout the day, week and year, on event days and non-event days.

(2) The Council will continue to work collaboratively with the club, taking a vision-driven and strategic approach to optimising placemaking benefits for the neighbourhood and wider area and respecting the operational needs of the club.

B. Masterplanning, engagement and delivery

(1) A Council-approved spatial framework is in place for the allocation and is reflected in planning permission HGY/2015/3000. Development proposals must accord with the most up-to-date approved framework and any associated masterplans, as read alongside and updated by relevant Local Plan policies and this site allocation.

(2) Major development proposals for individual phases, development parcels or landholdings should be supported by a masterplan demonstrating how they contribute to and implement the approved framework.

(3) Masterplans must be supported by a Meanwhile Uses Strategy and Implementation Plan that promotes the vitality and activity of the Cultural Quarter and District Centre throughout the development process, in accordance with Policies NTN1 and NTN2.

C. Land uses and activities

(1) Existing land uses: stadium, community (education), retail, culture, leisure, sport and recreation, and office/workspace

(2) Acceptable land uses: stadium, residential, a hotel, town centre, education, community cultural, sport, recreation, leisure and employment uses

(3) Development proposals should provide uses that reinforce the North Tottenham Cultural Quarter as an international culture, sports, leisure and education destination, while also providing local-scale cultural facilities to create a cohesive, inclusive and accessible cultural hub in accordance with Policy NTN2.

(4) The Stadium is a major driver of economic, cultural and visitor activity but the largest event days can generate significant impacts on neighbouring communities. Development should support a diverse programme of activity, including community use of stadium facilities and small and medium-scale events that can be enjoyed by residents and visitors, contributing to a vibrant seven-day-a-week Cultural Quarter and town centre. Continued improvements to crowd management, transport arrangements, noise mitigation and community engagement should be supported to minimise major event impacts.

(5) Uses should be arranged and designed to create active and attractive public spaces, support seven day a week activity throughout the day and evening and broaden opportunities for residents and visitors to access cultural, sporting and entertainment experiences.

(6) Development should maximise local employment, skills and training opportunities for Haringey residents.

(7) Development proposals must provide social infrastructure necessary to support the needs arising from the development. This should include delivery of the health facility envisaged through the approved masterplan where evidence from relevant service providers demonstrates that such provision remains required. Where a health facility is demonstrated not to be required, appropriate alternative community infrastructure or a financial contribution shall be provided to address identified local needs. Development proposals must demonstrate how such infrastructure will be secured and delivered through an agreed phasing and delivery strategy.

D. Built form, character and heritage

(1) The stadium and associated public realm is of a high-design quality and several listed buildings have already been brought back into positive use as part of the development. Future development should be of a high-quality design, ensuring that development responds positively to the context and provides active frontages to the High Road and Park Lane.

(2) Development should continue to make positive use of heritage assets and respond positively to the heritage context

(3) Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.

(4) This site is appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following key principles and requirements:

i. Tall buildings should relate positively to the surrounding public realm, respecting and enhancing the human-scale experience at the ground floor level. Proposals must be supported by high-quality public realm and greenery and landscaping and provide a positive human scale experience for pedestrians and cyclists
ii. Tall buildings should be located towards the centre and south of the area, stepping down in height to relate to the scale of Trulock Road and Park Lane.
iii. Regard should be had to the cumulative effect of the emerging wider cluster of tall buildings in North Tottenham and the need to establish a cohesive skyline.
iv. The approach to height and massing should be informed by an analysis of its contribution to North Tottenham's existing and emerging skyline, particularly when observed from key viewpoints.

E. Movement and Public Realm

(1) Development proposals should provide:

i. High quality, publicly accessible and activated spaces within the site on non-match days that complement other public realm/spaces in the area and link with key existing and future walking and cycling routes in the locality.
ii. New high quality public spaces, with a net increase in the amount of publicly accessible urban realm.
iii. An improved physical and operational interface across Worcester Avenue to the Northumberland Park placemaking focus area to the east, and the High Road to the High Road West site allocation to the west, to support placemaking objectives for those areas.
iv. Measures to support access to the stadium by public transport on event and non-event days and, through collaboration with the stadium and transport providers, avoid, minimise and mitigate event day impacts on existing and future residents, businesses and employees.

F. Environment and Sustainability

(1) Through development and the management of events and activities at the stadium, positive impacts on residents and businesses must be maximised and the negative impacts must be minimised and mitigated.

(2) Development proposals should demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the

water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(3) Development should safeguard the adjacent Main River and ensure not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

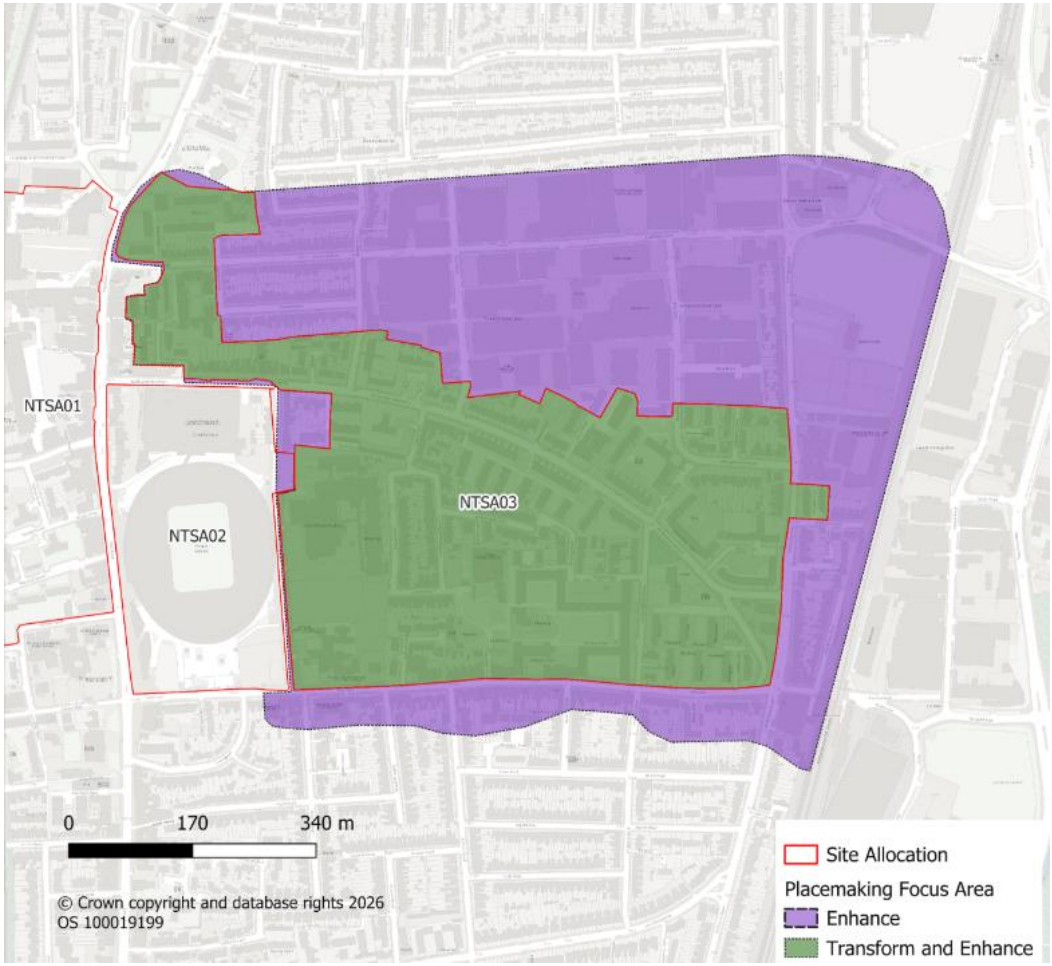
(4) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(6) The site's high heat risk should be addressed through the provision of urban cooling measures.

(7) Development proposals should support mitigation of, and improvement to, local air quality and noise pollution.

NT PFA2: Northumberland Park and Park Lane



Tables and Figures 2. Map of Placemaking Focus Area NTPFA2

Strategy

7.50 The Northumberland Park area will be enhanced and, in places, transformed to create a welcoming, healthy, connected and vibrant neighbourhood that provides residents and businesses with services and opportunities to support them to live fulfilled lives. Much of this change will come through the resident-led masterplanned development of the Northumberland Park estate. At present the area experiences conditions linked to high levels of socioeconomic disadvantage, poor connectively and safety and issues with the housing stock. There are many public spaces with limited purpose and low levels of use.

7.51 Development provides an opportunity to create a more socially inclusive neighbourhood, celebrating the cultures and diversity of local communities and creating a place where residents feel proud, to live, safe to play and where visitors feel welcomed.

7.52 As part of the wider transformation of North Tottenham, there may be opportunities for comprehensive development of part of this area alongside the Tottenham Hotspur Stadium site. This could provide opportunities for significant investment, enhanced community and cultural facilities via alternative provision and a better overall use of land.

7.53 The Council will work together with landowners, developers and businesses to support the intensification of the Brantwood Strategic Industrial Land and Willoughby Lane Locally Significant Industrial Site for employment uses, leveraging their strategic location within the Innovation Corridor. Given their proximity to the North Circular, these areas are considered appropriate for logistics, storage and distribution uses. The Council will support provision of these uses to address borough-wide needs. Such uses should be delivered alongside a range of complementary employment floorspace, including higher-density workspace, to maximise job creation and support a diverse employment offer. Their sense of place and relationship with surrounding residential areas will be improved, attracting more visitors, particularly on Stadium event days, to see and taste what is being produced.

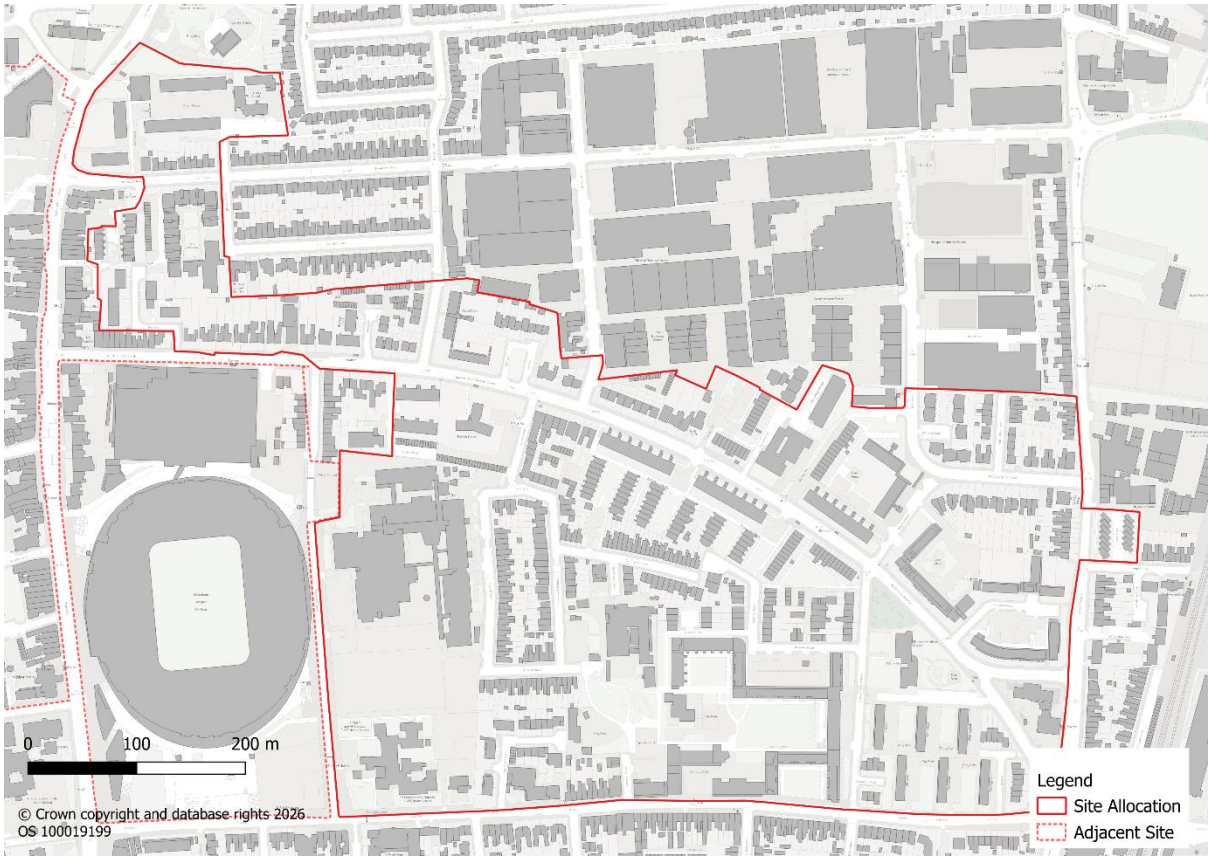
7.54 This strategy will be implemented through adherence to Policy NTN1, the site allocation outlined below, and the following initiatives.

- Working strategically and collaboratively with key stakeholders, including the London Borough of Enfield, to ensure enhancement/transformation complements and is complemented by development within this Placemaking Focus Area, adjacent Placemaking Focus Areas and across the borough boundary within Enfield's Urban Place Area at Meridian Water.
- Creating a community heart on Park Lane, enhancing the buildings, shops and services to better serve the local community; making the street greener and safer; and improving wayfinding to the Lea Valley and the High Street.

- Providing safer, clearer and better-connected streets and routes through the estate and enabling better integration between the residential and industrial areas.
- Delivering new and improved council homes, including new family homes, for Northumberland Park residents. Existing homes will be improved where required and new homes will be delivered on identified sites for infill and other sites which will improve the overall layout and safer routes across the estate.
- Taking a strategic and co-ordinated approach to the provision and enhancement of social infrastructure. The neighbourhood contains various community facilities, however some are not fit for purpose, hidden away, or don't feel connected.
- Contributing to improvements in transport infrastructure, including:
- Working with Transport for London and Network Rail to further improve connections over the railway and the station itself at Northumberland Park Station.
- Working with London Borough of Enfield to improve the strategic east-west cycle connection from Meridian Water to White Hart Lane
- Improving Park Lane as a key a primary east-west pedestrian and cycle route, with generous green infrastructure provision and wayfinding signalling its role in connecting residents and visitors to the open spaces of the Lee Valley.
- Enhancing the industrial estates through co-ordinated and, where appropriate, masterplanned development.
- Addressing poor access, circulation and parking for goods vehicles. This includes enabling more sustainable transport options for businesses.
- Improving broadband and energy infrastructure provision.
- Creating a strong sense of place through wayfinding and improvements to the public realm, particularly at gateways into the estates.
- Conserving and enhancing industrial heritage where it exists, such as the front elevation of the Triumph Trading Estate.
- Addressing high crime rates by engaging with the Metropolitan Police and implementing designing out crime principles.
- Where possible, reducing the size of blocks or considering breaks in between blocks to increase permeability and create new accesses if opportunities to connect walking and cycling routes exist.

Site Allocations

NT SA03: Northumberland Park Estate



Tables and Figures 3. Map of Site Allocation NT SA03

Site Information	Details
Address	Northumberland Park Estate Area, Tottenham, N17
Area (ha)	32
PTAL	3-5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Transform Area Creative Enterprise Zone (CEZ) Local Centres Potentially Suitable for Tall Buildings Partially in Flood Zone 3 Partially in a Risk of Surface Water Flooding Area – Medium & High Partially in a Critical Drainage Area Source Protection Zone (SPZ) - SPZ2 Outer Adjacent to a Conservation Area Partially in Archaeological Priority Area (APA) - Tier 2 and Tier 3

	Locally Listed Buildings
Relevant permissions	None
Indicative capacities	500-1000 homes (net) New town centre, office/workspace and community floorspace
Phasing	2028-2042
Ownership	Public and Private

Tables and Figures 4. NT SA03 Site Allocation Details

A. Proposal

(1) Northumberland Park Estate will be enhanced and/or transformed through a resident-led placemaking approach, in accordance with the Haringey Deal. In the short to medium term, development will provide new homes on infill sites and town centre uses on Park Lane, a safer and better-connected public realm, and new and improved community infrastructure. In the long term, and subject to public engagement, there is the potential to secure significant placemaking benefits, including delivery of 500 to over 1000 new homes, through redevelopment of parts of the estate.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework, prepared in accordance with Policy D8.

(2) The Spatial Framework should:

i. Cover the entire allocation and support the delivery of the Local Plan, Shaping Tottenham, the Community Placemaking Plan, the Northumberland Park Homes and Spaces Plan, and any subsequent Council-approved strategic placemaking documents.
ii. Demonstrate how development will optimise placemaking opportunities across the allocation through the comprehensive and coordinated delivery of development, infrastructure, public realm and community facilities.
iii. Assess existing and future social infrastructure needs across the allocation and surrounding area, having regard to existing levels of deprivation, health inequality, population growth and community needs.
iv. Demonstrate how social infrastructure is integrated into the design and spatial structure of the allocation, including through its location, accessibility, prominence and relationship with public spaces, centres and movement networks.
v. Consider the opportunities arising from the potential future delivery of Crossrail 2, recognising that it is likely to occur beyond the plan period, and ensure that development does not prejudice future transformational development or associated placemaking opportunities
vi. Be prepared by a suitably qualified and multidisciplinary team and include appropriate local representation.
vii. In accordance with Policy D8, major development proposals for individual phases, development parcels or landholdings may be required to be supported by a masterplan demonstrating how they contribute to and implement the objectives, principles and spatial strategy established by the approved spatial framework.

(3) The spatial framework and any masterplans must be informed by a comprehensive and meaningful programme of community and stakeholder

engagement, in accordance with the Council's Placemaking Approach and the principles of the Haringey Deal.

(4) Major development proposals should be supported by a Meanwhile Uses Strategy and Implementation Plan.

C. Land uses and activities

(1) Existing land uses: Residential, office/workspace and community uses
(2) Acceptable land uses: Residential, retail/town centre, office/workspace and community uses.
(3) Development should:

i. Provide a range of homes to support a diverse community, with a particular focus on meeting local needs for family housing and addressing overcrowding and accessibility issues.

ii. Improve the quality of existing housing and retain good quality housing stock where appropriate, particularly family homes.

iii. Support the Park Lane Local Centre through the provision of town centre uses and active ground floor frontages. Reconfiguration of the Local Centre may be appropriate as part of the masterplan where this would help deliver placemaking aspirations.

iv. Introduce ground floor workspaces where appropriate to support local businesses and animate the public realm.

v. Enhance community infrastructure to meet current and future needs, including through redevelopment, relocation or co-location where this supports the masterplan and placemaking objectives.

vi. Introduce ground floor workspaces where appropriate to activate the public realm, support local businesses and provide employment, learning and training opportunities.

vii. Enhance community infrastructure to meet current and future needs, including through its redevelopment, relocation or co-location where this supports the delivery of the masterplan and wider placemaking objectives.

viii. Provide the social infrastructure necessary to support the needs arising from the development, including the reprovision of any social infrastructure lost through redevelopment. Depending on the scale of development proposed there may be a need for additional healthcare provision within area. The Council will continue engaging with the NHS to identify how to best provide for these needs.

D. Built form, character and heritage

(1) Community buildings should be made more prominent and oriented to engage with and better support the public realm. The Northumberland Park Neighbourhood Resource Centre is an important community asset which currently relates poorly to both Park Lane and Somerford Grove.

(2) Historic buildings, including the villas along Northumberland Park and the pub at 102 Northumberland Park, should be retained and used to enhance the character of the area.

(3) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and generally directed towards:

i. The east of the site, where there is an existing tall building (Kenneth Robbins House) and greater accessibility to Northumberland Park Station.

ii. Close to the Tottenham Hotspur Stadium, where there is greater transport accessibility and a planned cluster of tall buildings on the Tottenham Hotspur Stadium site allocation.

iii. Altair Close, where there is an existing tall building (Stellar House), high public transport accessibility and a planned cluster of tall buildings nearby through the Joyce and Snell's Park Estate development in Enfield.

(4) Moderate height may be used to articulate Park Lane Local Centre, while respecting the prevailing scale of development and the human scale of Park Lane.

(5) Development north of Brantwood Road, around Alastair Close, should help to articulate a graduated change in character and scale from the historic North Tottenham townscape to a more modern, higher density urban character.

(6) Buildings should have clearly defined fronts, backs, entrances and private and public spaces to create a safer environment.

E. Movement and Public Realm

(1) A safer, clearer and more connected public realm and street network should be established, improving walking and cycling routes both within the estate and to surrounding areas. This includes removing unneeded alleys and creating safer, well-lit routes, with passive surveillance throughout the estate.
(2) Existing east-west routes should be enhanced, including utilising Park Lane as a pedestrian and cycle friendly route linking Tottenham High Road, the existing Park Lane Local Centre, Northumberland Park Station and the Lee Valley Regional Park.
(3) Development proposals should safeguard existing public transport infrastructure, including bus stands on Northumberland Park, and contribute

to improved connectivity to Northumberland Park Station and across the railway corridor.

(4) The public realm and street network should be designed and managed to minimise vehicular traffic and manage parking and crowds to benefit residents and support local businesses. This includes directing crowd flows along the key routes of Park Lane and Northumberland Park rather than through the estate.

(5) Somerford Grove should be enhanced, expanded and made more visible to support a wider range of play and recreational activities for the area's diverse residents.

(6) Tottenham Hotspur Stadium is a local landmark and development proposals should consider opportunities to enhance views of the stadium, particularly from Somerford Grove, to create a sense of place.

(7) New and improved pocket parks and play spaces should be provided throughout the estate to support the area's young population. Priority locations include Thornley Close, Trulock, Stellar House and Kenneth Robbins House.

(8) The masterplan should preserve opportunities to connect the South Podium of the stadium to the heart of the Northumberland Park neighbourhood.

F. Environment and Sustainability

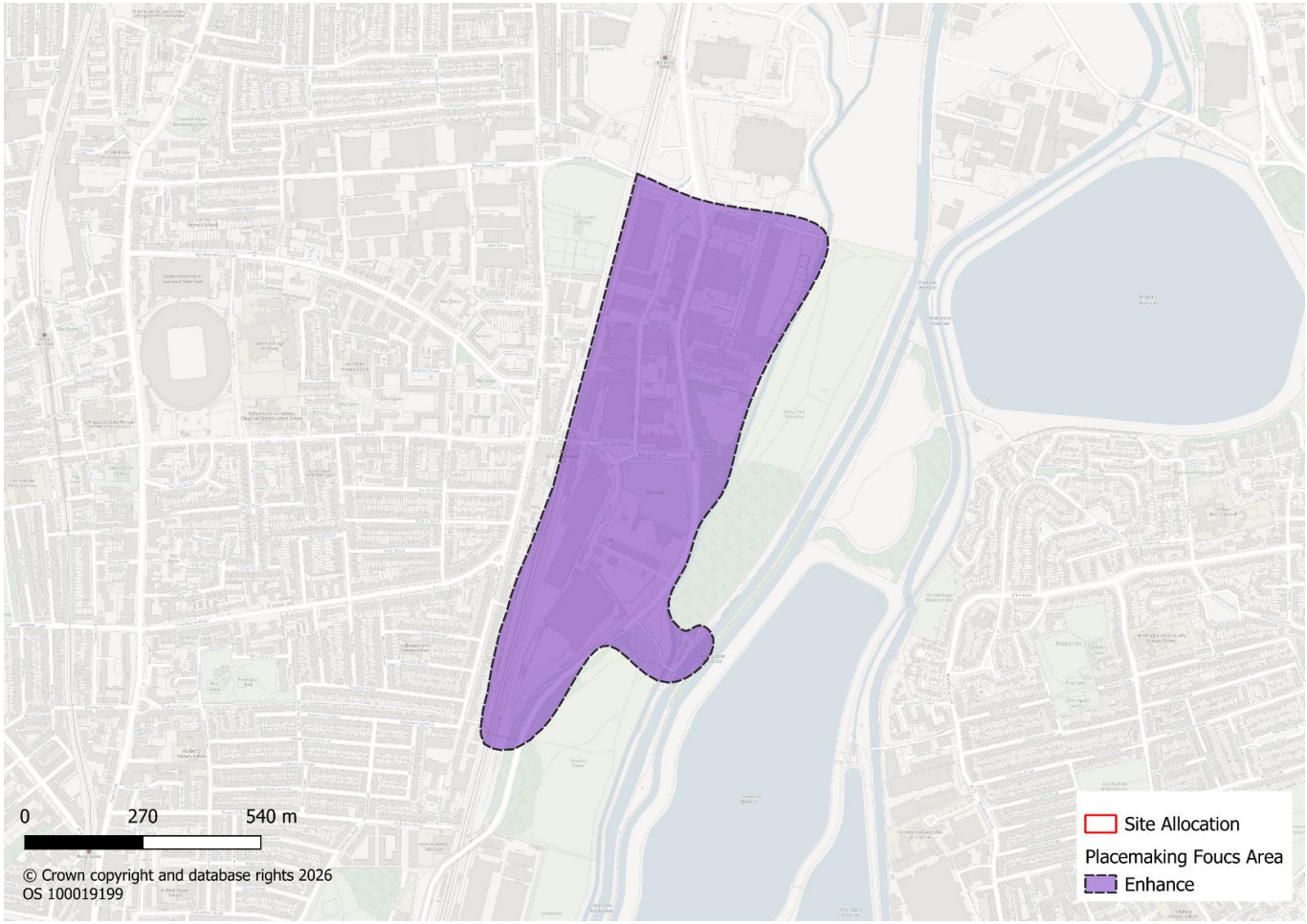
(1) The site's high heat risk should be addressed through the provision of urban cooling measures.

(2) Development proposals should demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(4) Development should support greening, an increase in tree canopy cover and incorporate opportunities for residents to engage in food growing activities.

NT PFA3: North-East Tottenham



Tables and Figures 5. Map of Placemaking Focus Area NT PFA3

Strategy

7.55 The Council will work together with landowners, developers and businesses to support the enhancement and co-ordinated intensification of the North East and Marsh Lane Strategic Industrial Land for employment uses, leveraging its strategic location within the Productive Lee Valley.

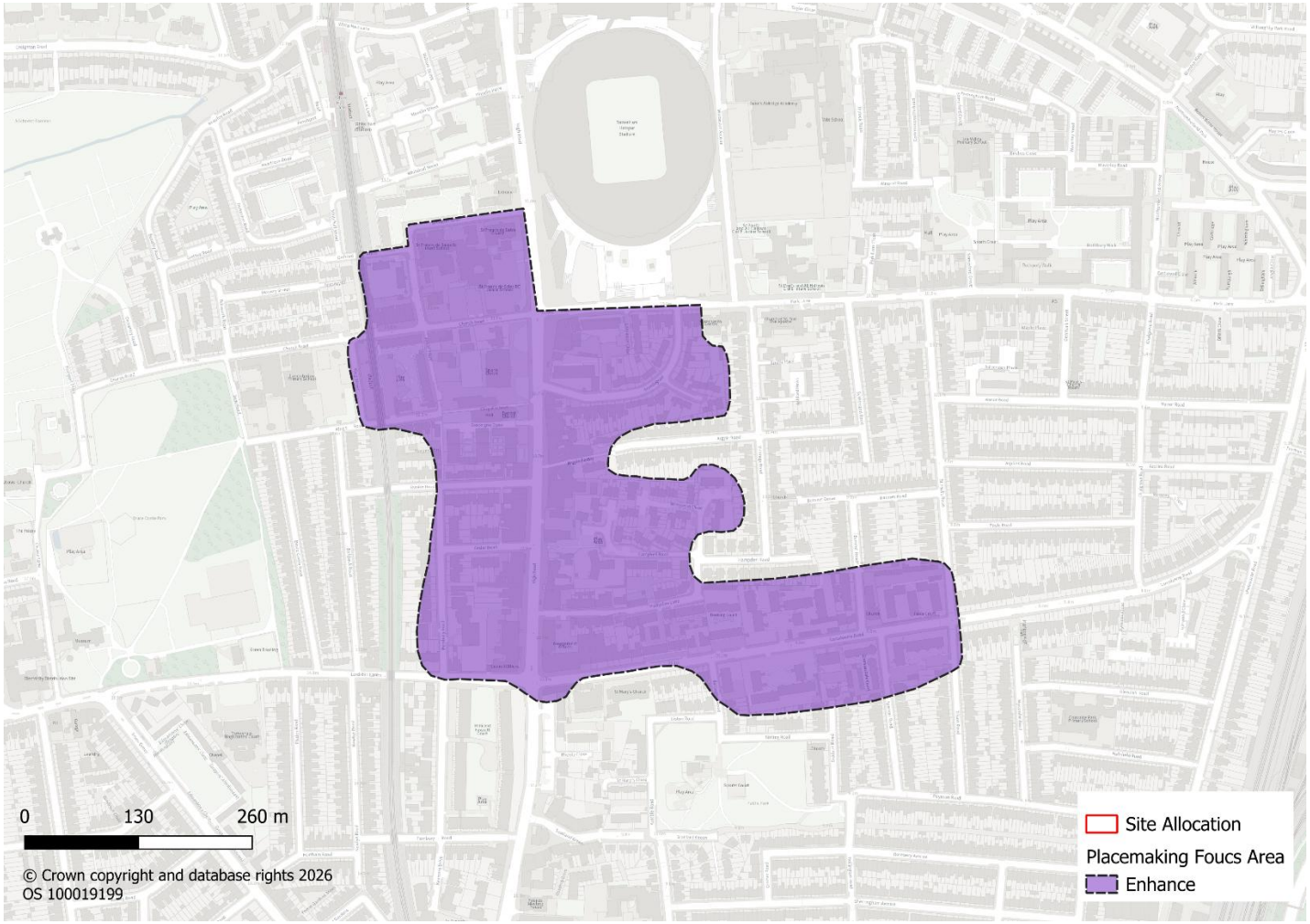
7.56 Given its proximity to the North Circular, the employment areas here are considered appropriate for logistics, storage and distribution uses. The Council will support provision of these uses to address borough-wide needs. Such uses should be delivered alongside a range of complementary employment floorspace, including higher-density workspace, to maximise job creation and support a diverse employment offer.

7.57 Development will support improved connections with Lee Valley Regional Park, Northumberland Park to the east and the new residential neighbourhood at Meridian Water to the north.

7.58 This strategy will be implemented through adherence to Policy NTN1, the site allocation outlined below, and the following initiatives.

- Working strategically and collaboratively with key stakeholders, including the London Borough of Enfield having regard to major planned development across the borough boundary within Enfield's Place Area at Angel Edmonton and Meridian Water.
- The Council will support ancillary uses where they support and do not compromise the functioning of the industrial areas. Uses with more public footfall, and those supporting employees such as a small local café serving workers or food retail that is ancillary to wholesale production should be directed to the street front along Marigold Road and the Garman Road.
- Contributing to an improved streetscape and walking and cycling connections along Garman Road, connecting through to Meridian Water. Active frontages should be provided along Garman Road and Marigold Road in particular.
- Contributing to wayfinding to key destinations such as Meridian Water, Industrial Estates and transport connections.
- Supporting sectoral strengths in food and beverage manufacturing
- Respecting the area's rich industrial heritage by retaining buildings and features that contribute positively towards its industrial character.
- Enhancing Stonebridge Lock as a visitor and recreation node centred on the Waterside Centre, with improved connections to and along the River Lee Navigation and the wider Lee Valley.

NT PFA4: North Tottenham High Road



Tables and Figures 6. Map of Placemaking Focus Area NT PFA4

Strategy

7.59 Development and placemaking interventions will enhance this area's historic character and its role as the southern gateway into North Tottenham and the North Tottenham Cultural Quarter. Restored historic frontages, a pedestrian and cycle friendly public realm, and range of active workspace and high street uses will create a safe, engaging and welcoming high street environment with a strong sense of place.

7.60 Lansdowne Road will be enhanced through a mix of infill and redevelopment, securing new homes and employment space, providing active frontages and an improved public realm.

7.61 Further from the High Road, there are opportunities for retrofit, infill and, where appropriate, redevelopment to address poor residential street frontages and improve east-west connections through to the high street.

7.62 This strategy will be implemented through adherence to Policies NTN1-2, and the following initiatives:

- Conserving and enhancing the historic environment by:
- Retaining and restoring shopfronts of architectural and historic merit. Others should be restored to original designs wherever possible.
- Sensitive internal and external lighting of historic buildings, taking opportunities to use lighting to elevate the presence of key buildings.
- Replacing visually intrusive solid metal roller shutters with more heritage appropriate security measures.
- Discouraging the painting of brickwork on historic buildings.
- Better revealing the significance of the Whitbred's Brewery complex.
- Signalling and enhancing threshold points into the area, including:
- The southern entrance to the Cultural Quarter, marked by Tottenham Baptist Church, Tottenham Community Sports Centre and the widening of the High Road public realm north of Bromley Road.
- The entrance into the North Tottenham neighbourhood at the intersection of the High Road, Lordship Lane and Lansdowne Road, bookended by the Enterprise Centre and the former LCS department store (636 & 638 High Road)
- Better activating the green space outside Tottenham Community Sports Centre as part of the public realm.

- Enhancing the pedestrian and cycling experience along the High Road and improving wayfinding.

- Pursuing opportunities to better activate the railway arches which could potentially accommodate creative industry workspace to support the Tottenham Creative Enterprise Zone.

NT PFA5: White Hart Lane East



Map of Placemaking Focus Area NT PFA5

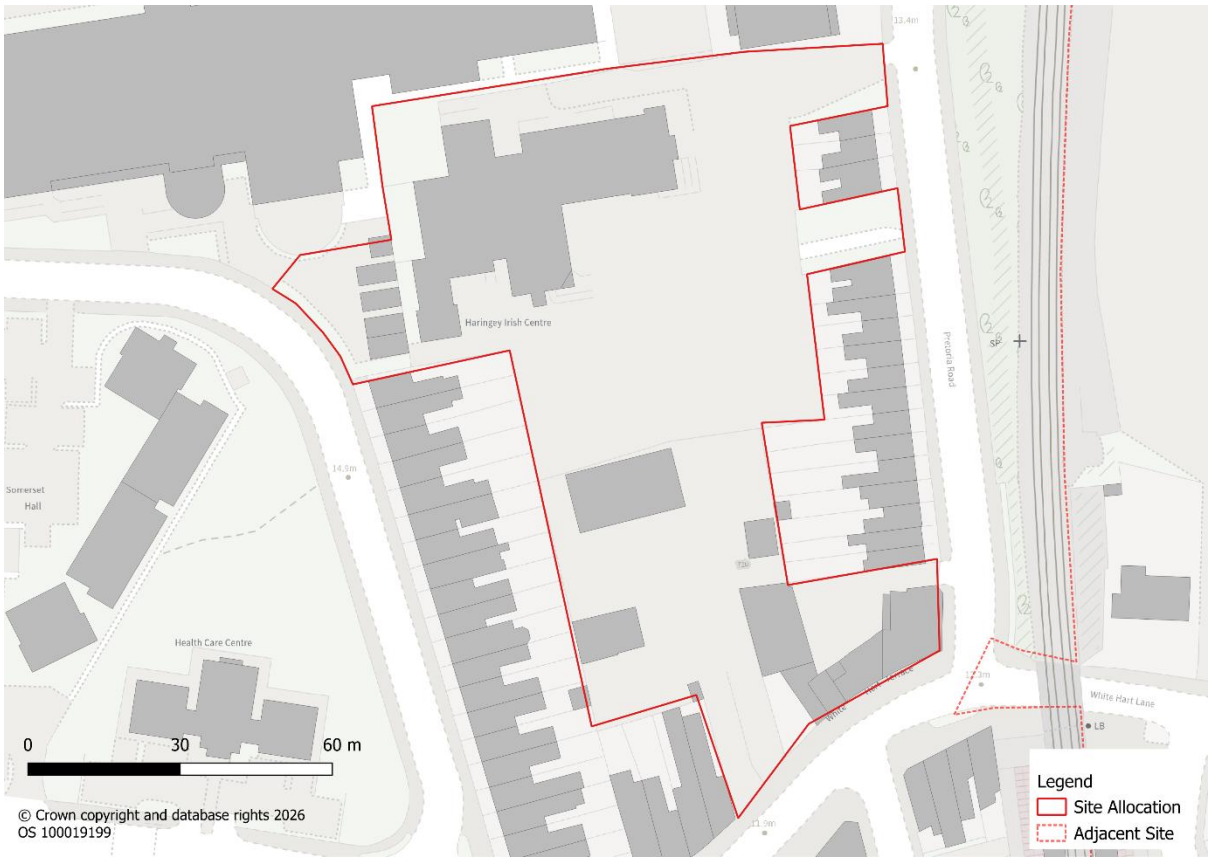
Strategy

7.63 This area contains the former Haringey Irish Centre and Wedge Centre. Together these provide an opportunity to reconfigure and/or re-provide community provision in the area to better meet local needs while at the same time integrating new homes, retail and workspace to foster a more vibrant character. Opportunities will be taken to activate the public realm and leverage development to enhance existing open spaces. Development will serve to enhance the built character of the area, better celebrating local landmarks and improving street fronts. The area sits on the edge of the North Tottenham Cultural Quarter. There should be a co-ordinated approach to the provision of cultural and community infrastructure so that it complements the wider offer, both in the Cultural Quarter and at the nearby re-provided Selby Centre and Haringey Sixth Form College.

7.64 This strategy will be implemented through adherence to Policy NTN1, the allocations outlined below, and the following initiatives.

- Supporting development which re-provides and enhances the community facilities in the area, making them more accessible, intensifying their use, and, where appropriate, leveraging them to activate the public realm.
- Bringing the Railway Tavern, a local landmark, back into use. To support its viability there may be opportunities to relocate nearby community uses into the building.
- Improving the street front along White Hart Lane and Creighton Road, with a preference for historic shopfronts on the ground floor.
- Improvements to the public realm, including the creation of new public space and the widening of narrow footpaths. The path of the Moselle should be referenced in the design of the public realm.
- Working with Network Rail and other landowners to better use the land around the Electricity Substation on Penshurst Road and the railway arches.
- Improving the usability of the open space at the corner of Creighton Road and White Hart Lane.

NT SA04: North of White Hart Lane



Tables and Figures 7. Map of Site Allocation NT SA04

Site Information	Details
Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17
Area (ha)	1.03
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in Flood Zone 3 Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Proximity to a Statutory Main River Adjacent to Blue Ribbon Network Partially in an Archaeological Priority Area (APA) - Tier 3
Relevant permissions	None
Indicative capacities	100 homes (net) 1000sqm (gross) industrial and office/workspace 2000sqm (gross) community

Phasing	2033-2037
Ownership	Public and Private

Tables and Figures 8. NT SA04 Site Details

A. Proposal

(1) Masterplanned comprehensive residential-led mixed-use development with re-provided and enhanced community facilities and workspaces to support the Cultural Quarter. The development of the Haringey Irish Centre site will create new pedestrian routes, public realm and enhance the edge-of-centre character of the White Hart Lane frontage.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework, prepared in accordance with Policy D8.

(2) The Spatial Framework should:

i. Respond sensitively to neighbouring uses, including Haringey Sixth Form College and other community facilities, and, through engagement with the College, consider opportunities to establish a new east-west pedestrian connection between Pretoria Road and White Hart Lane.

ii. Secure a north-south pedestrian connection linking the southern section of White Hart Lane to Pretoria Road.

C. Land uses and activities

(1) Existing land uses: Community and employment

(2) Acceptable land uses: Community, office/workspace, retail and residential

(3) Development proposals should:

i. Enhance and integrate community uses into the development, taking opportunities to improve their visibility and accessibility, including through relocation to more prominent frontages.

ii. Provide active ground floor uses along the White Hart Lane frontage to support vitality, animation and pedestrian activity. Any retail should be located along this frontage.

iii. Re-provide the existing community space within the former Haringey Irish Centre, in accordance with Policy S2. Re-provided community floorspace

should, where feasible, be located on the White Hart Lane frontage to enhance its visibility and accessibility.

iv. Re-provide existing employment floorspace. Alternative approaches may be supported where it can be demonstrated that they would deliver an equivalent or greater increase in jobs and employment opportunities. Priority should be given to creative industry workspace that strengthens the Cultural Quarter.

D. Built form, character and heritage

(1) The height of development should respect the neighbouring terraced houses on Pretoria Road and White Hart Lane, with taller elements more appropriate towards the centre and northern end of the site.

(2) Building heights along the White Hart Lane should be in keeping with the buildings on the southern side of White Hart Lane.

(3) Enhanced active frontages should be re-provided along White Hart Lane to maintain its High Street character.

E. Movement and public realm

(1) Redevelopment should, where appropriate, take opportunities to:

(2) Enhance and expanded public realm along the White Hart Lane frontage to complement the community facility, enable tree planting and/or provide for outdoor dining.

(3) Create a small public square around the existing mature tree on White Hart Lane.

(4) Development proposals should demonstrate how they have sought to engage with Haringey Sixth Form College to establish new east-west pedestrian route across the northern part of the site, linking White Hart Lane and Pretoria Road. This route should be safeguarded.

(5) A north-south pedestrian route should be established linking the southern section of White Hart Lane to Pretoria Road.

F. Environment and sustainability

(1) Development should safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(2) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate

opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(3) The site's high heat risk should be addressed through the provision of urban cooling measures.

(4) Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

NT SA05: Wedge House



Tables and Figures 9. Map of Site Allocation NT SA05

Site Information	Details
Address	Wedge House, White Hart Lane, N17 8HJ
Area (ha)	0.31
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Partially in a Creative Enterprise Zone (CEZ) Adjacent to a Site of Importance for Nature Conservation (SINC) - Grade 2 Partially in Flood Zone 2 and 3 Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Proximity to a Statutory Main River Blue Ribon Network Partially in an Archaeological Priority Area (APA) - Tier 2 and Tier 3 Adjacent to a Conservation Area Adjacent to Locally Listed Buildings
Relevant permissions	None

Indicative capacities	40 homes (net) 3000sqm (gross) office/workspace and community
Phasing	2028-2032
Ownership	Public and Private

Tables and Figures 10. NT SA05 Site Details

A. Proposal

(1) Mixed-use redevelopment and/or retrofit to re-provide community and employment uses, alongside new homes. Development provides an opportunity to enhance the White Hart Lane frontage and provide new public realm and green infrastructure.

B. Masterplanning, engagement and delivery

(1) Proposals should demonstrate they have considered the feasibility of optimising the use of the site through retrofit and expansion of Wedge House.

C. Land uses and activities

(1) Existing land uses: Industrial, office/workspace, community

(2) Acceptable land uses: Office/workspace, community, and residential

(3) Development proposals should:

i. Locate residential uses predominantly on upper floors, with active ground floor uses and employment space focused on the White Hart Lane frontage and lower floors.

ii. Give priority to creative industry workspace that supports the nearby Cultural Quarter and the reprovision of existing businesses.

iii. Re-provide existing community uses in accordance with Policy S2.

iv. Re-provide existing employment floorspace. Alternative approaches may be supported where it can be demonstrated that they would deliver an equivalent or greater increase in jobs and employment opportunities.

D. Built form, character and heritage

(1) Development height should respect the single and double storey duplex and terrace houses to the north and west. There is capacity for some modest additional height at the corner of Beaufoy Road and White Hart Lane, where Wedge House currently sits.

(2) Development proposals should conserve and enhance the setting of nearby heritage assets, including the Tottenham Cemetery Conservation Area.

(3) Redevelopment on 65A White Hart Lane should be in keeping with height and character of the buildings opposite and the Railway Pub to the east, enhancing setting of the pub and views towards it as a local landmark.

(4) Active frontages should be provided along White Hart Lane and Beaufoy Road

E. Movement and Public Realm

(1) There is an opportunity expand the public realm at the corner of Beaufoy Road and White Hart Lane to complement the community and employment uses on the site and provide green infrastructure.

F. Environment and sustainability

(1) Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

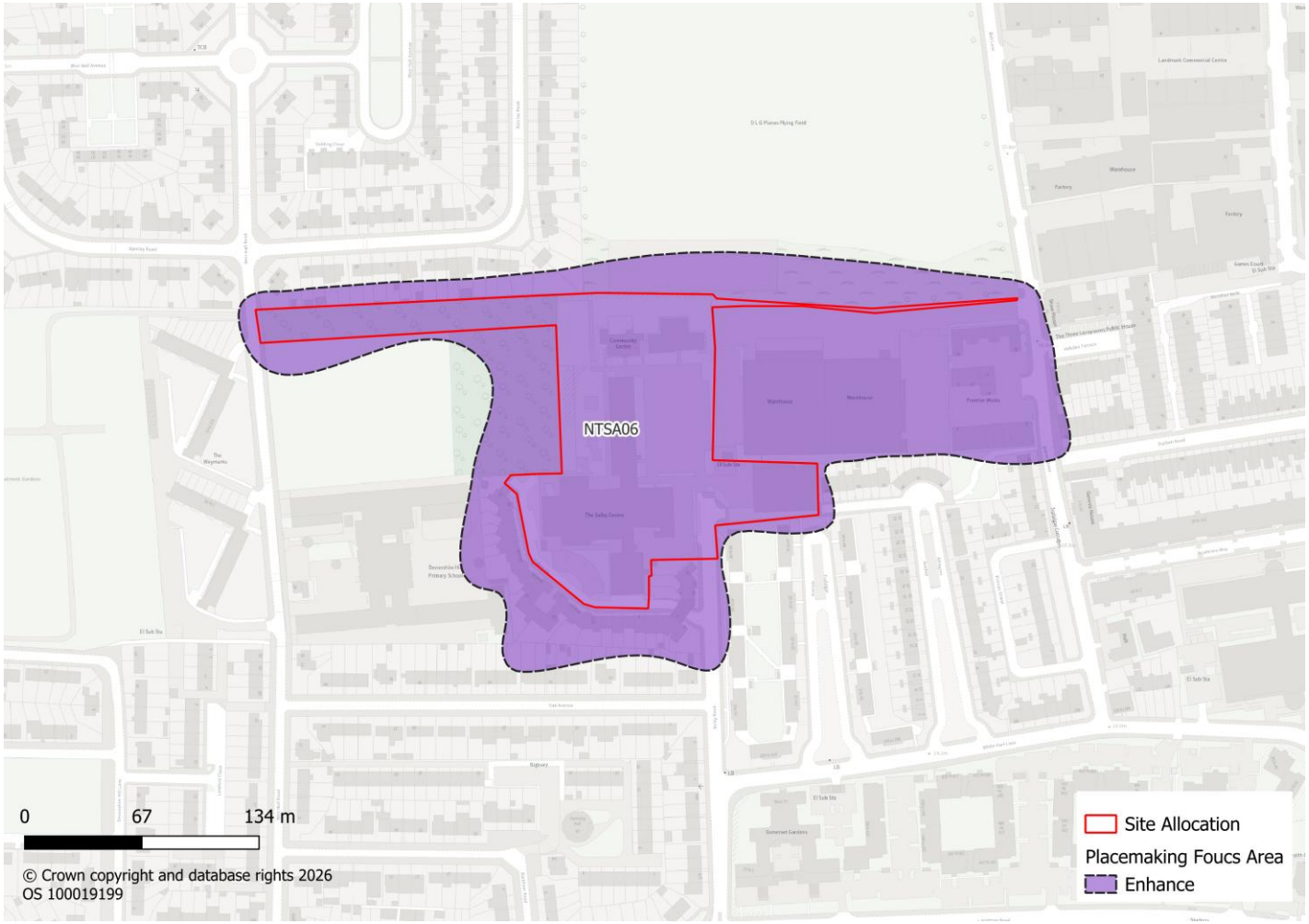
(2) Development should safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(3) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(4) The site's high heat risk should be addressed through the provision of urban cooling measures.

(5) Development proposals should demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

NT PFA6: The Selby Centre and Queen Street



Tables and Figures 11. Map of Placemaking Focus Area NT PFA6

Strategy

8.1 This area will be enhanced to support the redevelopment of the Selby Centre, allowing for delivering new homes alongside the reprovision and enhancement of community and recreational facilities. Walking and cycling links will be improved to support safety and increase access to community facilities. The intensification of the Queen Street Locally Significant Industrial Site will enable the delivery of more modern, low-carbon workspaces and support local job growth.

8.2 This strategy will be implemented through adherence to Policy NTN1, the allocation outlined below, and the following initiatives.

- Delivery of a new mixed use, sustainable neighbourhood at the Selby centre, including around 200 new council homes
- Re-providing accessible and high-quality community and recreational facilities in the area to deliver social, economic and educational benefits
- Enhancing walking and cycling connections to social infrastructure, and along the newly extended Cycle Superhighway 1.
- Contributing to the provision of affordable workspace within the neighbourhood.
- Providing for and encouraging the use of more sustainable modes of transport, including within the Locally Significant Industrial Site.

NT SA06: The Selby Centre



Tables and Figures 12. Map of Site Allocation NT SA06

Site Information	Details
Address	Selby Centre, Selby Lane, N17
Area (ha)	2.2
PTAL	1b-3
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Adjacent to a Locally Significant Industrial Site (LSIS) Partially in a Designated Open Space
Relevant permissions	HGY/2024/2851
Indicative capacities	200 homes (net) 100sqm employment space office/workspace
Phasing	2028-2032
Ownership	Public

Tables and Figures 13. NT SA06 Site Allocation Details

A. Proposal

(1) Comprehensive mixed-use redevelopment of the Selby Centre, together with linked development on the adjacent Bull Lane Playing Field in the London Borough of Enfield to create a new urban village, anchored by the reprovision and enhancement of community, cultural, open space and sporting facilities with a new Selby Centre at the heart of the community.

- The Selby Urban Village project is a single project being jointly taken forward by Haringey, Enfield Council and the Selby Trust. It involves the transfer of land uses from one borough to the next i.e. the demolition of the Selby Centre community facility in Haringey.

B. Masterplanning, engagement and delivery

(1) A Council-approved masterplan is in place for the allocation and is reflected in planning permissions for the Haringey (see planning permission HGY/2024/2851) and Enfield parts of the site. Development proposals must accord with the most up-to-date approved masterplan, in accordance with Policy D8.

C. Land uses and activities

(1) Existing land uses: Employment and community (The Selby Centre)

(2) Acceptable land uses: Residential, community, and sports, leisure and recreation

(3) Development must secure the reprovision of the Selby Centre on Bull Lane Playing Fields and deliver replacement community, sport and recreation facilities in accordance with the approved masterplan. This should include a new Selby Centre, sports changing facilities, a Multi-Use Games Area (MUGA), a 3G football pitch, padel courts, football pitches, cricket facilities and other formal and informal sport, leisure and play provision.

(4) Residential development should be phased to ensure the timely reprovision of the Selby Centre and associated community and sports facilities.

(5) A replacement sports hall facility should be delivered where funding is secured and a need for the facility is demonstrated.

D. Built form, character and heritage

(1) The scale of the site enables the establishment of a higher density urban form which should relate positively to adjacent residential areas.

(2) Height of 4-6 storeys are acceptable in line with the extant planning permission

(3) Development proposals should ensure an appropriate interface with the adjacent Locally Significant Industrial Site currently occupied by Booker Wholesale

E. Movement and Public Realm

(1) Development proposals should improve local access to the site and the new community centre and enhanced Bull Lane Playing Fields and create stronger links and connections through the site.

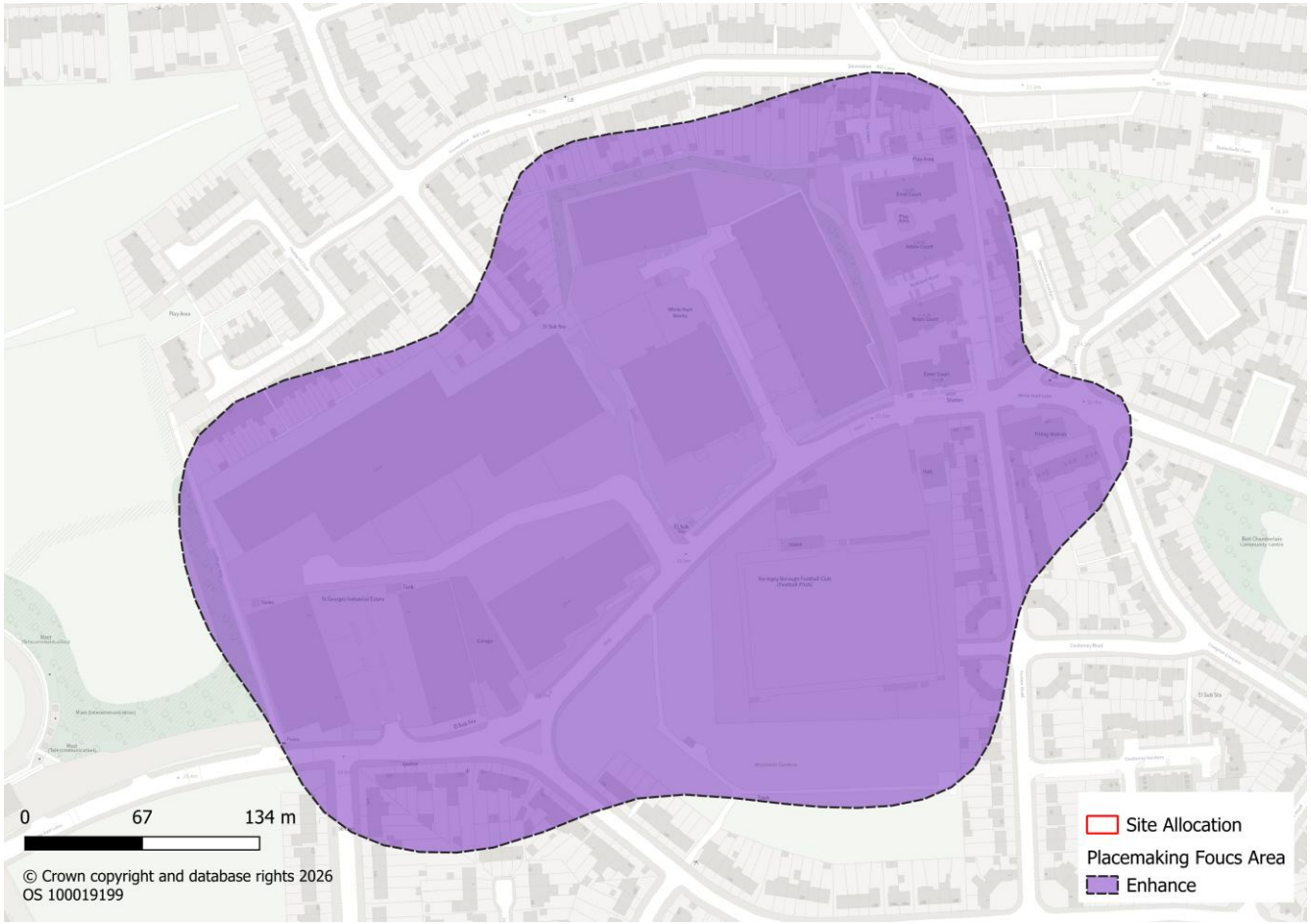
(2) Development proposals should support the creation of new and enhanced east-west pedestrian and cycling connections from Weir Hall Road to Queen Street and a new north-south route from Selby Road to the Bull Lane Playing Fields.

F. Environment and Sustainability

(1) Development proposals should be supported by a landscaping strategy to integrate the proposed development into the existing street grid whilst greening the site through the retention of several existing trees, planting new ones, and delivering new landscaped open spaces.

(2) Development proposals should demonstrate that adequate wastewater infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

NT PFA7: White Hart Lane Central



Tables and Figures 14. Map of Placemaking Focus Area NT PFA7

Strategy

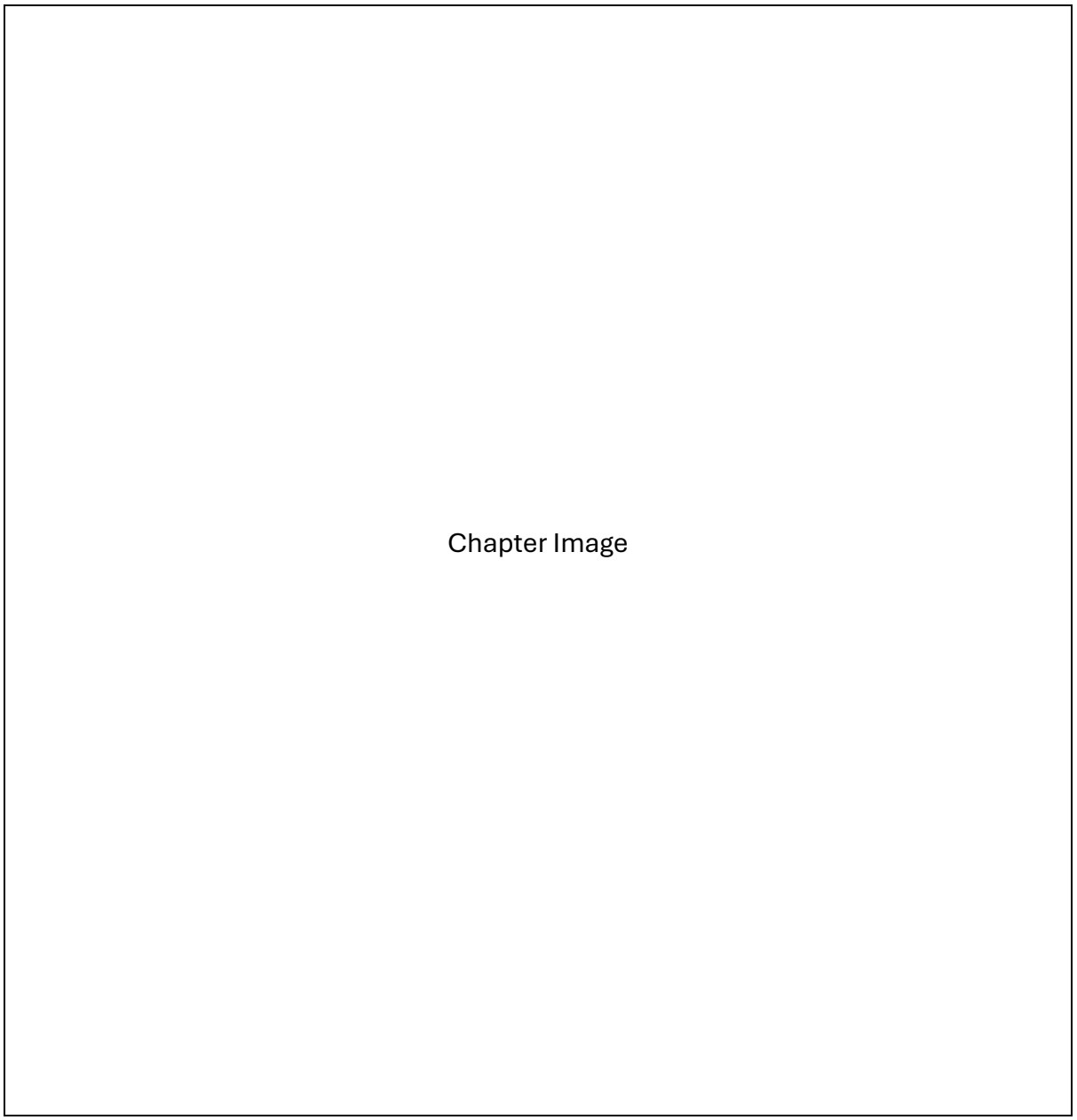
8.3 This area will be enhanced to modernise and intensify employment uses within the Locally Significant Industrial Sites, building on recent high-quality development such as SEGRO. Development will support improvements to walking and cycling, particularly along White Hart Lane, alongside public realm enhancement, the provision of more active frontages and high-quality landscaping. The Council will support opportunities to optimise use of the Coles Park Stadium site as part of the wider recreational offer in the area.

8.4 Given its proximity to the North Circular, the LSIS area is considered appropriate for logistics, storage and distribution uses. The Council will support provision of these uses to address borough-wide needs. Such uses should be delivered alongside a range of complementary employment floorspace, including higher-density workspace, to maximise job creation and support a diverse employment offer.

8.5 This strategy will be implemented through adherence to Policy NTN1 and the following initiatives.

- Supporting intensification of employment uses and the provision of more modern and sustainable facilities and transport modes. Large-format industrial uses are considered more appropriate, taking advantage of good road connectivity.
- Contributing to the provision of affordable workspace within the neighbourhood.
- Requiring active frontages and improved landscaping along White Hart Lane to create a more welcoming and attractive environment.
- Delivering improvements to walking and cycling access, particularly along White Hart Lane.
- Supporting the continued and enhanced provision of recreation and community facilities in the wider area.
- Ensuring development contributes to placemaking by integrating industrial, recreational, and residential functions cohesively.

CHAPTER 8: TOTTENHAM HALE NEIGHBOURHOOD





Tables and Figures 1. *Tottenham Hale Neighbourhood Map*

Neighbourhood Context

Location

8.1 The Tottenham Hale neighbourhood is in the east of the borough. To the north its Victorian and Edwardian residential streets blend into North Tottenham, with the Carbuncle Passage and the Rosebury Industrial Estate helping to define the boundaries. To the east is the London Borough of Waltham Forest with a strong natural border provided by the River Lea and the Walthamstow Wetlands. The Tottenham Hale neighbourhood blends into the Bruce Grove and Seven Sisters neighbourhoods to the West and the West Anglia Mainline and Markfield Park help to mark the southern boundary with Seven Sisters & South Tottenham.

History

8.2 There is believed to have been a settlement in Tottenham Hale from the early medieval period, although its name is not documented until the early 14th century when it appears in reference to 'John of the Hale'. This settlement continued to develop around the junction of High Cross Lane and Broad Lane becoming Tottenham's largest satellite by the mid-18th century.

8.3 The building of a permanent bridge over the River Lea in the 18th century, as well as the opening of Tottenham Hale station on the Northern & Eastern Railway and reductions in travel costs, helped bring migration into the area and accompanying large-scale terrace housing development. In 1900 Harris Lebus acquired 13.5 acres south of Ferry Lane, building what was to become for a time the largest furniture factory in the world. The neighbourhood saw many new factories and work buildings constructed during the interwar period.

8.4 From the 60s through to the 90s, various housing estates were constructed, including the High Cross Estate and Ferry Lane Estate, the latter sitting on part of what was the Lebus Factory. Since the 2000s the area has experienced transformation of formerly industrial areas into higher density residential and mixed-use neighbourhoods, firstly at Hale Village and more recently at Hale Wharf and around Ferry Island/ Ashley Road. This period also saw the removal of the gyratory system around the station, preparing for the establishment of the new Tottenham Hale District Centre.

8.5 Recently developments delivered by the Council and developers in close partnership have contributed to a vibrant expanded neighbourhood and delivered major benefits for residents. The neighbourhood has a broad mix of new housing, including genuinely affordable housing, and is served by high-quality social and community infrastructure. Tottenham Hale boasts some of the highest quality and best located council homes in London at Welbourne, Hale Wharf and the former Ashley Road Depot (now Wingspan Walk). The Welbourne development includes a new multi-purpose health care centre benefitting more than 25,000 residents and council investment together with developer contributions is delivering significant enhancement of Down Lane Park and the Paddock.

Connectivity

8.6 Tottenham Hale is extremely well connected by rail with an underground station on the Victoria Line and a mainline railway station on the West Anglia Mainline. The station interchange offers direct and fast routes to the City of London, the West End, Stansted Airport and Stratford and has received significant investment in recent years including redevelopment of the station complex itself, increasing its capacity and providing step-free access, as well as delivery of a new bus station and improved public realm.

8.7 The connectivity of the neighbourhood does however suffer from significant severance in the form of busy through routes, heavy rail infrastructure, and large inward looking, post-war development.

8.8 Many visitors to Tottenham Hotspur Stadium events come and exit via Tottenham Hale transport interchange. The impact of large crowds needs to be carefully managed but high levels of footfall provides key important opportunities for town centre uses and the wider economy.

Economy & Town Centres

8.9 Tottenham Hale is a new District Centre and boasts a considerable retail offer. Tottenham retail park is a large retail warehouse development catering predominantly for car-borne shoppers. The retail park contains the majority of multiple retailers within the wider Tottenham area, which comprises mainly bulky good retailers. However, the newer development spaces to the north along Ashley Road includes a slightly different offer, including food and beverages ad new workspace and cultural uses.

8.10 The Hale Village and Hale Wharf developments also offers office, retail, health and community facilities beneath higher density residential space, signalling the transition of this area towards a public transport-oriented centre.

8.11 To the east and north are Hale Wharf and Millmead and Lockwood Industrial estates, forming part of the Upper Lee Valley industrial area. Other industrial estates around Tottenham Hale include the Ashley Road area which comprises a light industrial estate including the former TechnoPark site.

8.12 The South Tottenham industrial area is located south of Tottenham Hale Retail Park. It includes a mix of uses including offices and light industrial uses. The area has given rise to a warehouse living community in recent years, including a mix of artists' residences and creative industries.

8.13 Tottenham Hale is part of the UK Innovation Corridor going north and east from London towards Cambridge. The London Growth Plan flags the potential of this industrial innovation corridor including potential for tech businesses, having regard to the area's excellent connectivity to both Kings Cross Knowledge Quarter (15 minutes by Victoria Line), and to the City of London.

8.14 Sufficient suitable employment floorspace provision needs to be made to help renew and diversify Tottenham's industrial estates. This is necessary to realise the prospect of accommodating more intensive employment uses, including those in the burgeoning creative industries sector and 'maker' economy.

Landmarks, culture and heritage

8.15 Significant landmarks and buildings in this area include Markfeld Beam engine House in the southeast forming a key attraction and a link to the area's industrial past, and the Paddock, which is a proposed new Local Nature Reserve. There are many local groups and organisations that are vocal and active, helping to shape civic, community and cultural life in this area, including the Paddock Community Nature Park; 'Friends of' groups including for Tottenham Marshes, Markfeld Park, Down Lane Park; Lee Valley regional Park Authority; alongside the now established creative communities in the industrial estates to the south of Tottenham Hale area.

Green and blue infrastructure

8.16 Tottenham Hale sits on the edge of, and partly within, one of London's great green corridors, the Lee Valley Regional Park. The Regional Park provides great recreational opportunities but connections to it need improving with severance caused by the railway line and several heavily trafficked roads. The neighbourhood also benefits from other major open spaces including Markfield Park and Down Lane Park, the latter of which has recently benefitted from a multi-million-pound improvement project by the Council.

8.17 The Council has also invested heavily in the transformation of the Paddock, working with local stakeholders to turn it from an underused and overgrown space into a welcoming local nature reserve through new management arrangements and a programme of physical improvements. While the neighbourhood is well served by larger public open spaces, linkages between these spaces can be improved and there are deficiencies in access to smaller public open spaces in the south of the neighbourhood.

Tottenham Hale Vision

Tottenham Hale in 2043 will have delivered on the aspirations set out in Shaping Tottenham and will be a strong and cohesive community and place for enterprise and innovation, brought together around the natural landscapes of the Lee Valley.

Development will have responded to and enhanced the area's positive attributes and identity, including its industrial built heritage, natural features, art and creativity. Investment in green and blue infrastructure will mean the green expanse of the Lee Valley permeates westward through the neighbourhood, reducing noise and air pollution, and mitigating flood risk and overheating.

Several thousand new homes will have been delivered, accommodating families and offering various levels of affordability. New and improved social infrastructure and public spaces will have strengthened and supported a growing local community. Developer contributions will have helped to fund community infrastructure enhancements, fostering social integration as the neighbourhood continues a period of transition.

Development will have enabled the transformation of the district centre into a vibrant established district centre with a pedestrian-friendly high street at its heart running south from Ashley Road to the South Tottenham employment area. It will be a working centre, with businesses attracted by new high-quality workspaces, easy transport connections to city and airport destinations, and access to a range of retail, leisure, and community activities.

Tottenham Hale's history as a place of production and creative enterprise will continue to be of regional importance. The district centre will showcase the neighbourhood's innovative and creative industrial areas. Intensification of industrial areas will have allowed small and medium enterprises to flourish, building on its sectoral strengths and attracting new enterprises with new and renovated adaptable and environmentally friendly spaces.

Vehicular dominance will have been significantly reduced, including through the redevelopment of the car-oriented Tottenham Hale Retail Park into a walkable urban centre. Segregated parts of the neighbourhood will be stitched together through a repaired street network and improved walking and cycling connections, helping to forge connections between businesses and communities. New links over the railway north of Tottenham Hale station will complete the grand green boulevard linking the historic Tottenham High Road with the wild expanses of the Lee Valley.

Tottenham Hale will be an established destination in its own right with an attractive and complementary offer for visitors to the Tottenham Hotspur Stadium. A clear legacy will have been secured from Tottenham's hosting of the European Football Championships in 2028.

Policy THN1: Tottenham Hale Neighbourhood

A. The Council will support development proposals which contribute to the Tottenham Hale Vision and the aspirations set out in Shaping Tottenham and the London Growth Plan.

B. The neighbourhood will deliver at least 3,000 new homes (net) over the plan period and deliver a significant uplift in jobs with development prioritised within the Upper Lee Valley Opportunity Area and following Placemaking Focus Areas:

Transform
Tottenham Hale District Centre
Enhance
Tottenham Lock
South Tottenham Employment Area
North and West Tottenham Hale

Tables and Figures 2. Placemaking Focus Areas in Tottenham Hale

C. Proposals in the emerging Tottenham Hale District Centre should support its continued transformation into an established District Centre with a strong sense of place consistent with Policy TH2.

D. Development proposals should protect, enhance and optimise designated employment land, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area, including through:

(1) capitalising on opportunities arising from Tottenham Hale excellent transport connections and its position within the Innovation Corridor, Creative Enterprise Zone and Tottenham Strategic Economic Area;

(2) improving the integration of employment areas with surrounding residential neighbourhoods and Tottenham Hale District Centre; and

(3) increasing access to employment, training and skills opportunities for local communities, particularly in areas experiencing high levels of unemployment.

E. Development should support existing creative industry clusters and build on existing sectoral strengths while encouraging new businesses that are appropriate for the local context. There should be a focus on retaining existing small and medium sized enterprises and realising opportunities to improve the amenity and character of the industrial land. Support will be given to the development of the technology sector and the delivery of new

floorspace to meet its needs and capitalise on this Innovation Corridor location.

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) addressing the severance caused by heavily trafficked roads and railways

(2) completing a strategic Green Link between Tottenham High Road and the Lee Valley Regional Park

(3) creating a more permeable and legible street and public realm network

(4) improving the management of traffic and crowd flows on event days.

(5) Development must enhance the quality of the public realm and support management of large crowds on event days at the Tottenham Hotspur Stadium and elsewhere. There should be with a strong focus on greening, increasing tree canopy cover and encouraging social interaction and creating a strong sense of identity. Development must support a comfortable street experience, including in relation to wind.

(6) A strategic approach should be taken to the enhancement of the network of green and open spaces with opportunities being taken to improve connections with Lee Valley Regional Park. This includes:

(7) enhancing the quality and inclusivity of existing open and green spaces and creating new smaller spaces to support a growing population and address local deficiencies in access to public open space and nature.

(8) improving walking and cycling links to existing green and open spaces, including Down Lane Park, Markfield Park and the Lee Valley Regional Park.

(9) where appropriate, providing community and cultural infrastructure next to or within open spaces where this would encourage more visitors and reach a wider range of users.

(10) upgrading the Paddock to a designated Local Nature Reserve

(11) continuing and supporting the long history of food growing in Tottenham Hale

Supporting Text

Placemaking Strategy

8.18 Tottenham Hale has undergone significant transformation and change in the past 15 years with substantial new development and a new high density urban form in its centre. Over the next 15 years its transformation will be largely finalised with the

completion of many part-completed developments and the redevelopment of the Tottenham Hale Retail Park into a new residential-led mixed-use neighbourhood which broadens the range and mixes of uses in Tottenham Hale and help stitch together recent developments into a cohesive whole with a new north-south high street as its focus point running south from Ashley Road through to the South Tottenham employment area.

District Centre

8.19 Future development will turn Tottenham Hale's retail and commercial heart into a thriving established District Centre recognised as such within the London Plan town centre hierarchy. Development will improve the configuration of the centre with the creation of a new north-south high street. This will begin with an enhanced commercial role for the northern part of Ashley Road, ahead of the longer-term development of Tottenham Hale Retail Park where the main component of the high street will eventually be.

Industrial Land

8.20 Industrial and employment areas comprise a large part of the Tottenham Hale neighbourhood and are home to a range of exciting small and medium sized enterprises. However, losses in industrial stock over the past decade and increased demand for industrial floorspace has put significant pressure on these areas. In addition, much of the industrial stock in the area is older and does not meet modern energy efficiency standards.

8.21 The neighbourhood contains two creative industry clusters within the Tottenham Creative Enterprise Zone but also has a long history of food production and manufacturing. There is strong demand for the provision of affordable workspace in Tottenham Hale, particularly where it supports creative industry clusters in the South Tottenham Locally Significant Industrial Area and the Millmead and Lockwood Strategic Industrial Location.

8.22 The value of Tottenham Hale's industrial areas and its creativity comes in large part through the organic and informal way in which it has emerged, supported by affordable rents. Proposals should enhance this rich industrial ecosystem and avoid displacing small and independent businesses that contribute to the strength of the local economy, particularly where they are in priority sectors.

Connectivity

8.23 Tottenham Hale neighbourhood is divided by Ferry Lane, Monument Way, Watermead Way and Broad Lane, busy roads which inhibit easy walking and cycling movements and where a high proportion of traffic collisions take place. Removing the barriers to Lee Valley Regional Park and creating a sustainable network of cycle and pedestrian routes is a key objective of the Upper Lee Valley Opportunity Area Planning Framework and of this plan.

8.24 Development provides an opportunity to replace car-dominated environments with ones that support walking, cycling and public transport, leveraging the high levels of connectivity the area benefits from, particularly around the District Centre. The Council will work positively with developers and key stakeholders, including TfL, to support and deliver rebalanced road space in favour of a safer and more sustainable transport system.

8.25 In contributing to and delivering a strategic network of streets, applicants should have regard to the Tottenham Hale Streets and Spaces Strategy, which among other objectives aims to establish new streets and pedestrian and cycling connections through major development sites.

Public Realm

8.26 Parts of the neighbourhood will continue to experience change to their urban, social and economic character as development occurs and new residents and businesses are welcomed to the neighbourhood. In this context, public spaces will be particularly important in strengthening a sense of identity for Tottenham Hale and supporting social integration and a rich community life. Applicants should work closely with the community when designing public spaces, drawing on the strengths of local community groups, creative and innovative businesses, and the rich cultural heritage of the area.

8.27 Consideration should be given not only to the final design of public spaces but also to how they can contribute to these outcomes as the area evolves. This may involve the creation of temporary public realm or a transitional strategy for the public realm. Significant investment into the public realm has already occurred and is still anticipated. It is important that this investment is supported by strategies for the long-term maintenance and management of the public realm.

8.28 There should be a focus on street greening and opportunities to improve tree canopy coverage should be taken, particularly through the planting of street trees.

8.29 Crime and anti-social behaviour are key concerns for residents. The District Centre is a hotspot for crime and anti-social behaviour, particularly around the station. Development provides an opportunity to improve the design, management and activation of the public realm to reduce crime and anti-social behaviour in accordance with Designing out Crime principles.

8.30 Public realm should be designed and managed to encourage use and activation on non-event days and avoid and minimise the negative effects of large crowds, including noise, litter and anti-social behaviour.

Green and Blue spaces

8.31 Tottenham Hale's green and blue spaces are some of its greatest attributes, particularly its connection with the Lee Valley Regional Park. Development here should take a landscape-led approach to enhance this valued aspect of its character. There are opportunities to enhance and expand these spaces to better serve existing and new

residents and businesses and attract visitors to the area as a destination for nature and recreation, including through the strategic placement and integration of community and cultural infrastructure.

8.32 In taking a strategic approach, development proposals should adhere to the principles within the Tottenham Hale Green and Open Spaces Strategy and the Lee Valley Regional Park Authority's Development Framework Proposals (Area 3) and Landscape Character Assessment and Strategy.

8.33 Priority should be given to addressing poor connections to the Lee Valley Regional Park, which is separated from the rest of the neighbourhood by the West Anglia Railway Line, improvements to Down Lane Park, and the creation of smaller open spaces in areas of deficiency in the south of the neighbourhood.

8.34 To support biodiversity, the Council is supporting the Paddock Community Nature Park in its aim to be statutorily designated as a Local Nature Reserve.

8.35 Tottenham Hale has a long history of food growing and production. It also has an engaged local community, involved in nature conservation. The Council will support proposals that expand, enhance and build connections between local food growing and production and where they support local communities in caring for and learning about their natural spaces.

Policy THN2: Tottenham Hale District Centre

A. The Council will support the transformation of Tottenham Hale District Centre through the delivery of new and expanded town centre uses provided that such proposals do not impact the vitality and viability of nearby town centres.

B. Development of key sites within the District Centre must be undertaken via a comprehensive and coordinated process, in accordance with relevant site allocation policies, and the principles of the Tottenham Hale District Centre Framework or subsequent adopted plans and strategies.

C. Development must support the reconfiguration of the District Centre's urban form so that it is centred upon a clearly defined north-south high street running from Ashley Road in the north to the South Tottenham Locally Significant Industrial Site in the south. A high-quality placemaking approach should be taken to the development of the new high street with generous public realm, active frontages, enhanced urban greening and an environment that prioritises pedestrians and provides a mix of uses to ensure its activity, vibrancy and security at all times of day.

D. Proposals within the District Centre will be required to contribute to a vibrant and vital centre with a strong sense of place. A broad range of town centre uses should be provided including social and cultural infrastructure, retail, and leisure as well as new high-quality office and workspace to meet the needs of employees, residents and visitors. Appropriate catalyst uses to help anchor the District Centre will be supported.

E. Development must contribute to a coherent, permeable, accessible street network which provides improved pedestrian and cycling infrastructure appropriate to support a higher density mixed-use urban centre.

Supporting Text

8.37 A new District Centre is being developed at Tottenham Hale. It will stitch the neighbourhood together, provide spaces, services and infrastructure to support a rich community life, serve as an economic hub that draws on nearby vibrant and creative industrial areas, and be designed consistent with Tottenham Hale's unique natural and cultural character.

8.38 Its unique status as a new town centre requires careful management of its development to ensure that:

- the centre complements other nearby designated centres

- the proposed mix of uses and spaces respond to local need and the market over the short, medium and long term.
- There is a strategy for the phased development of the centre, that considers meanwhile uses and potential impact of Crossrail 2 and its safeguarding.

8.39 The policy establishes as a key principle that development of major sites in the District Centre should be comprehensive and informed by masterplans. Given the scale and importance of development in this area, development should occur through a masterplan process, supported by extensive public engagement. It also established as a key principle that development must support the reconfiguration of the District Centre's urban form so that it is centred upon a clearly defined north-south high street. A major portion of the high street will run through the redeveloped Tottenham Hale Retail Park and the allocation for that site clearly provides the contribution that it must make to this.

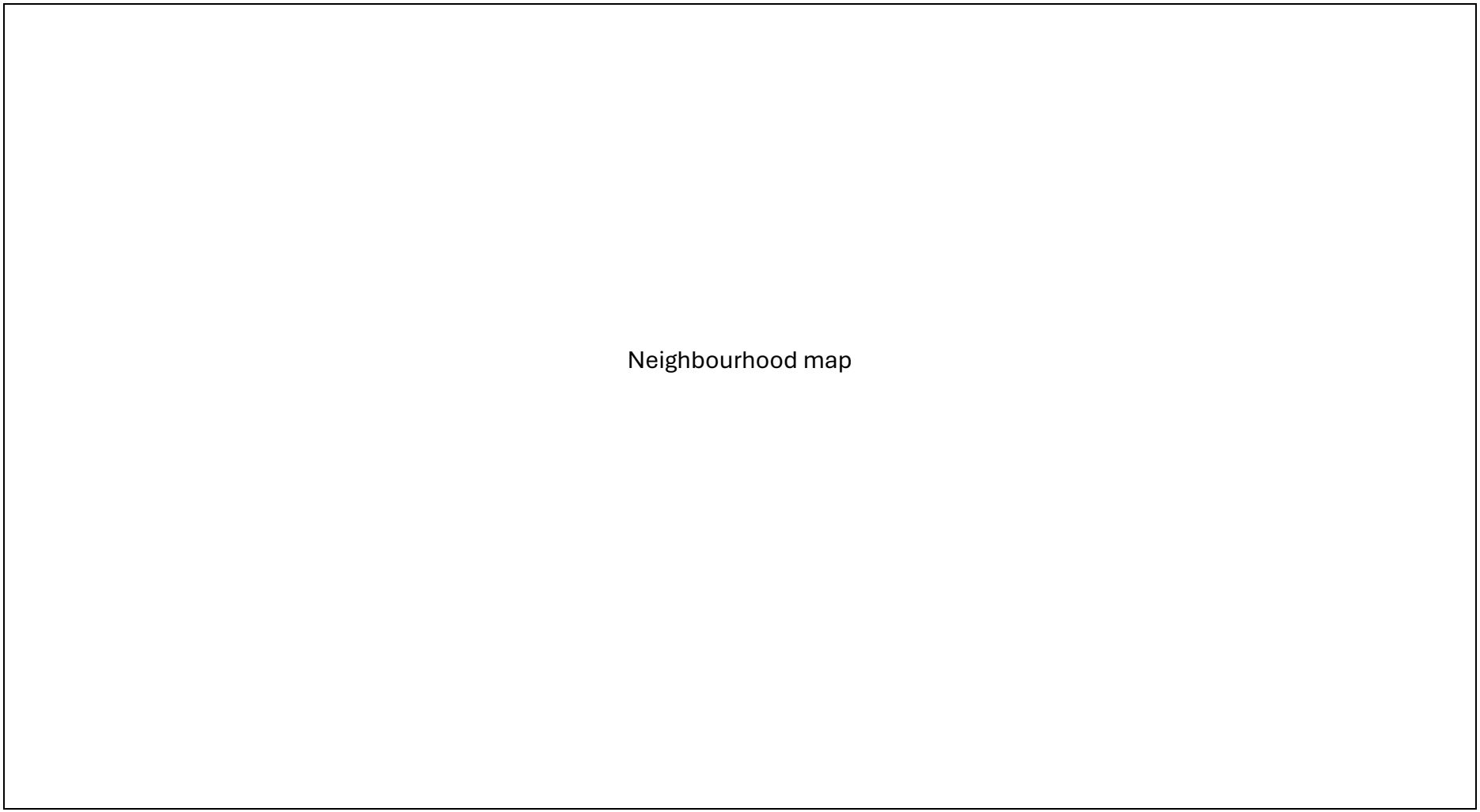
8.40 The mix of new uses will be crucial to ensuring the success of the District Centre. It is expected that a broad range of new town centre uses will be provided including social and cultural infrastructure, cafes, bars, restaurants, offices, workspaces, and retail to meet the needs of employees, residents and visitors.

8.41 The District Centre is also appropriate in principle for catalyst uses. Catalyst uses include (but are not limited) to business and conferences space, leisure, recreation, cultural, and educational uses.

8.42 If well planned these can make a significant placemaking contribution, but also have an impact on the capacity of sites to contribute to housing and employment targets. Proposals which require masterplanning should engage early with the Council to consider the potential for the introduction of catalyst uses and ensure they are part of a holistic approach to optimising placemaking benefits.

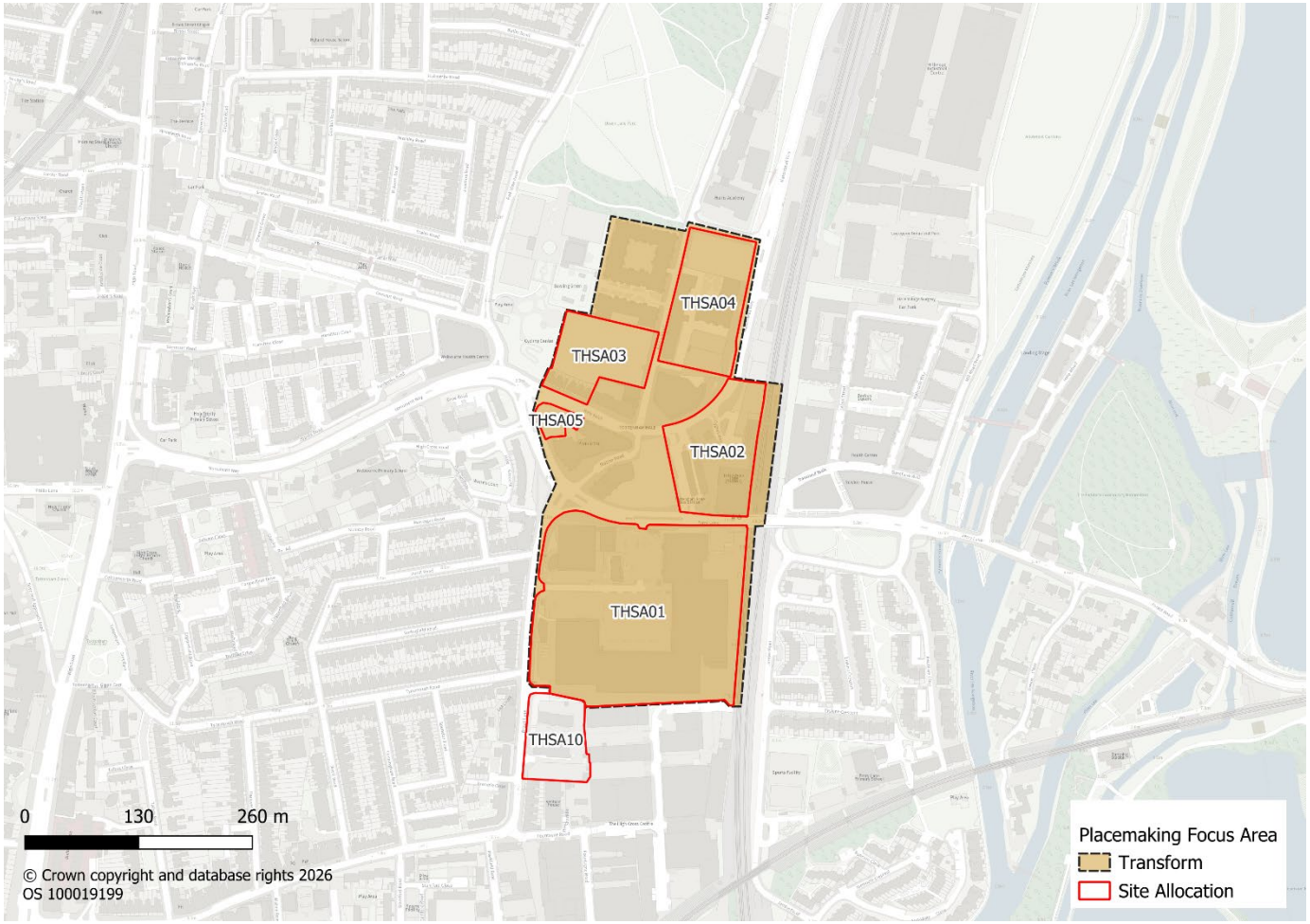
8.43 The District Centre provides an opportunity to deliver a good proportion of the high-quality new office and workspace space the borough needs, leveraging its excellent connections to the city, Stratford and Stansted Airport. An office quarter will be established on the Tottenham Hale Retail Park site. The Council will support a broad range of workspace typologies. It encourages the provision Class E(g)(iii) workspaces, in appropriate locations, that help build connections with and support economic activity in its surrounding industrial areas.

Placemaking Strategies + Site Allocations



Tables and Figures 3. *Map of Placemaking Focus Areas in Tottenham Hale*

TH PFA1: Tottenham Hale District Centre



Tables and Figures 4. Map of Placemaking Focus Area TH PFA1

Strategy

8.44 As key gateway to UK Innovation Corridor, Tottenham Hale District Centre will be transformed into a vibrant and innovative hub that fosters creativity, connection and collaboration. Through a combination of meanwhile uses, incremental development and the comprehensive redevelopment of key sites, development will deliver a significant number of new homes and jobs alongside a diverse mix of workspaces, retail, leisure, cultural and community uses.

8.45 At the heart of the strategy is the creation of a new north-south high street and a network of high-quality public spaces. The District Centre will draw on the strengths of surrounding industrial areas, creative industry clusters and the Lee Valley Regional Park, while capitalising on its excellent connections establish Tottenham Hale as a major employment hub within the Innovation Corridor.

8.46 As redevelopment of Tottenham Hale Retail Park is likely to take place over a longer timeframe, development at Ashley Road, Ferry Island and other key sites will play an important role in establishing a coherent and vibrant District Centre in the shorter term, supported by meanwhile uses, public realm improvements and active town centre uses.

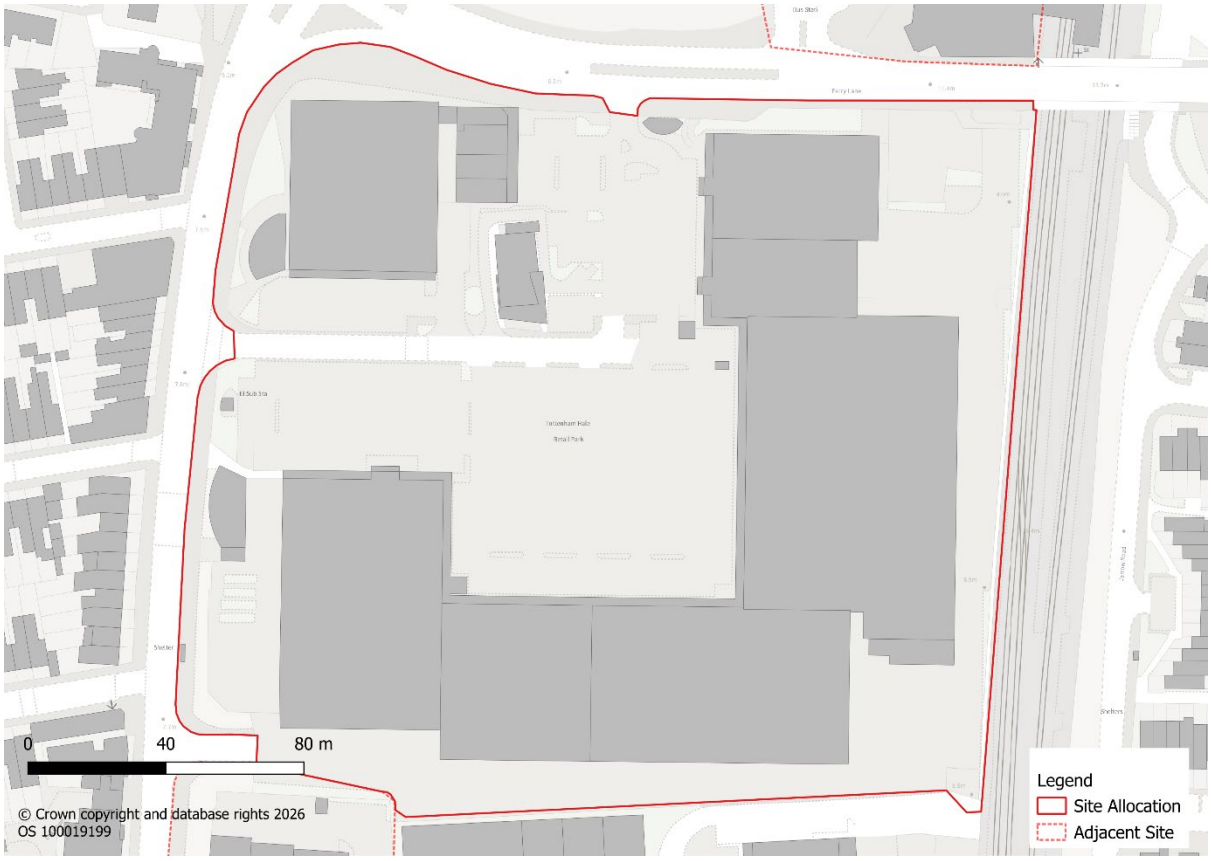
8.47 This strategy will be implemented through adherence to Policies THN1-2, the site allocations outlined below, and the following initiatives.

- Attracting catalyst uses to help anchor the District Centre
- Working positively with stakeholders throughout the process of transformation including to address construction impacts and support meanwhile uses to create an attractive and vibrant town centre environment.
- Delivering new social infrastructure to service and support a growing population, including a landmark community building.
- Securing smaller scale ground floor town centre units to establish a more traditional high street and support local independent businesses. New town centre units should be versatile and support a more adaptable, viable and dynamic town centre.
- Securing provision of new and improved green infrastructure to soften the high-density environment, address flood risk, microclimate and overheating impacts, reduce air pollution and create perceptual connections with the Lee Valley Regional Park. This includes:
    - Using green infrastructure to make the District Centre feel like it relates to the Lee Valley Regional Park. This could include the use of water features and plant species native to the wetland area

  - Creating green links through to Lee Valley Regional Park, particularly along Ferry Lane and the Green Link.
  - Softening the emerging higher density urban environment.
  - Addressing identified flooding and overheating risks and supporting a comfortable microclimate.
- Establishing a distinctive and coherent skyline that relates well to the surrounding areas and can be appreciated from key view points.
- Taking opportunities through development and its design to improve understanding of the area's history and use it to add to the distinctive identity of the new District Centre. A large portion of the PFA is within a Tier 2 Archaeological Priority Area containing the historic settlement of Tottenham Hale, which appears to have its origins in the Saxon or medieval period.
- Delivering a safe, inclusive and attractive public realm with a north-south high street and series of interconnected public squares that provide a variety of experiences to attract visitors and support a rich community life.
- Delivering a safe, legible and permeable movement network that:
  - Establishes a highly walkable District Centre that creates new and enhanced connections into surrounding areas.
  - Overcomes severance and improves walking and cycling connections across Ferry Lane, Monument Way, Broad Lane and the railway line, including supporting delivery of a new pedestrian crossing over the railway line.
  - Establishes high-quality cycle routes along Ferry Lane and Broad Lane to support the strategic cycle network.
  - Improves the ease and convenience of shifting from one form of transport to another.

Site Allocations

TH SA01: Tottenham Hale Retail Park



Tables and Figures 5. Map of Site Allocation TH SA01

Site Information	Details
Address	Corner of Broad Lane and Ferry Lane, N17
Area [ha]	4.79
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area District Centres Creative Enterprise Zone (CEZ) Adjacent to Creative Industries Cluster (CIC) Partially within Crossrail2 - Area of Surface Interest and Safeguarding Limits Potentially Suitable for Tall Buildings Flood Zone 2 Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 2 and Tier 3
Relevant permissions	None
Indicative capacities	2,000 homes (net),

	14,000-18,000 sqm (gross) town centre uses, 2,800sqm Other
Phasing	2033-2042
Ownership	Private

Tables and Figures 6. TH SA01 Site Allocation Details

A. Proposal

(1) Tottenham Hale Retail Park will be transformed through comprehensive masterplanned development into a new mixed-use residential neighbourhood accommodating around 2000 new homes. It will complete a new north-south high street as part of the planned expansion and reconfiguration of Tottenham Hale District Centre. The existing car-dominated environment will be replaced with a high-density, pedestrian oriented, walkable urban development providing a wide mix of town centre uses. The bustling high street extension of Ashley Road together with new streets and public realm, including a new public square, will help to seamlessly stitch together the district centre with surrounding residential and industrial areas. Development will deliver significant greening of the site and include high-quality landscaping.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework prepared in accordance with Policy D8.

(2) The Spatial Framework should:

i. Contain a strategy for the phased delivery of development that takes account of Crossrail 2 safeguarding requirements. This should consider how the site can support the development of the town centre over the short, medium and long term, including through the provision of meanwhile uses.
ii. Ensure that development does not prejudice the future delivery of Crossrail 2, including opportunities for a station entrance and associated infrastructure.
iii. Be informed by early engagement with the Council to consider the potential for the introduction of catalyst uses and ensure they are part of a holistic approach to optimising placemaking benefits.

(3) The Spatial Framework should be supported by additional masterplans for individual phases, development parcels or landholdings.

(4) Major development proposals must be supported by a Meanwhile Uses Strategy and Implementation Plan that promotes the vitality and activity of the District Centre throughout the development process, in accordance with Policies THN1 and THN2. Early engagement with TfL should occur to ensure the masterplan takes account of the need for a Crossrail 2 station entrance on the site. The masterplan/ spatial framework should ensure that development does not prejudice the ability for safeguarded land to be optimally developed at a future stage.

(5) Development proposals must be supported by a comprehensive and meaningful programme of engagement with local communities and stakeholders. Engagement should build on consultation undertaken to date, accord with the Council's Placemaking Approach and the principles of the

Haringey Deal, and demonstrate how feedback has informed the design and delivery of development.

C. Land uses and activities

(1) Existing land uses: Retail/town centre uses (Retail Park).

(2) Acceptable land uses: Residential, hotel, retail/town centre, office/workspace, cultural, leisure and recreation, community uses and compatible industrial uses (micro-consolidation centre).

(3) Development should:

i. Deliver a significant increase in new homes, with conventional Class C3 housing comprising the predominant residential use. Older persons' accommodation should be provided to support mixed and balanced communities. Purpose-built student accommodation and large-scale purpose-built shared living accommodation will only be supported where they form an ancillary component of the overall residential mix and contribute to the delivery of genuinely affordable housing and the creation of a mixed and balanced community.
ii. Deliver a mix of town centre uses that strengthens the vitality and viability of Tottenham Hale District Centre.
iii. Deliver a significant quantum of office and workspace floorspace to create a substantial uplift in employment opportunities and establish Tottenham Hale as a major office, enterprise and innovation hub. Visitor accommodation may be appropriate where it supports business and tourism activity.
iv. Establish a Primary Shopping Area along the new high street, with comparison retail uses concentrated within it. The extent and boundaries of the Primary Shopping Area will be determined through a future update to the Local Plan.
v. Provide active ground floor uses, including retail, leisure and community facilities, along principal pedestrian routes, around public squares, and on key frontages including Ferry Lane and routes connecting to Tynemouth Road and Fountayne Road.
vi. Prioritise creative workspace in the south of the site to strengthen integration with the South Tottenham Creative Industries Cluster.
vii. Direct food, beverage and leisure uses to public squares and principal pedestrian routes, including the High Street, supported by generous public realm that encourages outdoor dining and activity throughout the day and evening.
viii. Provide the social infrastructure necessary to support growth and meet identified needs, including publicly accessible toilets. Deliver cultural and community infrastructure that enhances the vitality of the District Centre and provides a diverse range of services, facilities and experiences for residents, workers and visitors.
ix. Locate cultural, community and leisure uses in prominent and accessible locations, particularly along the High Street, Broad Lane and around public squares, to create a vibrant destination for residents, workers and visitors.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following key principles and requirements:

(2) Building heights should step down towards the western and southern ends of the site, with the tallest component located in the north-east corner. Greater height can be accommodated along the railway line.

(3) The opportunity should be considered to deliver a high-quality architectural landmark building as a part of a comprehensive approach to height and massing informed by an analysis of its contribution to Tottenham Hale's skyline, particularly when observed from key viewpoints.

(4) Development should:

i. Maintain a sense of openness and a human scale along the high street and around public squares, appropriate to a higher-density centre.
ii. Provide active frontages at ground floor and, where appropriate, lower floor levels, with servicing integrated from the street.
iii. Limit the use of ground floor frontages for residential entrances, amenity space and ancillary uses, directing these to quieter streets where possible.
iv. Provide narrow to mid-length frontages along the high street. Use podium levels to accommodate larger-format cultural, community, office, workspace and retail floorspace.
v. Ensure development along Broad Lane responds positively to the scale and character of the surrounding area. Provide smaller ground floor units along this frontage to support local services and active uses.

E. Movement and Public Realm

(1) Development should:

i. Establish a connected network of pedestrian-focused streets and spaces that stitches the site into the surrounding street network and supports movement through the area. This includes:

- Aligning east-west streets with the surrounding street network, particularly Tynemouth Road and streets to the east of Broad Lane.
- Creating a connected network of streets and development blocks informed by the urban structure to the south of the site.
- Extending Tottenham Hale High Street southwards from Ferry Square to connect with the South Tottenham Locally Significant Industrial Site. The route should be pedestrian-prioritised, or as a minimum pedestrian-

oriented, with generous public realm, opportunities for outdoor dining and substantial green infrastructure.

- Improving pedestrian and cycle connections across Ferry Lane, reducing severance and providing safer, more direct links between the site, Ferry Square, Station Square and the wider Tottenham Hale area.

ii. Provide new and enhanced transport infrastructure to support the scale of growth proposed within Tottenham Hale. Infrastructure should prioritise walking, cycling and public transport, be delivered alongside development, and be informed by early engagement with TfL.
iii. Provide a micro-consolidation centre to reduce delivery traffic and support more sustainable freight movements. Opportunities to support industrial areas to the south should also be explored.
iv. Provide a significant net increase in high-quality public realm and private amenity space, including a new public square of at least 0.25 hectares. The square should function as a focal point for community and cultural activity, supporting a diverse programme of uses throughout the day and evening, seven days a week.
v. Provide a network of smaller green spaces and pocket parks to complement the central public square and address local deficiencies in green space provision.

F. Environment and Sustainability

(1) The development should deliver significant greening of the site and be informed by a comprehensive landscaping strategy. Landscaping should be high quality and include smaller green pocket parks to address local deficiencies.

(2) It should be demonstrated that that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(3) The site's high heat risk should be addressed through the provision of urban cooling measures, including a publicly accessible indoor Cool Space for residents, workers and visitors.

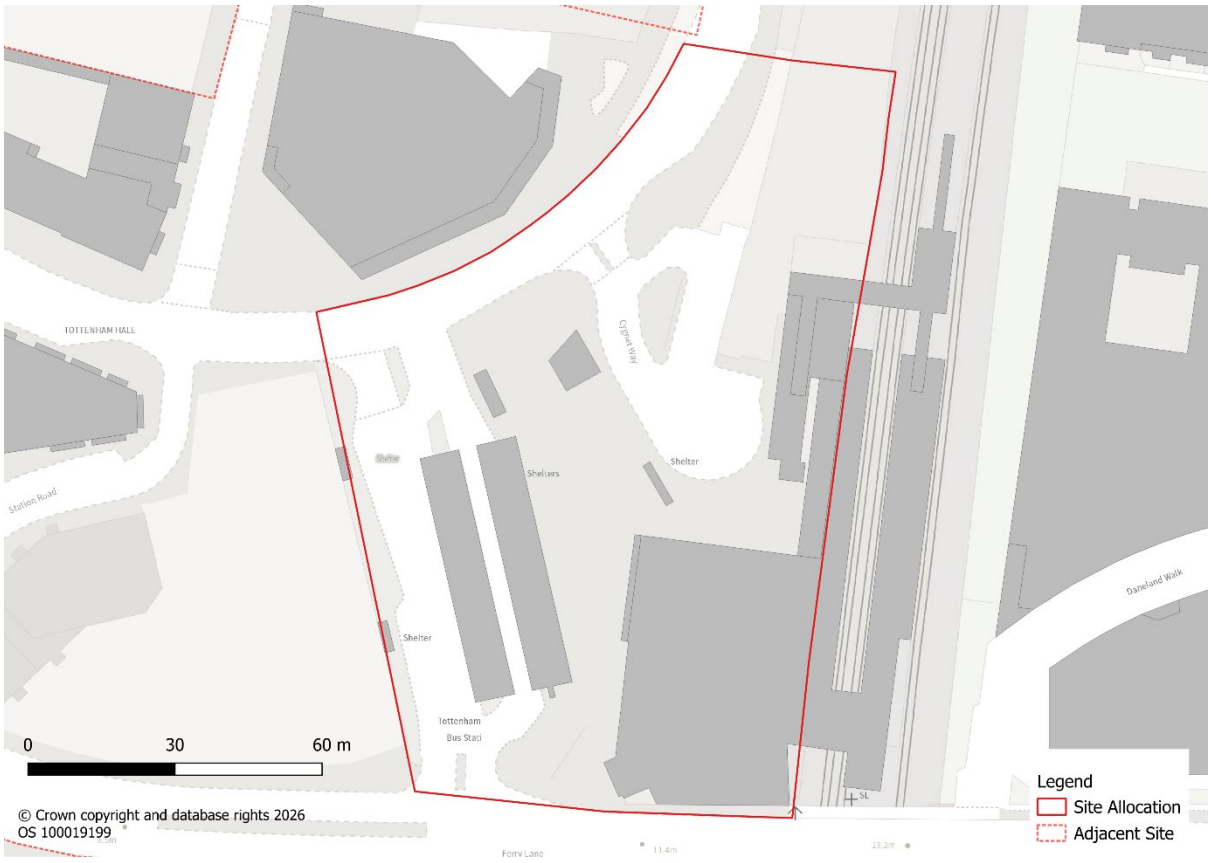
(4) Tree-lined streets should be established along Ferry Lane and Broad Lane. Ferry Lane should have a public realm setback, with generous provision of green infrastructure, to mitigate noise and air pollution and to enhance perceptual and physical connections with Lee Valley Regional Park.

(5) The adjacent SINC and ecological corridor should be enhanced along the railway line to strengthen biodiversity and habitat connectivity.

(6) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA02: Tottenham Hale Station



Tables and Figures 7. Map of Site Allocation TH SA02

Site Information	Details
Address	Tottenham Hale rail and bus station, N17
Area [ha]	1.28ha
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area District Centres Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Partially in Crossrail2- Area of Surface Interest and Safeguarding Limits Flood Zone 2 Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 2 and Tier 3
Relevant permissions	HGY/2013/2610, HGY/2018/1897 and HGY/2025/0818
Indicative capacities	150 homes (net), 2,400sqm (gross) town centre uses 12,000sqm (gross) Other
Phasing	2028-2037 (meanwhile)2038-2042+ (permanent)

Ownership	Public

Tables and Figures 8. TH SA02 Site Allocation Details

A. Proposal

(1) Comprehensive re-development of station interchange to include new mixed-use development, transport infrastructure improvements and public realm enhancements to strengthen the site's contribution to the District Centre and enhance its function as a gateway to Tottenham Hale and the Tottenham Hotspur Stadium.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should respond to the site's role and location within the District Centre and its relationship to Hale Village as well as accord with the vision and principles set out in the Tottenham Hale District Centre Framework, or subsequent Council-adopted placemaking documents.

(3) Major development proposals must be supported by a Meanwhile Uses Strategy and Implementation Plan that promotes the vitality and activity of the District Centre throughout the development process, in accordance with Policies THN1 and THN2.

C. Land uses and activities

(1) Existing land uses: Infrastructure (Tottenham Hale Station), retail/ town centre uses.

(2) Acceptable land uses: Residential, retail/town centre, office/workspace, cultural, leisure and recreation, community uses and infrastructure.

(3) Development should:

i. Locate new residential uses on the upper floors of development adjacent to, or above, the station.
ii. Provide active town centre uses at ground floor level around Station Square and, where public realm is provided, at podium level.
iii. Maximise the provision of office and workspace floorspace.
iv. Provide publicly accessible toilets that can be accessed from both within and outside the station ticket gates.

D. Built form, character and heritage

(1) Development should prioritise comprehensive redevelopment to make the most effective use of the site and deliver the scale of growth envisaged by the allocation.

(2) The site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following key principles and requirements:

i. A high-quality architectural landmark building should be provided as a part of a comprehensive approach to height and massing informed by an analysis of its contribution to Tottenham Hale's skyline, particularly when observed from key viewpoints.

E. Movement and public realm

(1) Development should:

i. Have regard to the location of Tottenham Hale Station on the preferred alignment of Crossrail 2.
ii. Protect existing bus infrastructure and capacity, including space required to facilitate future growth of the bus network.
iii. Provide new and enhanced public realm and transport infrastructure to support the site's role as a strategic transport hub and gateway to Tottenham Hale and Tottenham Hotspur Stadium. This includes:
iv. Enhance the public realm, particularly Station Square, to encourage people to dwell, provide a high-quality arrival, departure and interchange experience, and reinforce Tottenham Hale's identity.
v. Improve the interchange between transport modes to provide seamless journeys, clear transitions between services, and sufficient capacity to accommodate everyday demand and event-day crowds associated with Tottenham Hotspur Stadium.
vi. Provide safe, direct and attractive walking routes that support east-west and north-south movement through the site, in accordance with the District Centre Framework and Streets & Spaces Strategy.
vii. Create new connections across the railway linking the site with Hale Village and Perkyn Square.
viii. Address crime and safety concerns through a comprehensive approach to designing out crime, including positive meanwhile uses, effective public realm management, enhanced lighting and early engagement with crime prevention specialists, with particular regard to the safety of women and girls.
ix. Use substantial green infrastructure to strengthen the site's relationship with Lee Valley Regional Park and reinforce its distinctive landscape setting.
x. Enhance the public realm, particularly Station Square, to encourage people to dwell there, provide a high-quality point of arrival, departure and interchange and create a distinct identity for Tottenham Hale.

Part of the site is located over the path of the Victoria Underground Line.

F. Environment and sustainability

(1) It should be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should

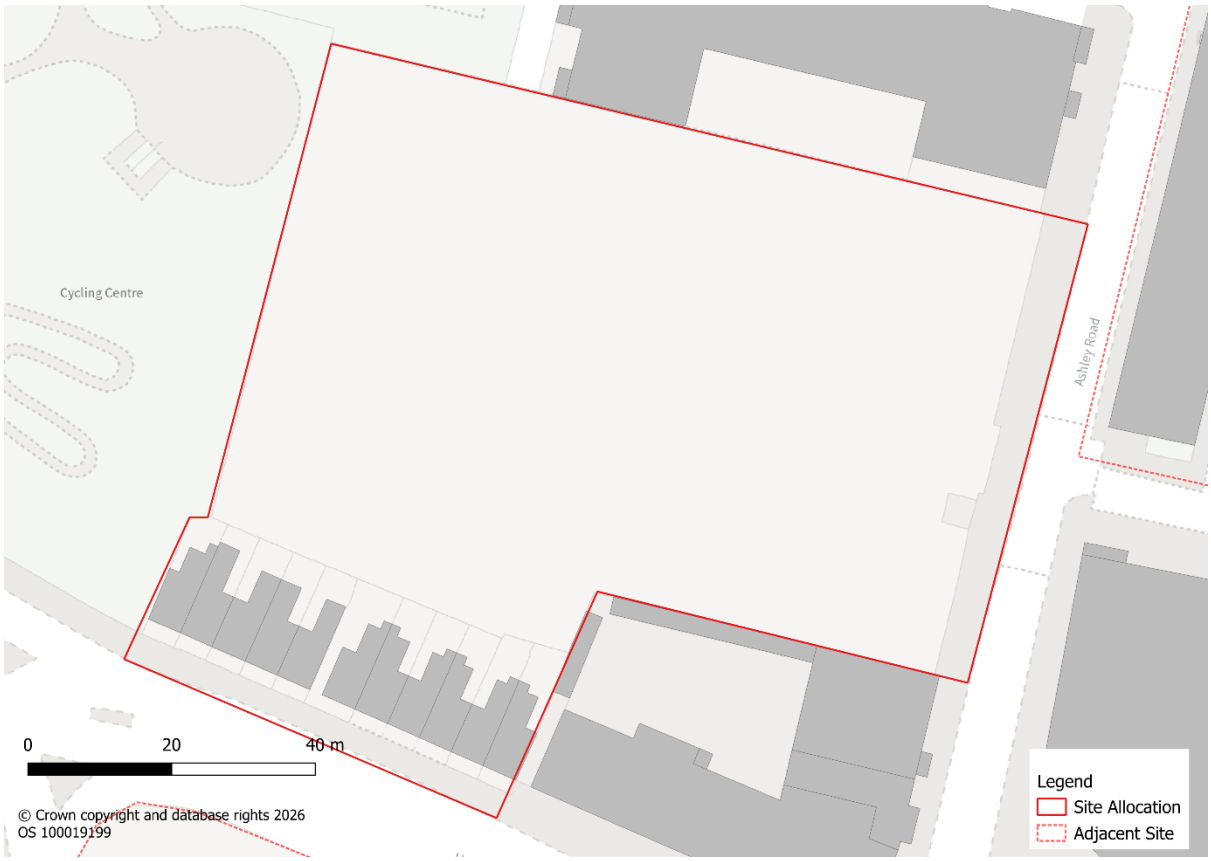
be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) The site's high heat risk should be addressed through the provision of urban cooling measures.

(3) Generous green infrastructure should be provided, where feasible, throughout the site to mitigate noise and air pollution, deliver urban cooling and high-quality amenity space, and strengthen physical and visual connections with Lee Valley Regional Park.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA03: Ashley Link



Tables and Figures 9. Map of Site Allocation TH SA03

Site Information	Details
Address	Land at Ashley Road South of Burdock Road
Area [ha]	0.88
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area Partially in a District Centre Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Adjacent to Designated Open Space/SINC Flood Zone 2 Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 2 Adjacent to Locally Listed Building
Relevant permissions	HGY/2016/4165 HGY/2019/0108
Indicative capacities	200 homes (net) 1,400sqm (gross) town centre uses
Phasing	2028-2032

Ownership	Public and Private

Tables and Figures 10. TH SA03 Site Allocation Details

A. Proposal

(1) Comprehensive mixed-use redevelopment to provide ground floor town centre uses with a mix of residential and employment above. The site will form part of the newly configured District Centre and help facilitate improved east-west connections through Down Lane Park into the District Centre and the Lee Valley Regional Park.

B. Masterplanning, engagement and delivery

(1) A Council-approved Spatial Framework is in place for the allocation (the Tottenham Hale District Centre Framework). Development proposals must accord with the principles of this framework, or any subsequent Council-approved update, as read alongside and updated by relevant Local Plan policies and this site allocation.

(2) Development proposals must be supported by a masterplan, prepared in accordance with Policy D8.

(3) Major development proposals should be supported by a Meanwhile Uses Strategy and Implementation Plan that promotes the vitality and activity District Centre throughout the development process, in accordance with Policies THN1 and THN2.

(4) The masterplan should:

i. Cover the whole site allocation
ii. Demonstrate that development will not compromise the coordinated delivery of the wider allocation or the ability of remaining sites to be optimised for development.

C. Land uses and activities

(1) Existing land uses: Industrial (now cleared) and residential (terraced housing)

(2) Acceptable land uses: Residential, retail/town centre, community and office/workspace uses

(3) Development should:

i. Re-provide of the employment floorspace that was lost on the site (1,700sqm).
ii. Maximise employment floorspace on the site, where viable, to support Tottenham Hale's its establishment a major office, enterprise and innovation hub. However, the delivery of significant office development is dependent on Tottenham Hale evolving into a more attractive destination for businesses and employees. As such, priority will initially be given to cultural, community, leisure, and food and beverage uses that strengthen the town centre offer and create a vibrant environment that supports future office growth.

iii. Provide active ground floor town centre uses along Ashley Road and Ashley Link, establishing Ashley Road as the principal high street and Ashley Link as a vibrant route connecting the town centre with Down Lane Park.
iv. Deliver a significant increase in new homes, with conventional Class C3 housing comprising the predominant residential use. Purpose-built student accommodation and large-scale purpose-built shared living accommodation will only be supported where they form an ancillary component of the overall residential mix, contribute to the delivery of geneuiely affordable housing and the creation of a mixed and balanced community, and provide active and integrated ground floor uses.
v. Provide community and cultural facilities to support the vitality and vibrancy of the District Centre. Prioritise prominent and accessible locations, including along the edge of Down Lane Park, to strengthen connections between the park and the town centre.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following key principles and requirements:

i. Development should provide a coherent building line that reinforces the street frontage and complements the setting of locally listed Berol House.
ii. Development should reflect the area's industrial heritage in the design of development, while responding positively to the character of the surrounding and emerging built environment, in particular Berol House.

E. Movement and public realm

(1) Development should deliver a new pedestrian-focused east-west connection between Down Lane Park and Ashley Road as part of the wider Green Link. The route should function as both a movement corridor and a destination in its own right, incorporating active frontages, complementary town centre uses, opportunities for outdoor dining and informal play, generous green infrastructure, tree planting, seating and high-quality public realm.

(2) Provide a sensitive interface with Down Lane Park that protects its amenity value while enhancing access to and from the park, including the delivery of new or improved entrances at Ashley Link and the south-eastern corner of the park on Hale Road.

(3) Providing safe, direct and attractive walking routes that support east-west and north-south movement through the site, in accordance with the District Centre Framework and Streets & Spaces Strategy.

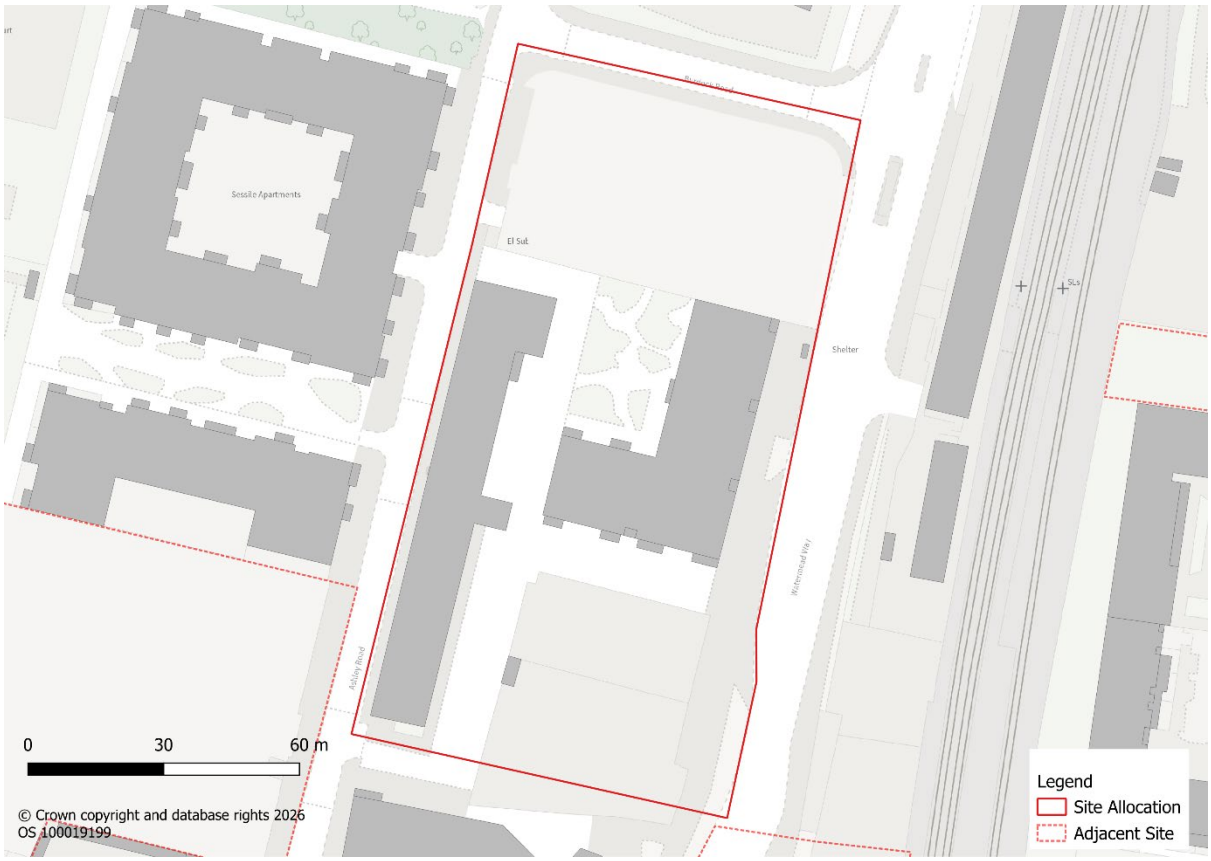
F. Environment and sustainability

(1) It should be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should

be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA04: Berol Yard



Tables and Figures 11. Map of Site Allocation TH SA04

Site Information	Details
Address	Land at Ashley Road South of Burdock Road
Area [ha]	0.88
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Transform Area Partially in a District Centre Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Adjacent to Designated Open Space/SINC Flood Zone 2 Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 2 Adjacent to Locally Listed Building
Relevant permissions	HGY/2016/4165 HGY/2019/0108
Indicative capacities	370 homes (net) 1,400sqm (gross) town centre uses
Phasing	2028-2032

Ownership	Public and Private

Tables and Figures 12. TH SA04 Site Allocation Details

TH SA05: 29-33 The Hale



Tables and Figures 13. Map of Site Allocation TH SA05

Site Information	Details
Address	29-33 the Hale, N17 NJZ
Area [ha]	0.14
PTAL	6a
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Opportunity Area District Centres Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Source Protection Zone (SPZ) - SPZ2 Outer Flood Zone 2 Archaeological Priority Area (APA) - Tier 2
Relevant permissions	HGY/2021/2304
Indicative capacities	431 purpose-built student accommodation bedrooms, 568sqm town centre uses
Phasing	2027-2036
Ownership	Private

Tables and Figures 14. TH SA05 Site Allocation Details

A. Proposal

(1) Redevelopment of site to provide a part 7, part 24 storey building of purpose-built student accommodation with commercial uses at ground and first floor with landscaping along the Hale Road frontage

B. Masterplanning, engagement and delivery

(1) The site should be brought forward in a comprehensive and co-ordinated manner to best optimise the placemaking opportunity.

C. Land uses and activities

(1) Existing land uses are: employment, residential

(2) Acceptable land uses are: town centre, employment, residential

i. The Council will seek to maximise the achievable provision of town centre floorspace to support the District Centre
ii. This site is suitable for purpose built student accommodation or otherwise suitable for Class C3 residential uses.
iii. Student accommodation should contribute to affordable housing via a cash in lieu contribution in line with the extant permission

D. Built form, character and heritage

(1) The building should act as a gateway marker for the new town centre and as such a building of up to 24 stories is appropriate in line with extant permission.

(2) A sculptural form with a clear base, middle, and top should be delivered in line with the extant permission

(3) Use of brick, concrete, and glazed elements to create visual interest is supported

(4) A wind baffle should be integrated into the architecture to address microclimate concerns

(5) Active frontages should be provided at ground floor level alongside the public realm enhancements as secured in the extant planning permission

(6) Movement and public realm

(7) Additional cycle parking should be delivered within the public realm

(8) Due to the constrained nature of this site, delivery and servicing arrangements must be carefully managed to avoid disruption and secured via a Delivery and Servicing Plan

(9) Green roofs and communal roof terraces should be provided in line with the extant permission to provide amenity space on this site

(10) The on-street bus stand to north of site will be retained and operation will be safeguarded

E. Environment and sustainability

(1) The site is within Flood Zone 2

(2) Demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

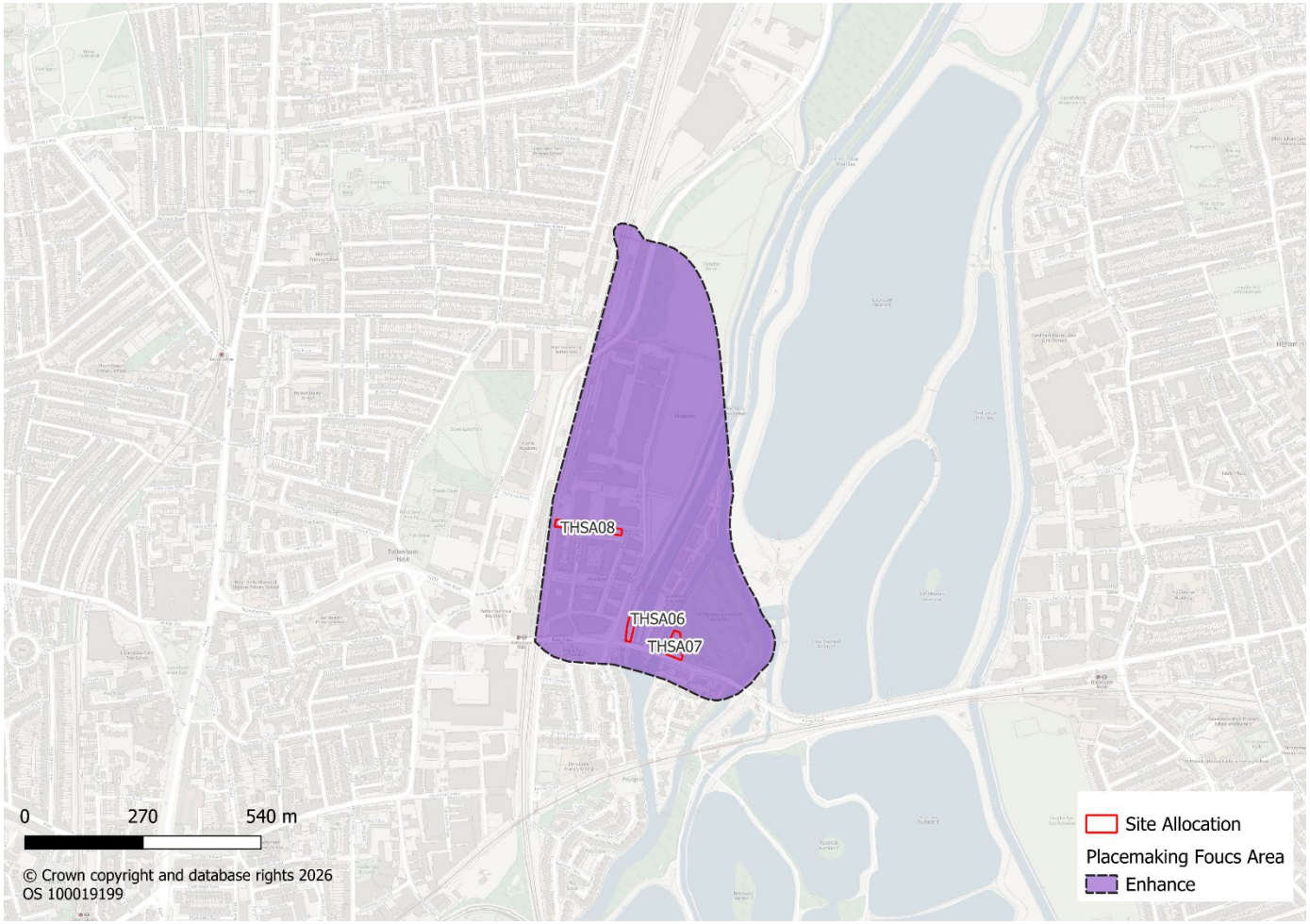
(3) Modelling will be required to assess potential impacts to the water network. The site may also be subject to capacity issues relating to the sewage treatment works. Early engagement with Thames Water is encouraged.

(4) Address the site's high heat risk through the provision of urban cooling measures. The site has a high heat risk. Development should prioritise the use of urban cooling measures and include or contribute to a Cool Space.

(5) Tree planting and greenery is required to enhance biodiversity alongside contributions to improve the public realm along the Hale Road frontage

(6) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely. The site lies in a Source Protection Zone.

TH PFA2: Tottenham Lock



Tables and Figures 15. Map of Placemaking Focus Area TH PFA2

Strategy

8.49 Tottenham Lock will be enhanced to become a regional destination for nature-based leisure and recreation and a creative and green industrial hub.

8.50 Alongside delivery of new homes, development of prominent site allocations next to the area's natural assets will provide new and enhanced green spaces and public realm, easier access to the Lee Valley, more activities and workspaces and greater use and enjoyment of the area's waterways and green spaces. This will require close collaboration with the Canal & River Trust and Lee Valley Regional Park Authority.

8.51 The Millmead and Lockwood Strategic Industrial Area will be intensified to support the area's independent and creative small and medium sized enterprises, better respond to its context, and showcase the businesses that exist there.

8.52 Construction of a pedestrian bridge over the railway from Perkyn Square to Berol Quarter will complete a strategic green link, connecting Tottenham High Road to Lee Valley Regional Park.

8.53 This strategy will be implemented through adherence to Policies THN1-2, the site allocations outlined below, and the following initiatives.

- Ensuring character of new development is informed by the area's industrial heritage, including that of its waterways. A portion of the placemaking focus area is within a Tier 2 Archaeological Priority Area with the potential to contain remains associated with the medieval and post-medieval mills and watercourse management.
- Establishing Tottenham Lock as a regional destination for nature-based leisure and recreation. This includes:
    - Supporting increased recreational use of the waterways.
    - Encouraging permanent or meanwhile use cultural, leisure and food & beverage uses, particularly around the Hale Wharf/Lock 17 development.
    - Improving wayfinding to local assets
    - Supporting community nature conservation activities
    - Exploring the potential provision of moorings on the western side of the site to accommodate employment barges/ temporary moorings.
    - Improving access to, and use of, the area's destinations. This includes:
    - Improving walking and cycling infrastructure, particularly the national cycle network and Lee Valley Walkway along the towpath.

- Improving east-west access to the area by completing the green link over the railway line and providing safer and easier east-west connections from Park View Road (Watermead Way bridge) and the Carbuncle Passage (Tottenham Marshes bridge).
- Improving safety and legibility of access into the Millmead and Lockwood Strategic Industrial Location (SIL). There are opportunities to create new routes through the industrial estates, connecting Hale Village to the Watermead Way pedestrian bridge and providing better access for visitors.
- Supporting a wide range of industrial and ancillary uses within the Millmead and Lockwood Strategic Industrial Location (SIL).
- Supporting this creative industries cluster within the Tottenham Creative Enterprise Zone by providing new, improved and affordable creative workspace, particularly where this supports sectoral strengths in film, tv, radio, music, performance and visual arts.
- Supporting the strong food production sector and encouraging connections with nearby food growing.
- The area's high public transport accessibility, proximity to residential areas, and narrower streets make it less suitable for uses that require high levels of vehicle servicing and heavy goods vehicles.
- New ancillary uses will provide amenities to support employees and visitors and deliver active frontages to the street to enhance the vibrancy of area. There are opportunities for the flexible use of spaces to support complementary evening and night-time economy uses where this does not compromise the primary industrial uses. These activities should be focussed along key pedestrian and cycle routes into the areas. All other industrial frontages should provide positive frontages onto key routes.
- Identifying opportunities to enhance the area's ecological assets and improve access to nature. This includes:
    - Establishing islands of aquatic planting alongside the River Lea and planting of hedgerows, grassland and wildflowers in available open space.
    - Improving access to, and southward views down, the River Lee, south of Hale Wharf. This should be done in a way that enhances and improves management of the mixed scrub and reed beds.
    - Enhancing the Paddock and supporting it to achieve statutory designation as a Local Nature Reserve.

- Protecting the East Hale Allotments and encouraging food growing.
- Enhancing the connections between the Lee Valley Regional Park and surrounding SINCs with the Millmead and Lockwood Industrial Estate, and by optimising the use of green infrastructure, particularly at its edges.

Site Allocations

TH SA06: Lock Keepers Cottage



Tables and Figures 16. Map of Site Allocation TH SA06

Site Information	Details
Address	Lock Keepers Cottage, Ferry Lane, London, N17 9NE
Area [ha]	0.08
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Flood Zone 2 Partially in Flood Zone 3b Adjacent to Blue Ribbon Network Proximity to a Statutory Main River Source Protection Zone (SPZ) - SPZ2 Outer Site of Importance for Nature Conservation (SINC) - Metropolitan Ecological Corridor Lee Valley Regional Park (LVRP) Archaeological Priority Area (APA) - Tier 2

Relevant permissions	HGY/2020/0847
Indicative capacities	13 homes, 600sqm community, cultural and employment uses
Phasing	2028-2032
Ownership	Private
Address	Lock Keepers Cottage, Ferry Lane, London, N17 9NE

Tables and Figures 17. TH SA06 Site Allocation Details

A. Proposal

(1) Community and employment-led mixed-use development, including meanwhile uses, to activate the canal frontage and towpath and support the establishment of Tottenham Lock as a premier waterside leisure destination.

B. Masterplanning, engagement and delivery

(1) Development should:

i. Respond to the site's strategic location and its role in supporting the activation of the canal corridor as a vibrant waterside leisure destination.
ii. Demonstrate how development will integrate with adjacent sites and planned improvements to Ferry Lane to deliver a coherent, attractive and active public realm around Tottenham Lock.
iii. Be informed by early and ongoing engagement with the Council, Lee Valley Regional Park Authority, Canal & River Trust and Environment Agency.
iv. Respond positively to the area's environmental and ecological assets, particularly the water environment and habitats associated with the Lee Valley Regional Park, and contribute to their protection and enhancement.

C. Land uses and activities

(1) Existing land uses: Residential (lockkeepers cottage).

(2) Acceptable land uses: Community, cultural, retail, office/workspace, and residential.

i. Development should provide active, publicly accessible ground-floor uses that create activity along the canal frontage and enhance the vitality, attractiveness and enjoyment of the towpath and waterside setting.

D. Built form, character and heritage

(1) Building heights must respond appropriately to the site’s location within the Lee Valley Regional Park, on a prominent part section of the canal-side.

(2) Tall buildings are not appropriate on this site. Building height and form should respect the openness of Tottenham Lock, maintain a human scale environment and ensure they do not dominate the experience of walking along the canal.

(3) Given its prominence on the canal, an exemplary standard of design is required, delivering a landmark building that responds sensitively to the context and heritage of Tottenham Lock.

(4) Building design should be informed by an assessment of the impacts on protected views along the River Lee and Ferry Lane.

(5) Buildings should be located to allow a continuous sight line from the Green Link into the Lee Valley Regional Park.

(6) An active and high-quality frontage must be provided to Ferry Lane.

E. Movement and public realm

(1) The ongoing operation and maintenance of the lock gates must be preserved.

(2) The site lies on the route of the Lee Valley Walk and the National Cycle Network. Development proposals should improve access to the towpath from Ferry Lane, including through provision of inclusive access.

(3) Development proposals should enhance the experience of pedestrian and cyclist movement to and along the towpath, including through managing impact of on-site-activities to ensure a safe flow of people.

(4) Development proposals should contribute to wider improvements to the quality of the public realm at Tottenham Lock.

F. Environment and sustainability

(1) New development should protect and enhance the various ecological assets in the vicinity of the site.

(2) The adjoining Lea Valley SINC should be enhanced/ supported through both on and off-site greening.

(3) An ecological buffer of at least 8 metres should be provided to Pymmes Brook.

(4) Mature trees should be retained, in particular the large Willow tree which should form a key feature of any proposed landscaping.

(5) Proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, including design considerations to ensure light is available to reach the water to support vegetation growth.

(6) The site is surrounded by a network of main rivers (Pymmes Brook, Lee Navigation). Proposals must safeguard the rivers and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(7) Development should also ensure opportunities to enhance the ecological status of the rivers 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.

(8) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(9) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA07: Former Garage Site



Tables and Figures 18. Map of Site Allocation TH SA07

Site Information	Details
Address	2 Ferry Ln, London N17 9NG, UK
Area [ha]	0.17ha
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Potentially Suitable for Tall Buildings Flood Zone 2 Partially in Flood Zone 3b Source Protection Zone (SPZ) - SPZ2 Outer Adjacent to Blue Ribbon Network Adjacent to Designated Open Space Site of Importance for Nature Conservation (SINC) - Metropolitan Lee Valley Regional Park (LVRP) Ecological Corridor Archaeological Priority Area (APA) - Tier 2 and Tier 3
Relevant permissions	None

Indicative capacities	80 homes, 700 sqm employment
Phasing	2028-2032
Ownership	Private
Address	2 Ferry Ln, London N17 9NG, UK

Tables and Figures 19. TH SA07 Site Allocation Details

A. Proposal

(1) Residential-led mixed use development with new public realm and visitor facilities for the adjacent Paddock nature reserve.

B. Masterplanning, engagement and delivery

(1) Development on this site will need to respond positively to its strategic location on the edge of the Paddock and the River Lea and be planned and designed through close and early engagement with the Lee Valley Regional Park Authority.

C. Land uses and activities

(1) Existing land uses: Industrial (Former Petrol Station, presently in vehicle repair/ alternate commercial use).

(2) Acceptable land uses: Office/workspace, cultural, leisure, community, and residential uses.

(3) Applicants should work with the Council and relevant stakeholders to explore opportunities for a visitor centre, community facility or similar use serving the adjacent Paddock Community Nature Park.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

(2) Development should respond positively to its unique setting adjacent to the Lee Diversion and the Paddock Community Nature Park.

(3) Buildings should be set back to preserve views of the Paddock down Ferry Lane from the west.

(4) Active ground floor uses should be provided (e.g. a café) to activate the public realm and encourage visitors to dwell.

E. Movement and public realm

(1) Development should provide new public realm alongside active ground-floor uses and, where feasible, deliver a new entrance to the Paddock Community Nature Park from the site.

F. Environment and sustainability

(1) New development should enhance the various ecological assets in the vicinity of the site.

(2) The ecological corridor and the adjoining Lea Valley SINC surrounding the site to the north, east and west should be enhanced/ supported.

(3) The setback along Ferry Lane should contain extensive green infrastructure, including street trees, helping to continue the planting in front of the Paddock.

(4) A setback should be provided to the Lee Diversion, with landscaping and public realm serving to enhance and improve appreciation of the Blue Ribbon network.

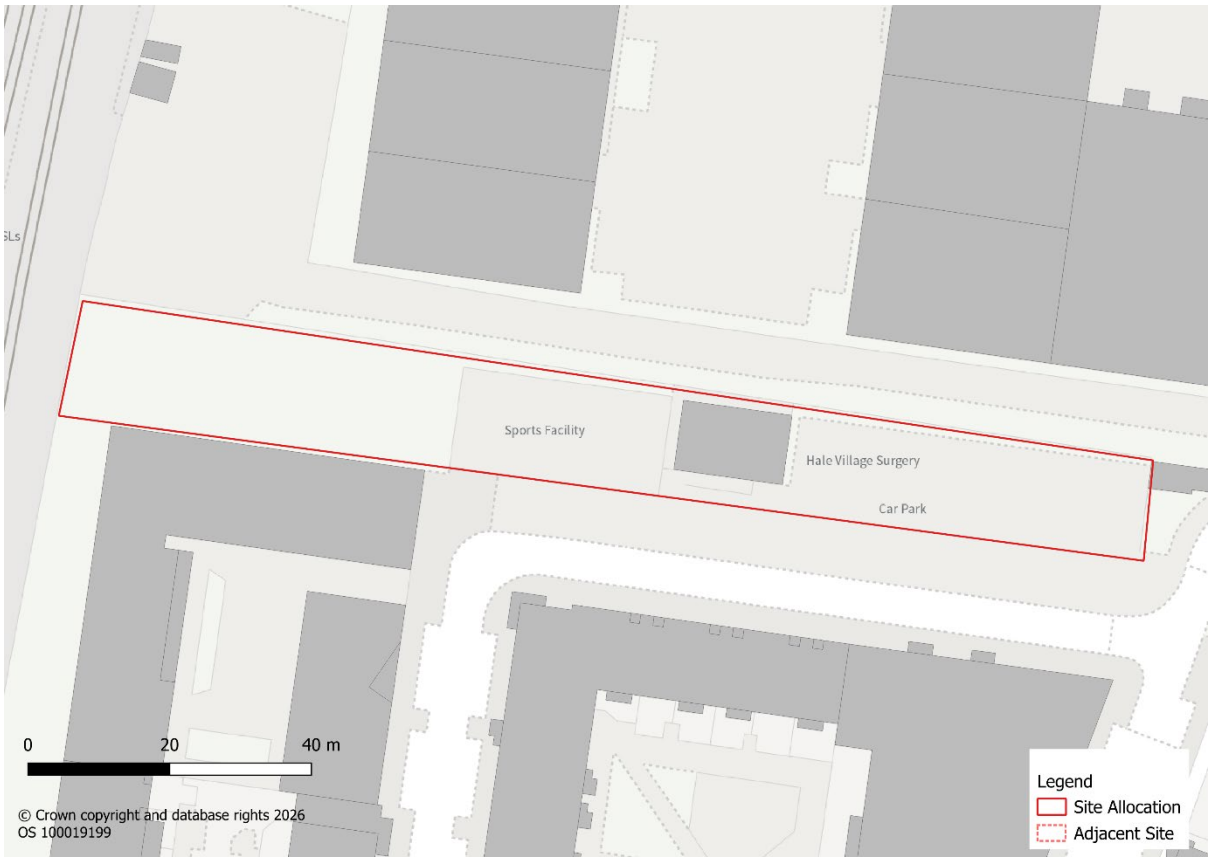
(5) A planted set back should be provided along the eastern boundary of the site, helping to extend the SINC and blend the site with the Paddock.

(6) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(7) The site is on the edge of the Lee Diversion. Development should ensure opportunities to enhance the ecological status of the waterway and ensure access is available for future maintenance and replacement of the river walls. 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.

(8) The site lies in a Source Protection Zone and a Drinking Water Safeguard Zone (Groundwater). Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA08: Land to the North of Lebus Street



Tables and Figures 20. Map of Site Allocation TH SA08

Site Information	Details
Address	Land north of Lebus Street, Hale Village, N17 9FZ
Area [ha]	0.24ha
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent to Strategic Industrial Land (SIL) Potentially Suitable for Tall Buildings Ecological Corridor Lee Valley Regional Park (LVRP) Site of Importance for Nature Conservation (SINC) - Grade 2 Flood Zone 2 Adjacent to Blue Ribbon Network Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 3

Relevant permissions	HGY?2006/1177 HGY/2021/0155 HGY/2021/1970 HGY/2024/0399
Indicative capacities	N/A
Phasing	2033-2037
Ownership	Private

Tables and Figures 21. TH SA08 Site Allocation Details

A. Proposal

(1) In line with the original Hale Village masterplan, the site should be landscaped to create an eco park. This should be of high ecological and amenity value and include the daylighting of the Moselle Brook to create a section of open watercourse. There is the opportunity for limited residential development within the site but this will only be acceptable where all the intended benefits of the eco park are delivered and secured.

B. Masterplanning, engagement and delivery

(1) Proposals must complement, and be consistent with, the vision and objectives of Its the Hale Village Masterplan and in line with the original planning permission for Hale Village.

(2) Proposals should involve engagement with key stakeholders including the Lee Valley Regional park Authority, the environment agency in connection with de-culverting, and Network Rail due to an accessway immediately to the rear of this site to the railway.

C. Land uses and activities

(1) Existing land uses: Community (temporary health facility) and surface area car park

(2) Acceptable land uses: Open space, residential uses

(3) Limited residential development may be supported where it contributes to the delivery of the Eco Park and associated benefits, including the deculverting of the Moselle Brook, where feasible.

D. Built form, character and heritage

(1) Any buildings should be located to the northern end of the site allowing for the daylighting of the culverted Moselle which runs through the centre of the site.

(2) Any buildings should reflect the surrounding context and be subject to detailed daylight and sunlight analysis of the impacts upon the existing residential blocks to the south of the site and to the daylighted part of the Moselle.

(3) Adequate noise insulation must be secured to ensure that the continued 24 hour operation of the adjacent industrial area can continue unhindered. The Agent of Change principle will be applied.

E. Movement and public realm

(1) A green corridor should be created with a more direct link to the landscape of the Lee Valley Regional Park.

(2) A walkable landscaped route should be provided along the deculverted part of the Moselle.

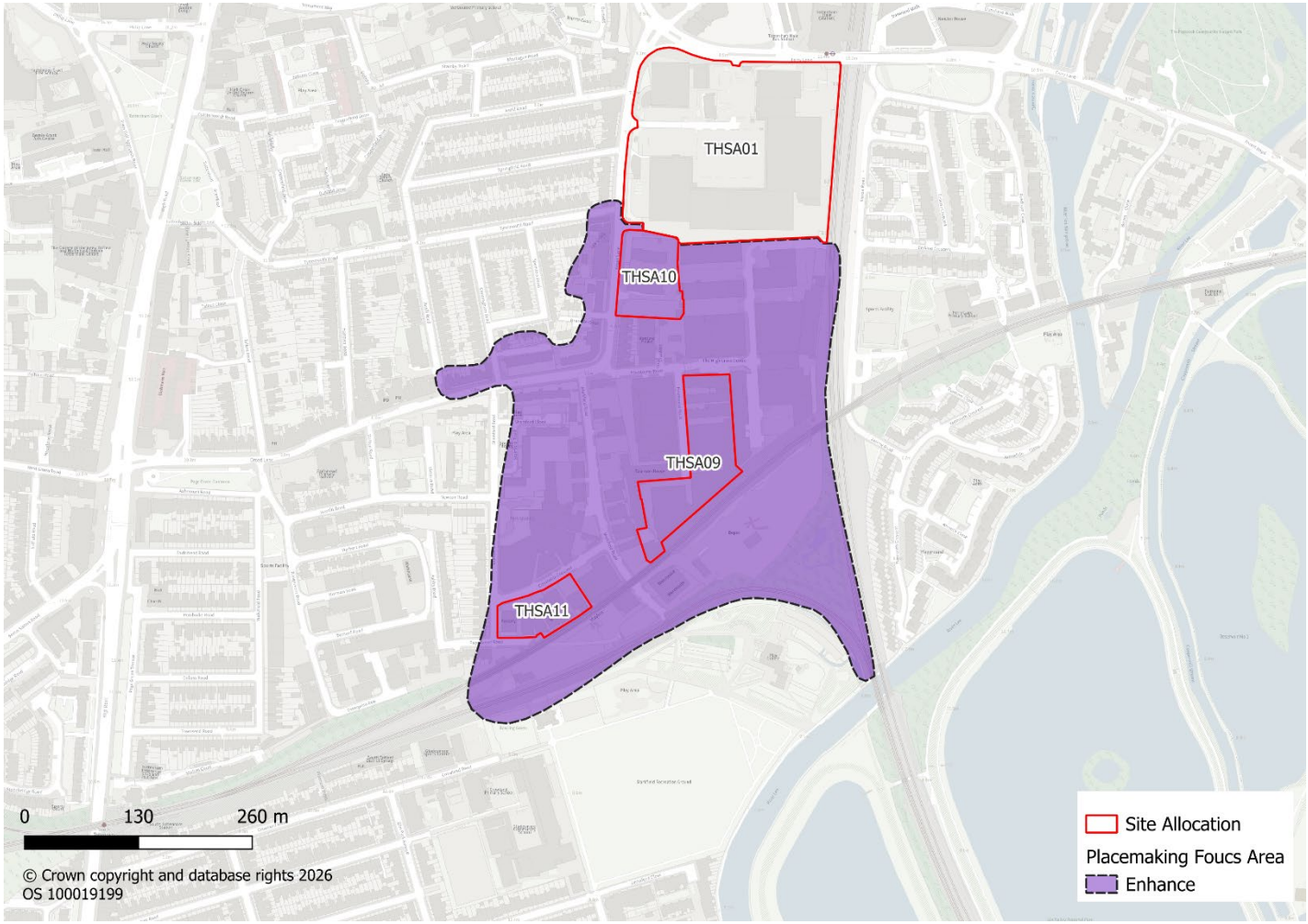
F. Environment and sustainability

(1) A landscaped eco park must be provided to create a new open space for residents of high ecological and amenity value.

(2) The site should incorporate planted margins designed to reflect the natural habitats of the Lee Valley.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH PFA3: South Tottenham Hale Employment Area



Tables and Figures 22. Map of Placemaking Focus Area TH PFA3

Strategy

8.54 The South Tottenham Employment Area's strong and organic creative industries ecosystem will be supported and celebrated. Retrofit and redevelopment of key sites will support businesses and employment growth, while responding sensitively to the area's industrial heritage. A greater intensity of industrial activities will be supported by ancillary facilities and uses, new public and semi-public spaces, more efficient and sustainable transport infrastructure, and new walking and cycling connections between industrial areas and to the adjacent District Centre.

8.55 This, in addition to other placemaking interventions, such as wayfinding and lighting, will better reveal the creativity, innovation and industrial heritage of this area, making it an attractive and vibrant destination for workers, creative residents, and visitors.

8.56 This strategy will be implemented through adherence to Policies THN1, the site allocations outlined below, and the following initiatives.

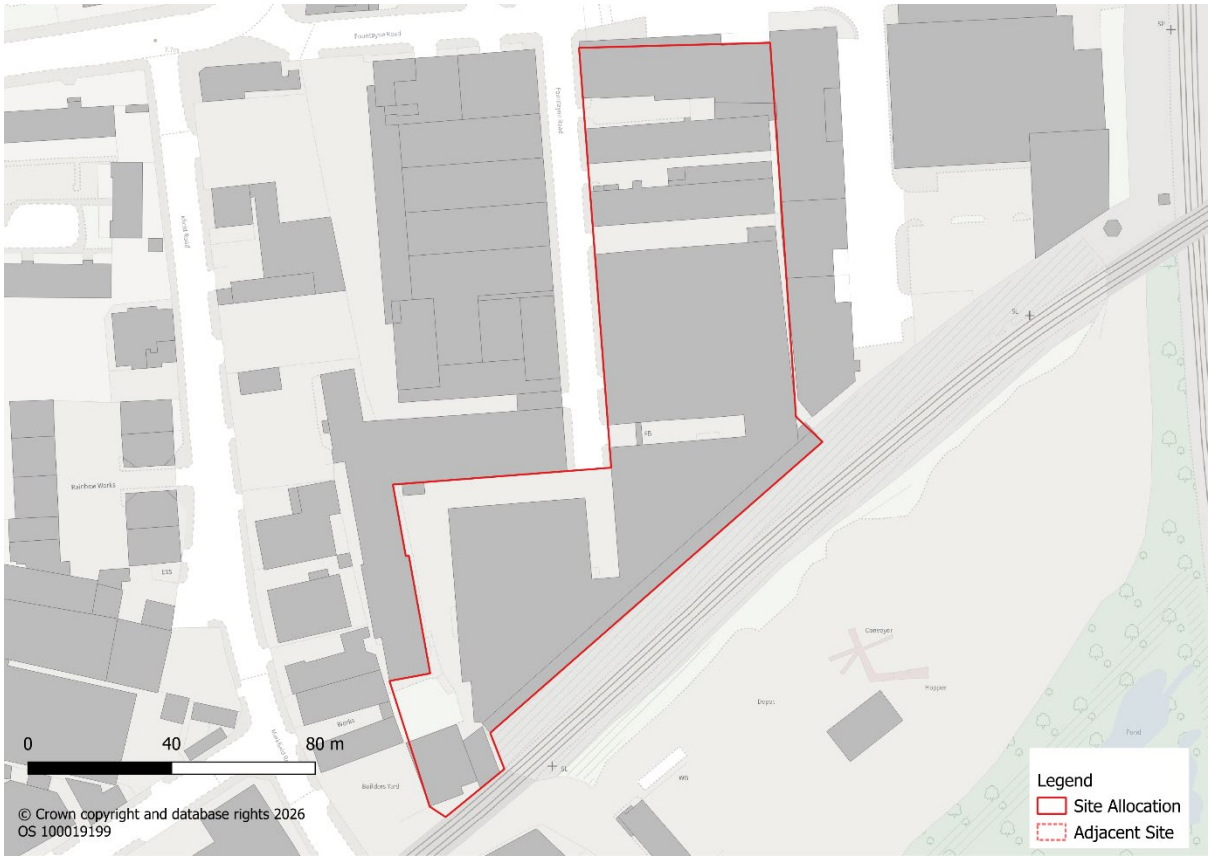
- Supporting a wide range of industrial and ancillary uses within the South Tottenham Locally Significant Industrial Site and adjacent Local Employment Areas
- Supporting the creative industries cluster within the Tottenham Creative Enterprise Zone by providing new, improved and affordable creative workspace, particularly where this supports sectoral strengths in film, tv, radio, music, performance and visual arts.
- New ancillary uses will provide amenities to support employees, visitors and the warehouse living community and deliver active frontages to the street to enhance the vibrancy of the area. There are opportunities for the flexible use of spaces to support complementary evening and night-time economy uses where this does not compromise the primary industrial uses. These activities should be focussed along key pedestrian and cycle routes into the areas. All other industrial frontages should provide positive frontages onto key routes.
- The area's high public transport accessibility, proximity to residential areas, and narrower streets make it less suitable for uses that require high levels of vehicle servicing and heavy goods vehicles.
- Exploring the potential of delivering new and enhanced uses on the triangle of land bordered on 3 sides by railways.
- Enhance the appeal of South Tottenham Employment Area as a destination for workers and visitors. This includes:
- Using placemaking interventions to enhance threshold points into the area, including:

  - New entrances from the District Centre
  - The entrances into Fountayne Road and Markfield Road from Broad Lane
  - The entrance from Markfield Park underneath the railway line.
  - The intersections of Stamford Road with Constable Crescent and Page Green Road.
- Providing wayfinding, improved signage and ensuring clear numbering of industrial units
- Taking opportunities to create small public and semi-public spaces which can provide amenity for employees, encourage social interaction, and support ancillary uses such as outdoor eating and drinking spaces.
- Ensuring local character is informed by the area's industrial heritage, including the notable Edwardian/1920s industrial, brick warehouse buildings within Fountayne Road, to reinforce a degree of local distinctiveness.
- Applying Designing Out Crime principles to create a safe environment during the day as well as in the evening. Creative lighting could be used to enhance safety and make the area more attractive for evening and night-time economy uses.
- Leveraging the area's high level of connectivity to encourage more sustainable transport and move towards reduced/consolidated vehicular trips and more sustainable zero emission vehicle fleets. This includes:
  - Establishing a more legible and permeable street network that connects seamlessly into the District Centre.
  - Taking opportunities to reduce and consolidate parking, loading and servicing areas to enable the removal of on-street parking.
  - Creating, enhancing and extending footpaths to enable safer pedestrian movement.
  - Providing cycling infrastructure for residents, employees and visitors and encouraging greater use of cycle freight.
- Consider opportunities to consolidate delivery and freight movements through redevelopment within the industrial area and/or together with proposed development on the Tottenham Hale Retail Park site allocation
- Addressing low levels of green infrastructure and canopy coverage and enhancing perceptual connections with Lee Valley Regional Park and Markfield Park. This includes:

- Providing more street trees, particularly along key movement corridors
- Optimising green infrastructure, particularly at the edge of sites that adjoin Ecological Corridors and SINCs.
- Taking steps to reduce air pollution as a large portion of the PFA is within an Air Quality Focus Area.

Site Allocations

TH SA09: Fountayne Road



Tables and Figures 23. Map of Site Allocation TH SA09

Site Information	Details
Address	Unit 3 High Cross Centre, 1-7 Fountayne Road, N15
Area [ha]	1.13
PTAL	4
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Warehouse Living Site Local Employment Area (LEA) Adjacent to Locally Significant Industrial Site (LSIS) Adjacent to Ecological Corridor Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Flood Zone 2 Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer

	Archaeological Priority Area (APA) - Tier 3
Relevant permissions	None
Indicative capacities	N/A
Phasing	2033-2042
Ownership	Private and Public

Tables and Figures 24. TH SA09 Site Allocation Details

A. Proposal

(1) Retrofit and redevelopment to provide new and improved workspaces and warehouse living units to maintain and grow the creative industries. Conservation-led placemaking and public realm improvements will support its development into a destination to exhibit the work of the creative communities in the area.

B. Masterplanning, engagement and delivery

(1) There should be early engagement with and between landowners to enable co-ordinated or, if appropriate, wider masterplanned development that optimises land use and establishes a more permeable and legible street network.

C. Land uses and activities

(1) Existing land uses: Industrial, office/workspace, warehouse living.

(2) Acceptable land uses: Industrial, office/workspace, warehouse living.

(3) The delivery of creative workspace should be prioritised to support the growth and retention of the creative industry cluster.

D. Built form, character and heritage

(1) Proposals should be informed by a thorough review of Fountayne Road's industrial heritage value.

(2) Development proposals should respond to the industrial townscape character and retain and retrofit buildings with industrial heritage value. Some redevelopment may be appropriate to enable intensification of land uses, provision of servicing and yard space to support businesses and provide outdoor amenity space, including public realm.

(3) Development should retain the fine grain nature of the warehouse buildings, providing a comfortable, intimate scale and character to the street.

(4) Building heights should maintain a human scale along Fountayne Road. Heights may be acceptable to rise towards the east and south of the site, where the railway line provides a buffer.

(5) Active frontages should be provided to Fountayne Road.

E. Movement and public realm

(1) Development should deliver:

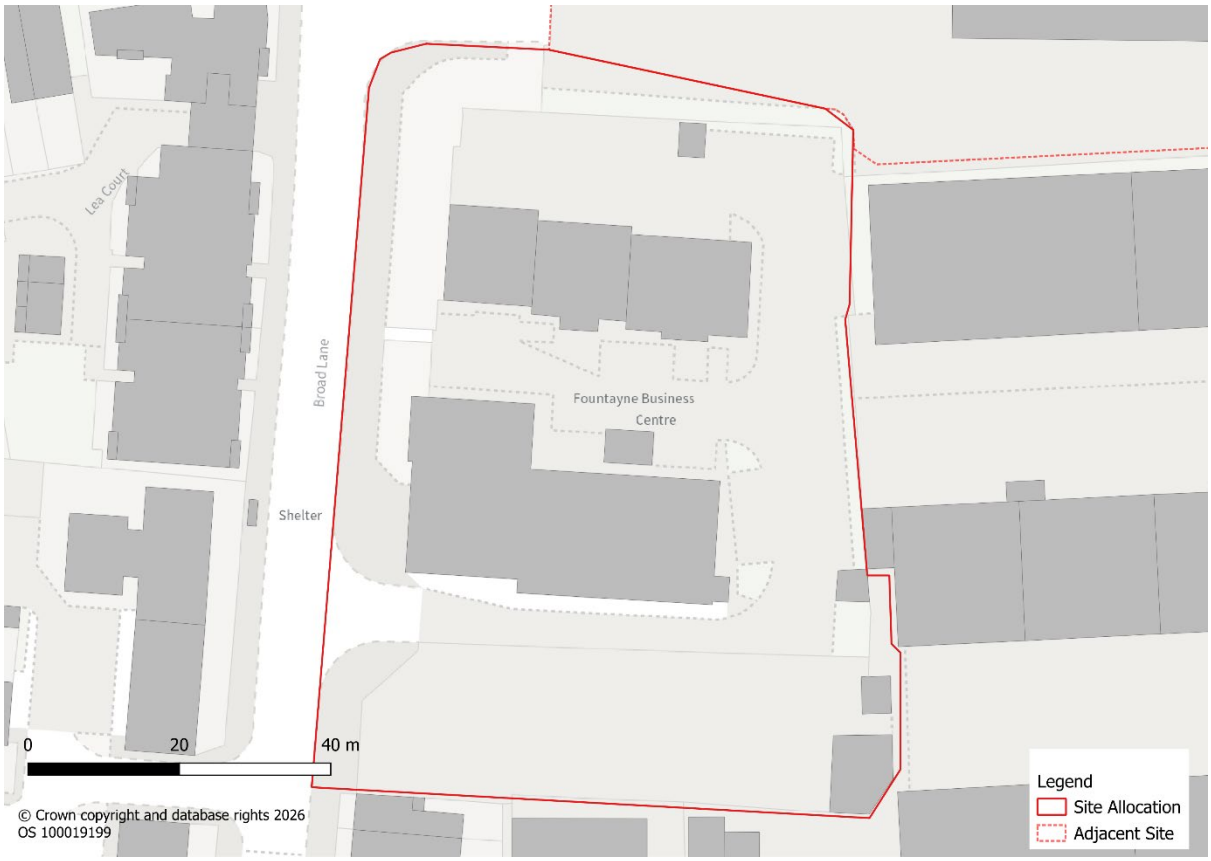
i. Improvements to parking, servicing, delivery and the provision of yard space to support the operation of businesses and reduce on street parking.
ii. Improvements to Fountayne Road to create a more attractive and pedestrian and cycling friendly streetscape.
iii. An expanded public and semi-public realm, providing amenity for residents, employees and visitors and opportunities for networking between different businesses.
iv. Cycling infrastructure to support visitors, residents and employees.
v. Development proposals should pursue opportunities to establish or safeguard pedestrian connections through to Markfield Road to the southwest and Fountayne Road to the east.

F. Environment and sustainability

(1) Opportunities should be taken to enhance/ support the adjacent Grade II SINC and Ecological Corridor along the railway line.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

TH SA10: Fountayne Business Centre



Tables and Figures 25. Map of Site Allocation TH SA10

Site Information	Details
Address	Fountayne Business Centre
Area [ha]	0.67
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Adjacent to a District Centre Locally Significant Industrial Site (LSIS) Flood Zone 2 Partially in Risk of Surface Water Flooding Area - Medium & High Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 3
Relevant permissions	N/A
Indicative capacities	15,000sqm employment floorspace
Phasing	2028-2037
Ownership	Private

Tables and Figures 26. TH SA10 Site Allocation Details

A. Proposal

(1) Redevelopment of the Fountayne Business Centre and former car wash site to provide a significant uplift in office floorspace, an improved frontage to Broad Lane, and facilitate new connections into the South Tottenham Employment Area.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should:

i. Cover the whole site allocation
ii. Be informed by early engagement between other landowners within the site allocation, adjacent landowners and the Council to support safeguard and facilitate a new north-south pedestrian and cycling route through from Tottenham Hale Retail Park to Shanklin Road and new east-west route from Broad Lane through to Fountayne Road to enhance street network permeability and legibility and support integration with the Tottenham Hale District Centre.

C. Land uses and activities

(1) Existing land uses: Office/workspace, industrial, vacant.

(2) Acceptable land uses: Office/workspace, industrial, vacant,

(3) Development should provide a significant increase in office and workspace floorspace to support the continued growth of Tottenham Hale as a major employment hub and deliver substantial employment opportunities.

D. Built form, character and heritage

(1) Proposals should be informed by a thorough review of Fountayne Road's industrial heritage value.

(2) Development proposals should respond to the industrial townscape character and retain and retrofit buildings with industrial heritage value. Some redevelopment may be appropriate to enable intensification of land uses, provision of servicing and yard space to support businesses and provide outdoor amenity space, including public realm.

(3) Development should retain the fine grain nature of the warehouse buildings, providing a comfortable, intimate scale and character to the street.

(4) Building heights should maintain a human scale along Fountayne Road. Heights may be acceptable to rise towards the east and south of the site, where the railway line provides a buffer.

(5) Active frontages should be provided to Fountayne Road.

E. Movement and public realm

(1) Development should deliver:

i. Improvements to parking, servicing, delivery and the provision of yard space to support the operation of businesses and reduce on street parking.
ii. Improvements to Fountayne Road to create a more attractive and pedestrian and cycling friendly streetscape.
iii. An expanded public and semi-public realm, providing amenity for residents, employees and visitors and opportunities for networking between different businesses.
iv. Cycling infrastructure to support visitors, residents and employees .

(2) Development proposals should pursue opportunities to establish or safeguard pedestrian connections through to Markfield Road to the southwest and Fountayne Road to the east.

F. Environment and sustainability

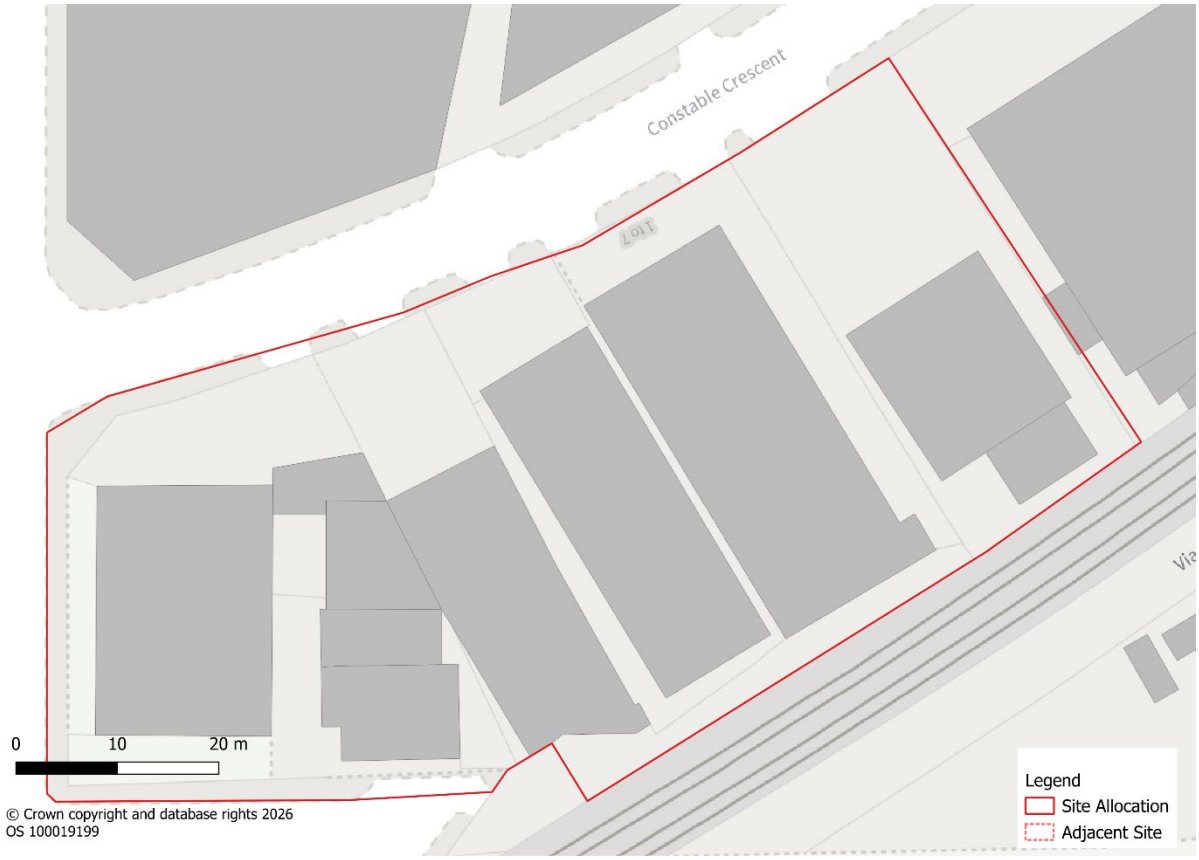
(1) Street trees should be provided along Broad Lane on the block the Business Centre is currently located.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

Other Site Allocations in Tottenham Hale

TH SA11: Constable Crescent



Tables and Figures 27. Map of Site Allocation TH SA11

Site Information	Details
Address	1-7 Constable Crescent
Area [ha]	0.47
PTAL	3
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Local Employment Area (LEA) Adjacent to Locally Significant Industrial Site (LSIS) Adjacent to an Ecological Corridor Partially in a Flood Zone 2 Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 3
Relevant permissions	

Indicative capacities	50 homes, 6000sqm employment uses
Phasing	2033-2037
Ownership	Public
Address	1-7 Constable Crescent

Tables and Figures 28. TH SA11 Site Allocation Details

A. Proposal

(1) Mixed-use employment-led development on this site will mark the western gateway into the South Tottenham Employment Area. Development will maximise employment floorspace, enhance the public realm and strengthen connections tthe railway archways, contributing to the area's vibrancy and accessibility.

B. Masterplanning, engagement and delivery

(1) Development proposals should pursue opportunities for co-ordinated or masterplanned development together with adjacent 43-53 Markfield Road to:

i. Facilitate connections through to Markfield Road.
ii. Optimise the use of land.
iii. Activate the Page Green Road and the archways to contribute to the character of the South Tottenham Employment Area.

(2) The site is within 10m of the railway, requiring engagement with Network Rail. Engagement should cover opportunities for the proposed development to facilitate activation of the archways.

C. Land uses and activities

(1) Existing land uses: Industrial.

(2) Acceptable land uses: Industrial, office/ workspace, residential.

(3) Development should:

i. Re-provide, as a minimum, the existing employment floorspace. Alternative approaches will only be supported where they deliver an equivalent or greater increase in jobs and employment opportunities.
ii. Prioritise the delivery of creative workspace to support the growth and retention of the creative industry cluster.

D. Built form, character and heritage

(1) Building heights should be in keeping new development to the north of Constable Crescent (4-6 stories), with the capacity for greater height to the south where the railway provides a buffer. Building heights should respond to the two storey terrace houses on the opposite side of Stamford Road.

(2) Design should reflect the industrial heritage of the area and articulate the entrance to the South Tottenham Employment Area.

(3) Active frontages should be provided along Constable Crescent, Stamford Road and Page Green Road.

E. Movement and public realm

(1) Development proposals should facilitate an enhanced public access route from Page Green Road along the archways, with the opportunity to extend this through to through to Markfield Road.

(2) Development proposals should pursue opportunities to establish new connections through the site between the archways and Constable Crescent.

(3) There is an opportunity for public realm to be provided on Page Green Road to provide amenity for workers, potential outdoor dining for ancillary food and beverage uses, and draw visitors towards the re-activated archways.

F. Environment and sustainability

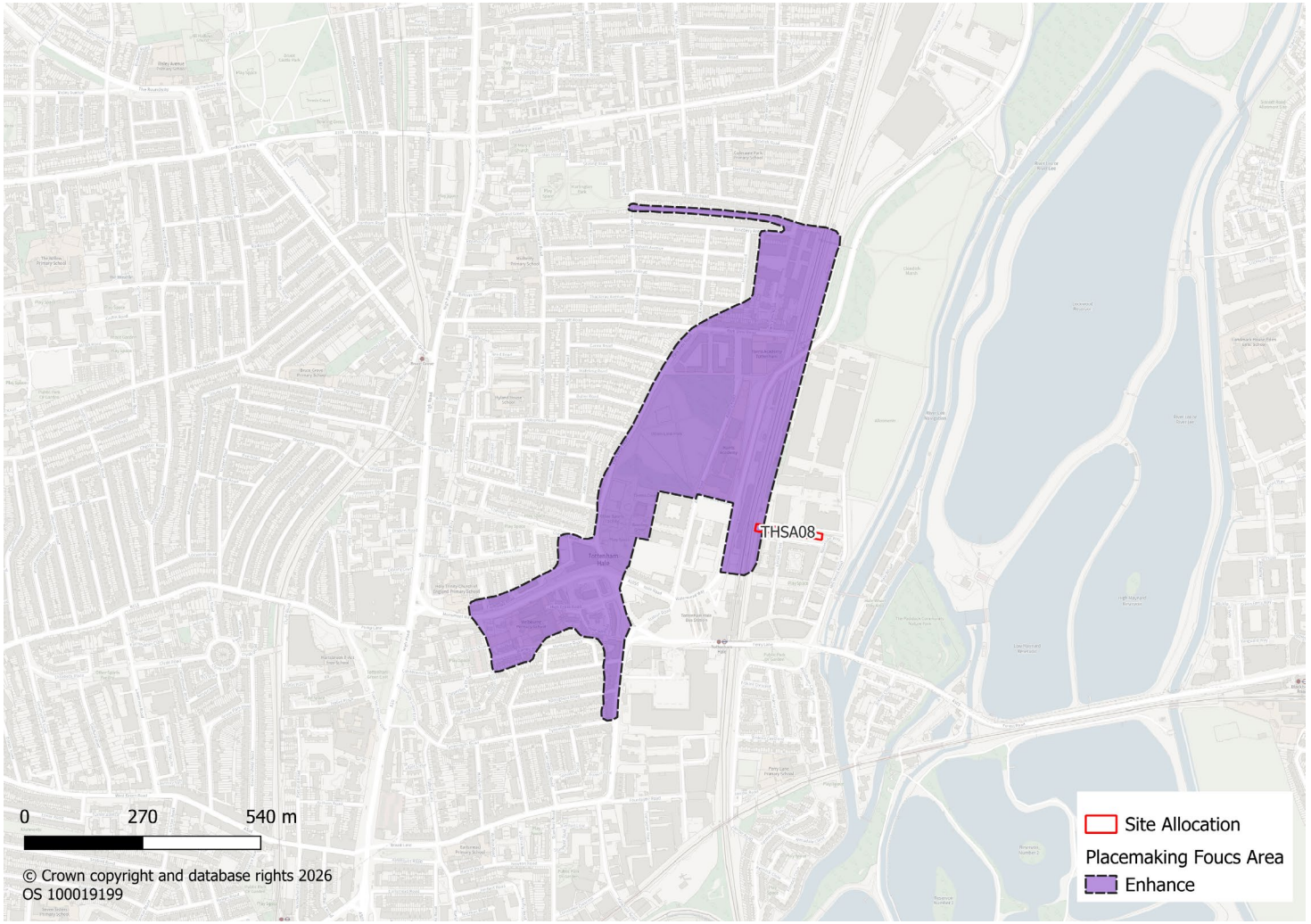
(1) The line of mature trees along Stamford Road should be retained.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(4) Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

TH PFA4: North and West Tottenham Hale



Tables and Figures 29. Map of Placemaking Focus Area TH PFA4

Strategy

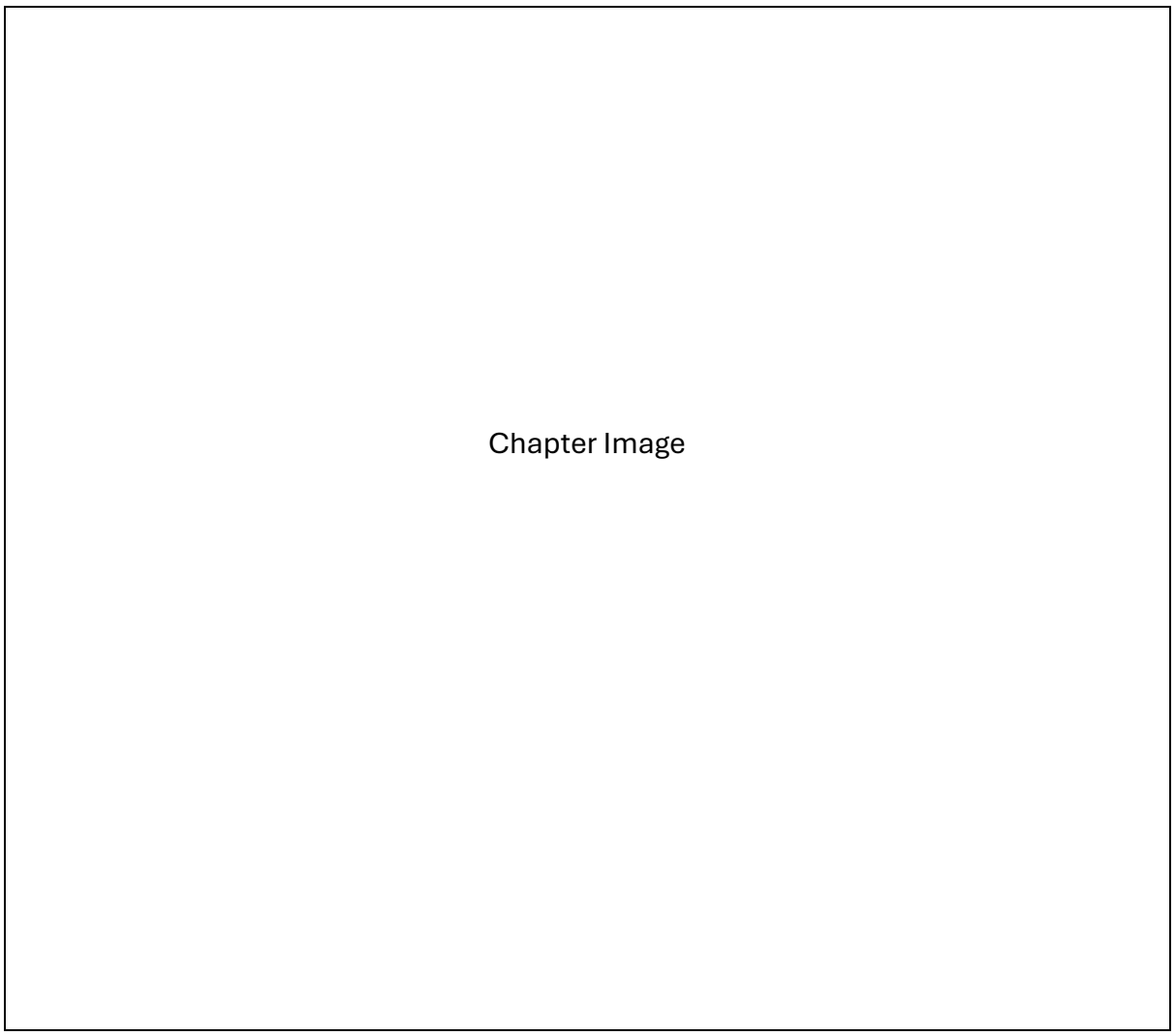
8.57 North and West Tottenham Hale will be substantially enhanced with new homes, enhanced open space and revitalised industrial areas. 272 new council homes will be delivered at the former Ashley Road depot. Down Lane Park will be substantially upgraded through the council's investment, including use of developer contributions, improving inclusivity, increasing biodiversity and supporting the needs of a growing local population. Roseberry Industrial Estate will be optimised to better support the area's independent and small and medium sized enterprises, promote more sustainable transport movements, and achieve greater integration with the surrounding residential environment.

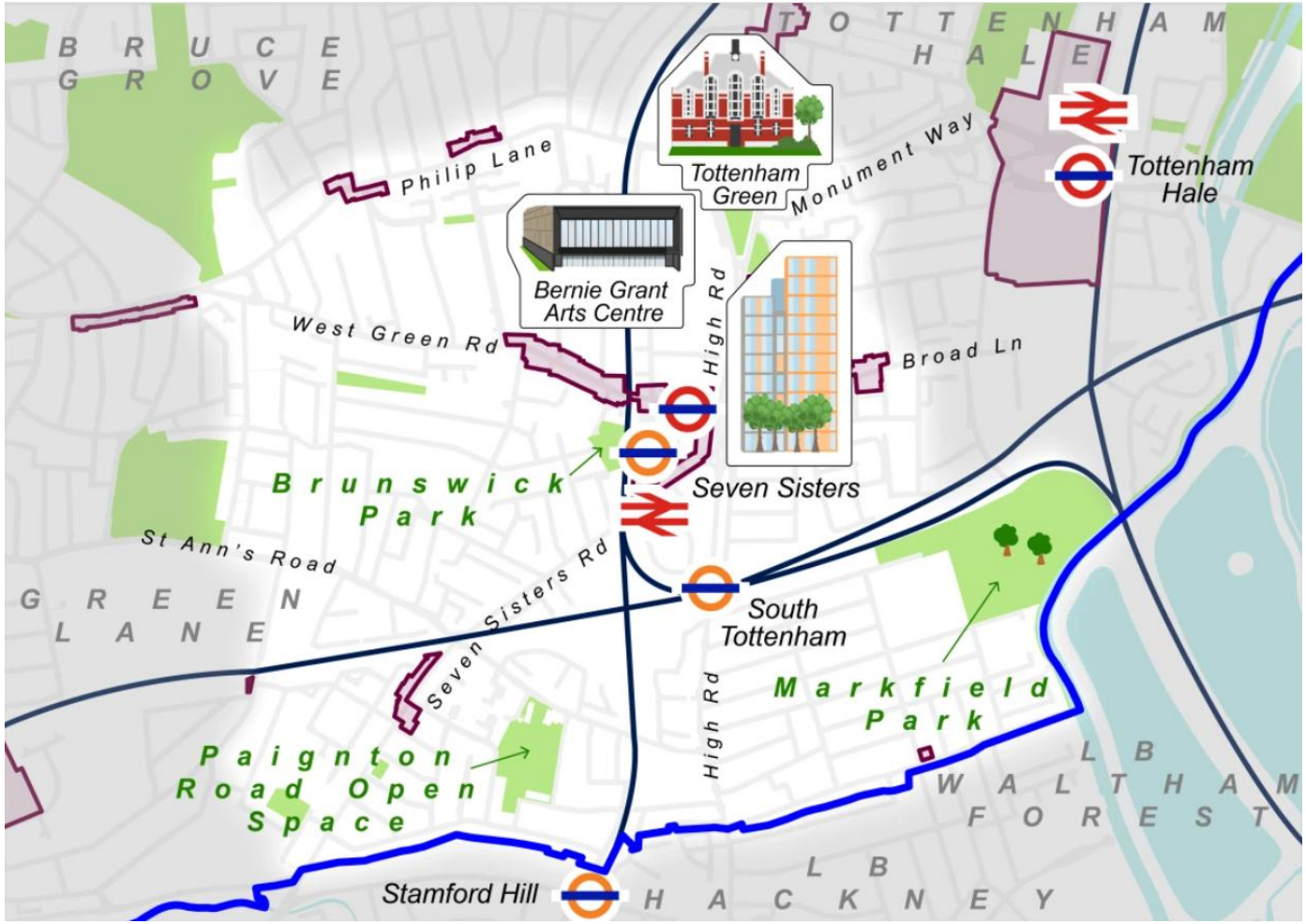
8.58 This strategy will be implemented through adherence to Policies THN1, the site allocations outlined below, and the following initiatives.

- Enhancing pedestrian and cycling connectivity and the public realm. This includes:
    - Providing safer and easier east-west connections to the Lee Valley Regional Park from Park View Road (Watermead Way Bridge) and Carbuncle Passage (Tottenham Marshes Bridge).
    - Supporting opportunities, where appropriate, to create new and enhanced north-south connections, including through the Roseberry Industrial estate, along Ashley Road, and the eastern side of the Harris Academy Tottenham.
- Improving the arrangement and use of public realm within the High Cross Estate.
- Working with TfL to establish Monument Way as a tree-lined boulevard.
- Supporting opportunities to improve street frontages and re-arrange and enhance public realm along Monument Way, Broad Lane and Watermead Way where this would contribute to placemaking, local character and enable the best use of land.
- Enhancing the setting of 62 High Cross Road, the only statutory listed building in the neighbourhood.
- Supporting opportunities to reflect archaeological significance through public realm improvements, interpretation and architectural detailing. A portion of the PFA is within a Tier 2 Archaeological Priority Area containing the historic settlement of Tottenham Hale, which appears to have its origins in the Saxon or medieval period.

- Improving ecology, biodiversity and climate change resilience as well as access to nature and perceptual connections with Lee Valley Regional Park. This includes:
    - Enhancing the SINC at Down Lane Park. There is the potential for wildflower meadow habitats and the introduction of additional grassland species.
    - Enhancing connections to existing green spaces, including Down Lane Park, Lee Valley Regional Park and Hartington Park.
    - Providing more tree canopy coverage.
    - Introducing green infrastructure to mitigate higher levels of flood risk in the area.
    - Providing more street trees, particularly along key movement corridors.
- Taking steps to reduce air pollution. The southern and eastern part of the PFA is within an Air Quality Focus Area.
- Enhancing provision of play, sports and recreation at Down Lane Park.

CHAPTER 9: SEVEN SISTERS & SOUTH TOTTENHAM NEIGHBOURHOOD





Tables and Figures 1. Seven Sisters & South Tottenham Neighbourhood Map

Neighbourhood Context

Location

9.1 The Seven Sisters & South Tottenham neighbourhood is in the southeast of the borough. It is centred along the High Road with the High Cross intersection and the St Ignatius Catholic Church serving as key landmarks to the north and south respectively. To the north the neighbourhood meets Bruce Grove, to the east it blends into Tottenham Hale, to the south lies Stamford Hill in the London Borough of Hackney and to the west the West Green Road Memorial Garden, Chestnuts Recreation Ground and the Harringay Warehouse Living District which signal entry into the Green Lanes neighbourhood.

History

9.2 Tottenham High Road has long been an important north-south route, following the route of the original Roman road connecting the Roman city of Londinium (London) to the military centres at Lincoln and York. What is now Tottenham Green, was the original main settlement in the medieval parish of Tottenham. The name 'Seven Sisters' comes from a ring of trees that have stood at Page Green for hundreds of years. Much mystery surrounds the trees and why they were growing at this spot.

9.3 By the 16th century several affluent Londoners had set up country retreats in Tottenham, and by the 17th century an early settlement had emerged at Page Green, just off the High Road. The construction of Seven Sisters Road in 1833 connected Tottenham to Holloway, opening the countryside along it for new development.

9.4 As Tottenham grew, there was demand for new shops and public buildings, many of which were built along the High Road between 1850 and 1900, including the Tottenham Fire Station (1905) and Tottenham Town Hall (1904-5) on the Green.

9.5 After the war, large housing estates replaced the Victorian terraces which had been damaged or were considered slums. More recent changes to the built environment have come through mixed use and residential redevelopment of former commercial units along Lawrence Road and the completion of Apex Gardens, a Build to Rent development containing the neighbourhood's tallest building.

Connectivity

9.6 Seven Sisters is one of the most connected areas in the borough, benefitting from exceptional public transport links including London Underground, Overground, and numerous bus routes. This strategic connectivity positions the neighbourhood as a key gateway into Tottenham and a vital node within the wider London transport network. Many visitors to Tottenham Hotspur Stadium events come and exit via the Seven Sisters transport interchange. The impact of large crowds needs to be carefully managed but high levels of footfall provide important opportunities for town centre uses and the wider economy to thrive.

9.7 Tottenham High Road, Seven Sisters Road and Philip Lane are all identified as priority routes for bus interventions in TfL's Bus Action Plan. Cycle Superhighway 1 was completed in 2019, connecting the neighbourhood south to the City of London and north to Enfield.

Economy & Town Centres

9.8 Seven Sisters/West Green Road District Centre sits at the heart of the neighbourhood at the intersection of the three of its main roads (the High Road, West Green Road and Seven Sisters Road). It is a popular and well-used centre with excellent transport links and well known for its multi-cultural, independent shops which serve the diverse local community and attract visitors from beyond the borough. Smaller local centres are located along the Broad Lane, Seven Sisters Road and Philip Lane.

9.9 The neighbourhood has one designated Locally Significant Industrial Site (LSIS), Rangemoor Road, located east of the High Road and south of Broad Lane. It also houses two of the four designated creative industry clusters within the Tottenham Creative Enterprise Zone.

Landmarks, culture, and heritage

9.10 Tottenham Green contains many of the neighbourhood's landmarks, community and cultural facilities and key historic buildings, and remains the civic heart of Tottenham. Its cultural and community facilities include the Bernie Grant Arts Centre, which delivers innovative black-led creative programming, Marcus Garvey Library and Tottenham Leisure Centre, Tottenham Town Hall, and several educational institutions, the largest of which being the Tottenham campus of Capital City College (formerly The College of Haringey, Enfield and North East London).

9.11 Tottenham Green itself provides the area with a sense of openness rarely experienced elsewhere within the Tottenham High Road Historic Corridor and hosts the monthly Tottenham Green Market.

9.12 The Seven Sisters area is renowned for having residents from a range of Latin American backgrounds. This is particularly evident at the Seven Sisters Market, otherwise known as the famous 'Latin Village', which has its longtime home in Wards Corner, a historic former department store. The market has a strong role in Tottenham's identity and history and has a unique economic, social and cultural value for Latin Americans across London and the diverse communities that live and work in Tottenham.

9.13 Other key landmarks include St Ignatius Catholic Church at the corner of the High Road and St Ann's Road, the Snail Mural, visible from Seven Sisters Road, and the Markfield Beam Engine and Museum, a Grade II listed engine hall which was part of the Markfield Sewage Treatment Works.

Green and blue infrastructure

9.14 The neighbourhood only has one large open space, Markfield Park, but Downhills Park and Chestnuts Park are just outside its boundaries to the west and there is the major expanse of the Lee Valley Regional Park a short distance to the east. Other notable green spaces in the neighbourhood include Paignton Road Open Space, Brunswick Park, Tewkesbury Road Open Space and Tottenham Green, which is the most prominent.

9.15 The rail corridors running east/west and north/south through Seven Sisters also serve as important ecological corridors, containing Sites of Importance for Nature Conservation (SINCs) and contributing to the area's green infrastructure. These corridors are closely linked to nearby parks such as Markfield Park and Paignton Road Open Space, which also contain SINCs. This plan proposes the designation of part of Brunswick Park as an additional SINC.

9.16 The River Lea runs along the part eastern boundary of the neighbourhood . Its tow path is part of the National Cycleway Network and the Lee Valley Walking Route. The Moselle and Stonebridge Brooks flow into the River Lea at Markfield Park, having been culverted through most of their journey through Haringey.

Seven Sisters and South Tottenham Vision

Seven Sisters and South Tottenham in 2043 will have delivered on the aspirations set out in Shaping Tottenham. It will be the cultural gateway to Tottenham, where people come to enjoy, learn, and partake in its famous international food offer, world-class events and activities, vibrant evening economy and celebrated histories.

Development and change within the neighbourhood will have embraced and accentuated its positive characteristics, including its culture and creativity, heritage, connectivity, and diversity. Meanwhile uses and longer-term development at Seven Sisters Station and Wards Corner will have enabled the Seven Sisters/West Green Road District Centre and its surrounds to support a wider range of activities and services both during the day and in the evenings. The centre will be a community and cultural hub, with a strong sense of place, enabled in part through public realm improvements and the restoration of built heritage. Seven Sisters Market will be revitalised, enhancing the area's reputation as a regional destination for international food.

Tottenham Green will remain the historic and civic heart of Tottenham, as well as a key Cultural Quarter providing access to a wide range of cultural, leisure, community and educational opportunities. Conservation-led development, public realm improvements, and innovative meanwhile uses will support more community, sport, cultural and creative activities, and provide high-quality spaces for play, socialisation, and relaxation.

New affordable workspaces will be provided at Gourley Triangle, Tottenham Green, and around Bernard Road, strengthening existing creative industry clusters. These will be integrated into the wider neighbourhood, increasing the visibility of Tottenham's strong creative industry sector.

Development will deliver new homes and jobs and have provided more usable green spaces to address existing deficiencies, better frontages onto main roads, and improved connections to green spaces and key destinations. More efficient use will have been made of existing social infrastructure while leveraging opportunities to re-use and/or redevelop redundant social infrastructure to best address local needs.

Seven Sisters Station will be fully accessible (step-free), with station public realm and wayfinding improvements creating a much more welcoming arrival point into Tottenham and on a key route to the Tottenham Hotspur Stadium. New and improved crossings will make it easier and safer to get across major roads. A clear legacy will have been secured from Tottenham's role in hosting the 2028 European Football Championships.

Pedestrians and cyclists will have been prioritised over vehicles, with major interventions aimed at tackling the impact of the High Road. A network of healthy streets, active squares, and green spaces will connect neighbourhoods, supporting

local parades like Broad Lane and providing spaces for community gatherings and events.

Policy SSN1: Seven Sisters and South Tottenham Neighbourhood

A. The Council will support development proposals which contribute to the Seven Sisters and South Tottenham Vision and the aspirations set out in Shaping Tottenham.

B. The Seven Sisters & South Tottenham neighbourhood will deliver at least 1,300 new homes (net) over the plan period and a significant uplift in jobs.

C. Development proposals should contribute positively to the delivery of the following Placemaking Focus Area Strategies and support their strategic placemaking objectives. Proposals that would prejudice or undermine these objectives will not be supported.

Transform/Enhance
Seven Sisters and St Ann's Corridor
Enhance
Seven Sisters District Centre
Tottenham Green
Broad Lane, Page Green Terrace and Rangemoor Industrial Estate
South Tottenham
West Green Road (east)

Tables and Figures 2. Placemaking Focus Areas in Seven Sisters & South Tottenham

D. Development in the Seven Sisters/ West Green Road District Centre should build on its strengths, while broadening its offer to cement its position as a regional destination and a vibrant cultural gateway to Tottenham. To achieve this:

(1) A wider and more extensive range of active town centre uses will be sought including new evening and night-time economy uses which build on the centre's accessibility and existing food and beverage offer.

(2) Seven Sisters Market will be retained and enhanced.

(3) Proposals for the amalgamation of individual shopfronts will be resisted to conserve the historic streetscape rhythm and encourage the retention of smaller units to support opportunities for independent traders.

(4) Small floor plate commercial units will be sought near Seven Sisters Station to create activity, vibrancy and security and provide space for independent traders.

E. The rich built heritage of the neighbourhood should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) Strengthen the sense of enclosure along its key corridors and protect and enhance the views and vistas of townscapes and landmarks offered throughout the neighbourhood.

(2) Conserve and enhance the homogenous and coherent character of its urban terraces

(3) Retain, store, and reinstate the locally distinctive features of historic shopfronts and facades.

F. Development proposals should protect, enhance and optimise designated employment land, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area, including through:

(1) Capitalising on opportunities arising from Seven Sisters and South Tottenham's excellent transport connections and its position within the Innovation Corridor, Creative Enterprise Zone and Tottenham Strategic Economic Area;

(2) Improving the integration of employment areas with surrounding residential neighbourhoods;

(3) Increasing access to employment, training and skills opportunities for local communities;

(4) Enabling a diversification of uses where appropriate and provided for in the Local Plan.

G. Development proposals should take a holistic approach to the development, activation and enhancement of Tottenham Green Cultural Quarter as the civic heart of Tottenham.

H. To tackle overcrowding and provide for additional habitable accommodation for large families, the Council will support proposals for large family homes and house extensions in South Tottenham which accord with the House Extensions in South Tottenham Supplementary Planning Document or any future design codes the Council brings forward relating to such development.

I. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians, cyclists and public transport users, where appropriate. These include:

(1) Addressing the severance caused by the car-dominated environment of the High Road and Seven Sisters Road and by the many railways in the neighbourhood

(2) Working with Transport for London (TfL) to establish Seven Sisters Station as a welcoming and attractive gateway into Tottenham, addressing congestion and providing inclusive, step-free access.

(3) Enhancing the quality of the public realm and supporting management of large crowds on event days at the Tottenham Hotspur Stadium and elsewhere.

(4) New and enhanced cycle infrastructure, building on investment in Cycle Superhighway 1.

(5) Improving access to the River Lea towpath

J. Development proposals should contribute to a more prominent, safe and activated public realm, and enhancement of the area's biodiversity and green and blue infrastructure. This includes:

(1) Enhancing the functionality, accessibility, and overall user experience of the existing public realm.

(2) Conserving and enhancing the heritage and cultural value of Tottenham Green, while supporting its continued public use and appreciation.

(3) Maintaining and enhancing the character of the neighbourhood's major roads as tree-lined corridors while taking opportunities to enhance greenery and address air pollution

(4) Addressing deficiencies in access to public open space by taking opportunities to creating new pocket parks

(5) Supporting measures which improve feelings of safety, particularly along the High Road corridor and outside Seven Sisters Station.

K. Development proposals should protect and seek to enhance the Moselle Brook, Stonebridge Brook and Lee Navigation, including exploring opportunities for deculverting, aligned with Policy G8.

Supporting Text

Placemaking Strategy

9.17 Seven Sisters will experience moderate to high change over the next 15 years, particularly along key road corridors. Short, medium, and long-term development and placemaking initiatives within and around Seven Sisters District Centre, will be crucial

in helping to stitch together the varied urban environments within the neighbourhood to create a strong sense of place.

9.18 This chapter sets out a clear and ambitious vision for the future of Seven Sisters. It should be read together with Shaping Tottenham, which articulates how the Council will work with its partners to deliver this vision.

Seven Sisters/ West Green Road District Centre

9.19 To complement the existing strong convenience retail offer and support a more vibrant town centre, the Council will seek to secure a greater range uses, including comparison retailer, culture, leisure, and evening and night-time economy uses.

9.20 The return of a permanent Seven Sisters Market in this area is important to delivering the needs and aspirations of the borough's existing communities, particularly residents from a range of Latin American backgrounds, and ensuring that the existing multicultural strengths of the area are sustained in the future.

9.21 Development within the District Centre should allow for the retention of existing independent businesses while providing additional space to attract new independent businesses. Proposals for refreshing and restoring the shopping frontages are supported, as is retention of the generally small floorplate shops.

9.22 There is an opportunity for the District Centre to attract visitors travelling to and from the North Tottenham Cultural Quarter and Tottenham Hotspur Stadium. The Stadium's hosting of the European Football Championships should provide a powerful legacy for the whole of Tottenham including in Seven Sisters.

9.23 The centre has an excellent multi-cultural food offer with a specialism in Latin food, which is part of its regional appeal as a destination. The Council will support proposals which build on this local strength.

Character and heritage

9.24 Seven Sisters has a wealth of heritage assets which contribute positively to the area. Key listed assets include the grand civic buildings in Tottenham Green and local landmarks like St Ignatius Church and St Ann's Church. Non-designated assets include the West Green Road shops within the District Centre, and the characterful industrial buildings that front Seven Sisters Road within Gourley Triangle.

9.25 The Council will work positively with landowners and applicants to sustain and enhance the special character of the Clyde Circus Conservation Area to remove its Heritage at Risk status.

Industrial and employment land

9.26 Seven Sisters and South Tottenham are strategically located within the UK Innovation Corridor and the Lee Valley Opportunity Area. The Council will continue to work collaboratively with key stakeholders, including through the Tri-Borough Partnership

(comprised of Haringey, Enfield and Waltham Forest) to a 'Productive Lee Valley' to support industry-led growth, local production and enterprise in the Upper Lee Valley.

9.27 Many of the buildings within the neighbourhood's designated and undesignated employment land are low-density, in poor condition, and do not contribute positively to the streetscape. Industrial intensification and, where appropriate, mixed-use development present opportunities to deliver high-quality employment floorspace, create more local jobs, and support the growth of the creative industries sector, including through the provision of affordable creative workspace.

9.28 Development should follow a coordinated or masterplanned approach to optimise outcomes and strengthen existing creative industry clusters within the neighbourhood and their connections with nearby clusters—namely the Harringay Warehouse Living District to the west and Markfield and Fountayne Roads to the east.

Tottenham Green Cultural Quarter

9.29 Tottenham Green boasts a rich array of cultural and community facilities and there are opportunities for these to maximise their collective impact. There is a significant opportunity to strengthen the area's identity as a cultural ecosystem through future development and placemaking interventions in line with Policy SSN2.

House Extensions in South Tottenham

9.30 The Council recognises that many families in South Tottenham have much larger family sizes than average and has therefore adopted a House Extensions in South Tottenham Supplementary Planning Document (SPD) to support residents to deliver additional habitable accommodation while at the same time ensuring extensions are high-quality and do not adversely affect the character of the area. Upon adoption of the New Local Plan, the Council will review the existing SPD to ensure that it is still fit for purpose including the three standard types of house extension and the boundary which the SPD relates to. As part of this, the Council will engage local communities and consider options for a potential replacement design code.

Connectivity

9.31 The full potential of the neighbourhood's connectivity has not yet been realised. Heavily trafficked roads and railway lines create physical and perceptual severance, limiting safe and convenient movement for pedestrians and cyclists. The street network is often confusing, with poor wayfinding and fragmented connections between key destinations.

9.32 These issues hinder access between important local destinations, including the Tottenham Cultural Quarter, Seven Sisters Station, and the creative industry clusters at Gourley Triangle and Rangemoor Road industrial estate. As a result, the neighbourhood can feel disjointed and difficult to navigate, despite its transport advantages.

9.33 Development and placemaking interventions present a significant opportunity to rebalance road space in favour of a safer, more inclusive, and sustainable transport system. Proposals should improve walking and cycling infrastructure, particularly across major roads, to reduce severance and enhance safety.

9.34 Developments should strengthen wayfinding and legibility, enabling intuitive movement between key destinations, fostering a more coherent and connected walking and cycling network, and securing strategic connections including between Tottenham Green and the District Centre, and from the High Road through to Markfield Park and Lee Valley Regional Park.

9.35 A key opportunity lies in working with Transport for London to transform Seven Sisters Station into a welcoming and attractive gateway. The station currently experiences overcrowding during peak hours and event days, and lacks inclusive, step-free access. Development should support short and medium-term improvements to the station environment, while safeguarding the long-term potential of Crossrail 2 for more transformational placemaking.

Public Realm

9.36 Seven Sisters benefits from a varied public realm, comprising open spaces, streets, and civic areas that while modest in scale hold significant potential to become more vibrant, better connected, and well-used parts of the neighbourhood. Spaces such as Tottenham Green, the Tropical Garden on West Green Road, and Brunswick Park are all very different in character but offer unique opportunities to enhance local identity, civic life, and wellbeing.

9.37 In some areas, the public realm is constrained by poor spatial relationships with surrounding built form, which can limit visibility, accessibility, and perceptions of safety. Rear-facing boundaries and inactive frontages reduce natural surveillance and weaken the connection between buildings and public spaces. Development and placemaking interventions offer a valuable opportunity to address these challenges. Minor enhancements—such as improved lighting, more active uses, and better wayfinding—can significantly improve how spaces are experienced and navigated. More substantial interventions, including reconfiguring public realm layouts, activating underused edges, and introducing sensitive infill development, can help create a more coherent, welcoming, and inclusive public realm that better supports community life and responds to the area's evolving needs.

Green and Blue spaces

9.38 The Council will support proposals which enhance and expand areas of ecological value and improve access to nature. This includes strategic connections to the Lee Valley Regional Park.

9.39 The Council will also seek to maintain and enhance the character of the neighbourhood’s main roads—including Tottenham High Road, Seven Sisters Road, and Broad Lane—as tree-lined corridors that contribute positively to its character,

including that of its conservation areas. Preserving and introducing green infrastructure along these routes will help improve environmental quality and support healthier streetscapes.

9.40 These corridors are currently affected by poor air quality, with two Air Quality Focus Areas identified around high-traffic roads. Greening interventions can play a vital role in mitigating air as well as noise pollution.

Policy SSN2: Tottenham Green Cultural Quarter

A. The Tottenham Green Cultural Quarter will be enhanced holistically as the civic heart of Tottenham. To achieve this, development proposals within it should:

(1) Conserve the special interest of its listed buildings and their setting.

(2) Help sustain existing community and cultural uses and improve access to them.

(3) Deliver new and enhanced community and cultural uses, and uses that are cultural contributors, such as restaurants, bars and cafes.

(4) Enhance Tottenham Green itself and the wider public realm network with opportunities maximised for outdoor events and activities.

Supporting Text

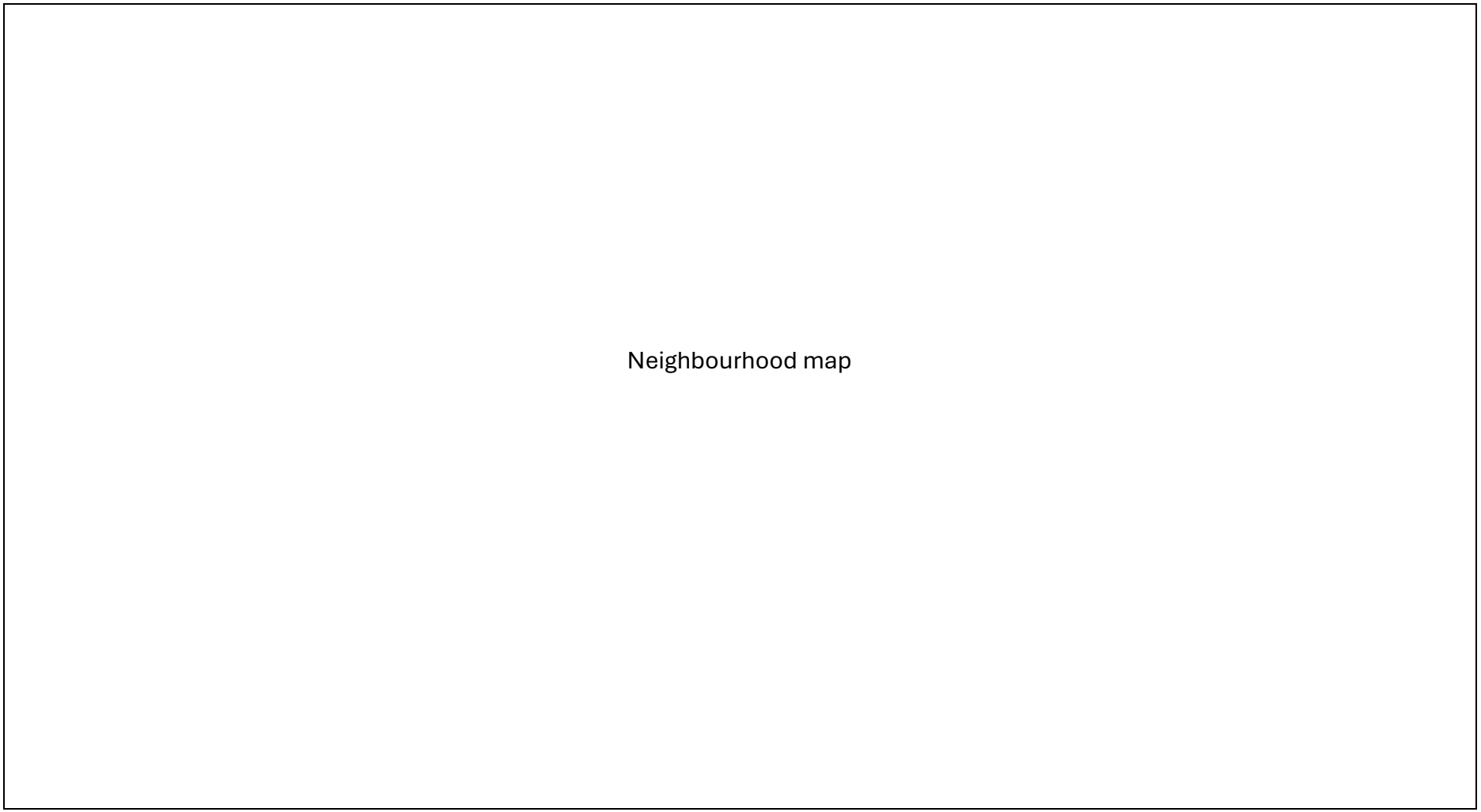
Placemaking Strategy

9.41 Tottenham Green boasts a rich array of cultural and community facilities, including the Bernie Grant Arts Centre, Marcus Garvey Library, Tottenham Green Leisure Centre and Capital City College, and there are opportunities for these to maximise their collective impact. There is a significant opportunity to strengthen the area's identity as a cultural ecosystem through future development and placemaking interventions. A coordinated approach achieved through collaborative working between the Council and local cultural and community groups and institutions will be essential to unlocking this potential.

9.42 The historic environment is a defining feature of the Cultural Quarter's character and appeal. Development proposals should seek to better reveal and activate these heritage assets, celebrating the area's long and diverse history. Enhancing public understanding and appreciation of Tottenham Green's historic significance will help reinforce its role as a cultural destination.

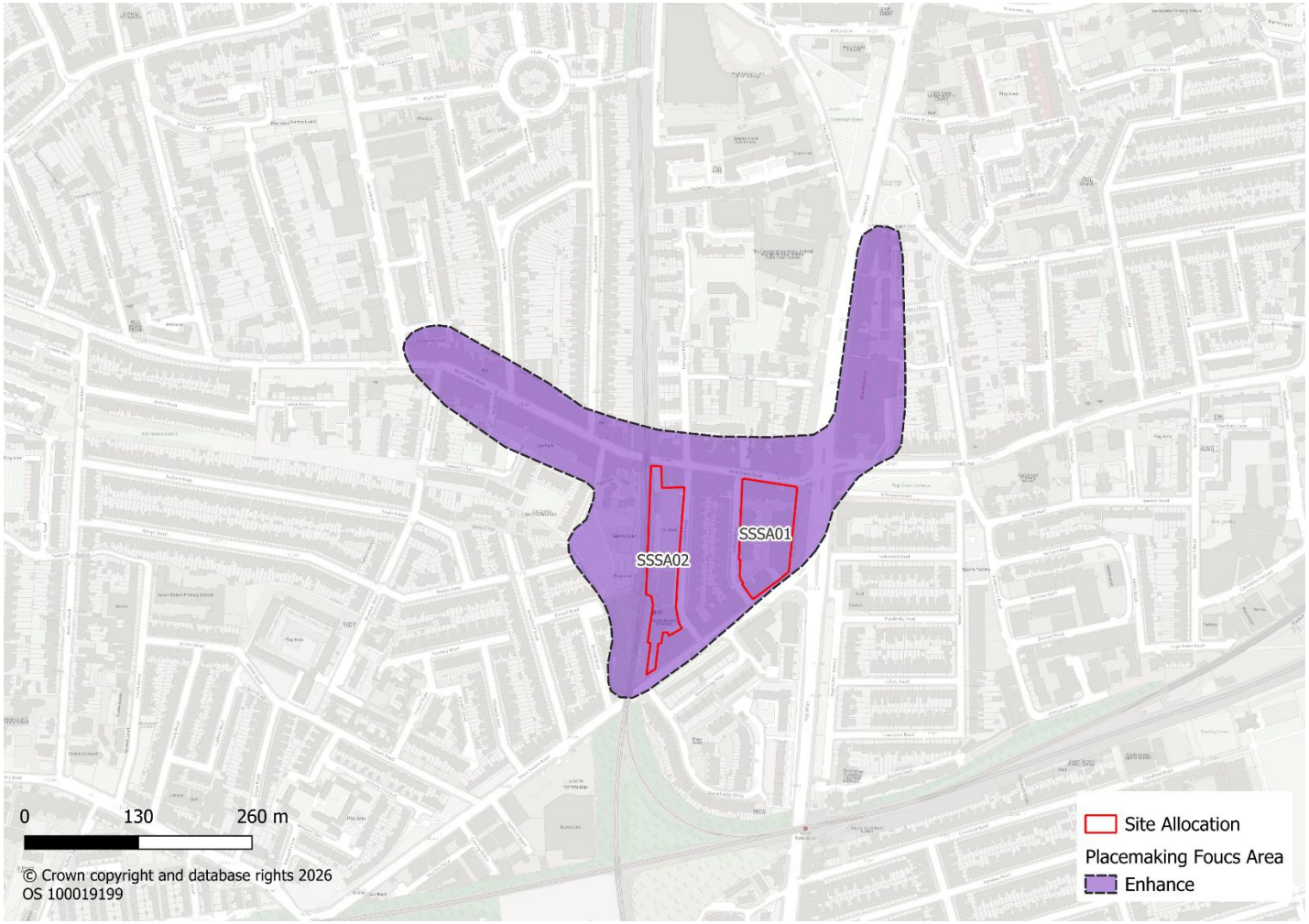
9.43 A strategic approach to the development and use of the public realm is vital to the success of the Cultural Quarter. Tottenham Green, as the principal open space along the Tottenham High Road Corridor, should be transformed into a safer, more inclusive, and well-used space that reflects and supports Tottenham's diverse and creative communities. Tottenham Green should be better connected to the spaces behind Town Hall Approach Road, including spaces between cultural and community assets. These underused and often disjointed areas have the potential to support more social and cultural activity and strengthen links to the Cultural Quarter.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in Seven Sisters and South Tottenham

SS PFA1: Seven Sisters District Centre



Tables and Figures 4. Map of Placemaking Focus Area SS PFA1

Strategy

9.44 The Seven Sisters and West Green Road District Centre will be strengthened as the southern gateway to the Tottenham Cultural Corridor. With diverse communities, independent businesses and rich cultural heritage, it will build on its role as a major transport hub and become a vibrant and welcoming destination. Anchored by a permanent Seven Sisters Market and community hub at Wards Corner it role will be reinforced as a focal point for Latin American communities and a centre for culture, community and enterprise. Its excellent connectivity and local offer will help attract visitors from across London and beyond, including those travelling to and from the North Tottenham Cultural Quarter and major events at Tottenham Hotspur Stadium.

9.45 The future delivery of Crossrail 2 has the potential to support transformational change within the District Centre. Given uncertainty around its delivery, meanwhile and temporary uses will play an important role in maintaining activity, vitality and investment within the centre while safeguarding opportunities for longer-term development.

9.46 This strategy will be implemented through adherence to Policy SSN1-2, the site allocations outlined below, and the following initiatives.

- Pursuing a joined-up approach to the enhancement of Seven Sisters District Centre, so that it looks and functions more like a coherent, traditional town centre and relates positively to its surrounding context on both sides of the High Road.
- Delivering a new vision for Wards Corner, which celebrates the rich heritage of the site. This will require working with residents, businesses and partners to bring forward a permanent market with the community at heart.
- Delivering a better visitor experience with Seven Sisters Station a key arrival point into Tottenham. This includes improving the public realm, providing wayfinding, and enhancing the visitor offer such as cafes, restaurants, bars and music venues.
- Safeguarding Crossrail 2 land while encouraging meanwhile and temporary activities that positively activate the town centre.
- Supporting a wider range of town centre uses in accordance with Policy SSN1.
- Conserving, enhancing and celebrating the historic environment and the unique character of the West Green Road shops through:
    - Targeted building and shop front/signage improvements consistent with the enhancement of the character, heritage and townscape attributes of the area alongside new development.

  - Ensuring proposals respond positively to the wider setting of the Tottenham High Road Historic Corridor and opportunities to consolidate and enhance views into the corridor and improve the function of this area as a gateway into the corridor.
  - Bringing heritage assets such as Wards Corner and the old Barclay's Bank into more active use.

- Pursuing a co-ordinated approach to the creation of a high-quality public realm. Proposals and placemaking interventions should:
  - Complement the historic environment and celebrate the cultural diversity and history of the area.
  - Provide safe and well managed public spaces that encourage people to relax, eat, and socialise rather than just pass through.
  - Address anti-social behaviour through positive activation and stewardship of space.
  - Take opportunities to introduce greenery into the centre and minimise noise and air pollution.
  - Improve access to and community use of Brunswick Park, alongside ecological enhancements, as one of the few nearby open spaces in the area.
- Improving ease of movement to, from and within the area and the accessibility of transport infrastructure. This includes:
  - Decluttering the public realm
  - Taking opportunities to extend narrow pavements.
  - Working with Transport for London to make Seven Sisters Station step-free.
  - Providing more and better quality public cycle parking
  - Improving walking and cycling movements across busy surrounding streets: the High Road, West Green Road, Broad Lane and Seven Sisters Road.
  - Improving the relationship between different modes of transport, particularly cycling and pedestrian movements.
  - Advocating for improvements to the station entrances and the public transport experience.

Site Allocations

SS SA01: Wards Corner



Tables and Figures 5. Map of Site Allocation SS SA01 Wards Corner

Site Information	Details
Address	Wards Corner Site, High Road, London N15
Area [ha]	0.71
PTAL	6a-6b
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Partially in a Primary Shopping Area Partially in a Conservation Area Archaeological Priority Area (APA) - Tier 2 Locally Listed Buildings Partially in Risk of Surface Water Flooding Area - Medium
Relevant permissions	HGY/2023/0075 (temporary outdoor food and retail market)

Indicative capacities	6400sqm (gross) town centre uses 200sqm (gross) community space
Phasing	2028-2037
Ownership	Public and Private

Tables and Figures 6. SS SA01 Site Allocation Details

A. Proposal

(1) Wards Corner will be revitalised to support its role as vibrant heart of the town centre, anchored by a permanent market, community space, and affordable retail that supports independent businesses, and a diverse mix of town centre uses, in keeping with the Wards Corner Community Plan. Development will restore and celebrate the site's heritage, enhancing its role as a gateway into Tottenham and providing a focal point for the Latin community. A high-quality public realm will enable a wide range of activities, including meanwhile uses, providing welcoming and inclusive spaces locals and visitors alike.

B. Masterplanning, engagement and delivery

(1) The allocation should be brought forward in a coordinated manner. Development proposals should demonstrate how they contribute to the delivery of the wider allocation, including supporting infrastructure, public realm, movement improvements and placemaking objectives identified in this allocation.

(2) All development proposals should be in keeping with the principles of the approved Wards Corner Community Plan, or any subsequent approved update of the plan.

(3) Early engagement with Transport for London is required to optimise the contribution of the site to the adjacent public realm and connections to Seven Sisters Station. Consideration will need to be given to the safeguarding requirements and future implications of Crossrail 2.

(4) Comprehensive and collaborative engagement will be required with local community groups and businesses given the site's prominent location and high community value.

(5) Development proposals should:

(6) Be flexible and phased, accommodating both meanwhile and long-term uses, while safeguarding future infrastructure.

(7) Ensure that this site delivers a high quality and coordinated development appropriate for the location which is a key gateway into Tottenham and maximises placemaking benefits for the area.

(8) Ensure the reprovision of the existing market on site and include a temporary home for the market while the proposal is being built out.

(9) Include a meanwhile use strategy for the continued activation of the site as the heart of the town centre throughout the development process.

C. Land uses and activities

(1) Existing land uses: Retail, residential

(2) Acceptable land uses: Retail/town centre, community, cultural, office/workspace and residential uses

(3) Development proposals must deliver a permanent market comprising a range of small to medium-sized affordable retail units suitable for independent traders.

(4) Development proposals should:

i. Provide community space that supports the site's role and function as a community hub.
ii. Provide a mix of retail, cultural, community and office/workspace uses to strengthen the vitality and viability of the town centre and support local employment.
iii. Provide active ground-floor uses along the West Green Road, Tottenham High Road and Seven Sisters Road frontages to animate the street and create a vibrant public realm.
iv. Deliver meanwhile uses that activate the site and support local enterprise, including pop-ups, events, creative programming and other temporary uses.

(5) Residential uses may be provided on upper floors as part of a mixed-use redevelopment.

D. Built form, character and heritage

(1) The site is within the Seven Sisters/ Page Green Conservation Area and any development should enhance its setting and appearance. The locally listed former Wards department store should be restored and enhanced to create a strong sense of place and signal entry into the historic High Road.

(2) The strong sense of enclosure, rhythm and character along West Green Road should be conserved and enhanced.

E. Movement and public realm

(1) Development proposals must ensure a high-quality public realm is secured on all frontages and that it is designed appropriately to demarcate an important arrival point into Tottenham. The public realm should provide spaces that encourage people to dwell and socialise, facilitate easier movement and access to nearby transport infrastructure, and engage positively with nearby uses, drawing people into the Seven Sisters Market.

(2) The site is on the route of Cycle Superhighway 1, and public cycle parking should be provided as part of any scheme.

F. Environment and sustainability

(1) Development proposals should implement and/or contribute to improvements in local air quality and noise pollution and optimise the provision of green infrastructure.

(2) Engagement will be necessary with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site's high heat risk should addressed be through the provision of urban cooling measures.

SS SA02: Seven Sisters Station and Westerfield Carpark



Tables and Figures 7. Map of Site Allocation SS SA02

Site Information	Details
Address	Land and buildings west of Westerfield Road, London N15 5LD
Area [ha]	0.66
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Partially in a District Centre Creative Enterprise Zone (CEZ) Partially in Crossrail2 - Area of Surface Interest and Safeguarding Limits Partially in Ecological Corridor Partially in Flood Zone 2 Partially in Risk of Surface Water Flooding Area - Medium & High Partially in a Critical Drainage Area Partially in a Source Protection Zone (SPZ) - SPZ2 Outer

	Adjacent to Locally Listed Buildings
Relevant permissions	None
Indicative capacities	Temporary uses: 2,000 sqm town centre and employment uses
Phasing	2028-2042
Ownership	Public

Tables and Figures 8. SS SA02 Site Allocation Details

A. Proposal

(1) Pending comprehensive redevelopment, including the potential future redevelopment of the station, the site should accommodate a range of meanwhile uses that activate the site and support local enterprise, including affordable workspace, retail, food and drink, cultural and community uses, events, performance spaces and greening initiatives. These uses should establish a vibrant destination and contribute to the regeneration of the wider area.

- The site previously had permission for its temporary use for up to 7 years for the installation of modified shipping containers to provide mixed use workspace, retail, bar / food, events, performances and green spaces.

B. Masterplanning, engagement and delivery

(1) The allocation should be delivered through a coordinated approach that creates a high-quality and coherent place, reinforces its role as a gateway into Tottenham, and maximises benefits for the surrounding area.

(2) Early engagement with Transport for London and Network Rail will be required to optimise the contribution of the site to the adjacent public realm and connections to Seven Sisters Station. Consideration will need to be given to the safeguarding requirements and future implications of Crossrail 2.

C. Land uses and activities

(1) Existing land uses: Office/workspace, transport infrastructure (Seven Sisters Overground/ Underground and Westerfield Car Park), and surface level car parking

(2) Acceptable land uses: retail/town centre, office/workspace, transport infrastructure, and residential

(3) Permanent residential development should be delivered after Crossrail 2 safeguarding issues have been resolved and should occur as part of comprehensive mixed-use redevelopment of the site. Prior to this, delivery of meanwhile uses, such as temporary accommodation, could be acceptable, provided proposals comply with other policy requirements and support site activation and contribute to the allocation's vision and objectives.

(4) Development should provide active ground-floor uses, with retail/town centre uses concentrated at the northern and southern ends of Westerfield Road to support activity around the Town Centre. Office/workspace will be supported, with priority given to creative workspace.

(5) Meanwhile uses, including pop-ups, and other temporary activations, will be supported, particularly within and around the railway arches, to create a

vibrant destination, support local enterprise and activate the site ahead of comprehensive redevelopment.

D. Built form, character and heritage

(1) An active frontage onto Seven Sisters Road should be created w.

(2) Development must respond sensitively to the surrounding context, particularly the residential character of Westerfield Road and locally listed buildings on Seven Sisters Road.

(3) The site is in an area where mid-rise buildings are appropriate, when brought forward as part of comprehensive long-term redevelopment. In general, massing should be carefully articulated to reduce visual impact and maintain a human scale. Taller elements may be considered where they mark key corners or improve legibility, provided they are justified through townscape analysis.

(4) Development proposals must demonstrate high architectural quality, using materials, detailing, and colour palettes that reflect and enhance the local character. The design should support a distinct identity for the site while integrating with the wider town centre

(5) Development proposals should explore opportunities to reuse and activate the railway arches for community, cultural, or commercial uses that enhance permeability and vibrancy.

E. Movement and public realm

(1) A high-quality, inclusive, and welcoming public realm must be delivered as part of the site's development.

(2) Landscaping, lighting, and layout should promote safety, permeability, and community interaction.

(3) Where appropriate to the location and scale of development, proposals should contribute to addressing overcrowding at Seven Sisters Station and improving inclusive access, including step-free access. Development should also seek to deliver enhanced access to Seven Sisters station and across the railway line where feasible and deliverable.

(4) A transport assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, with consideration given to inclusive access to the District Centre.

Part of the site is located over the path of the Victoria Underground Line.

F. Environment and sustainability

(1) Existing mature trees should be retained and integrated into the design.

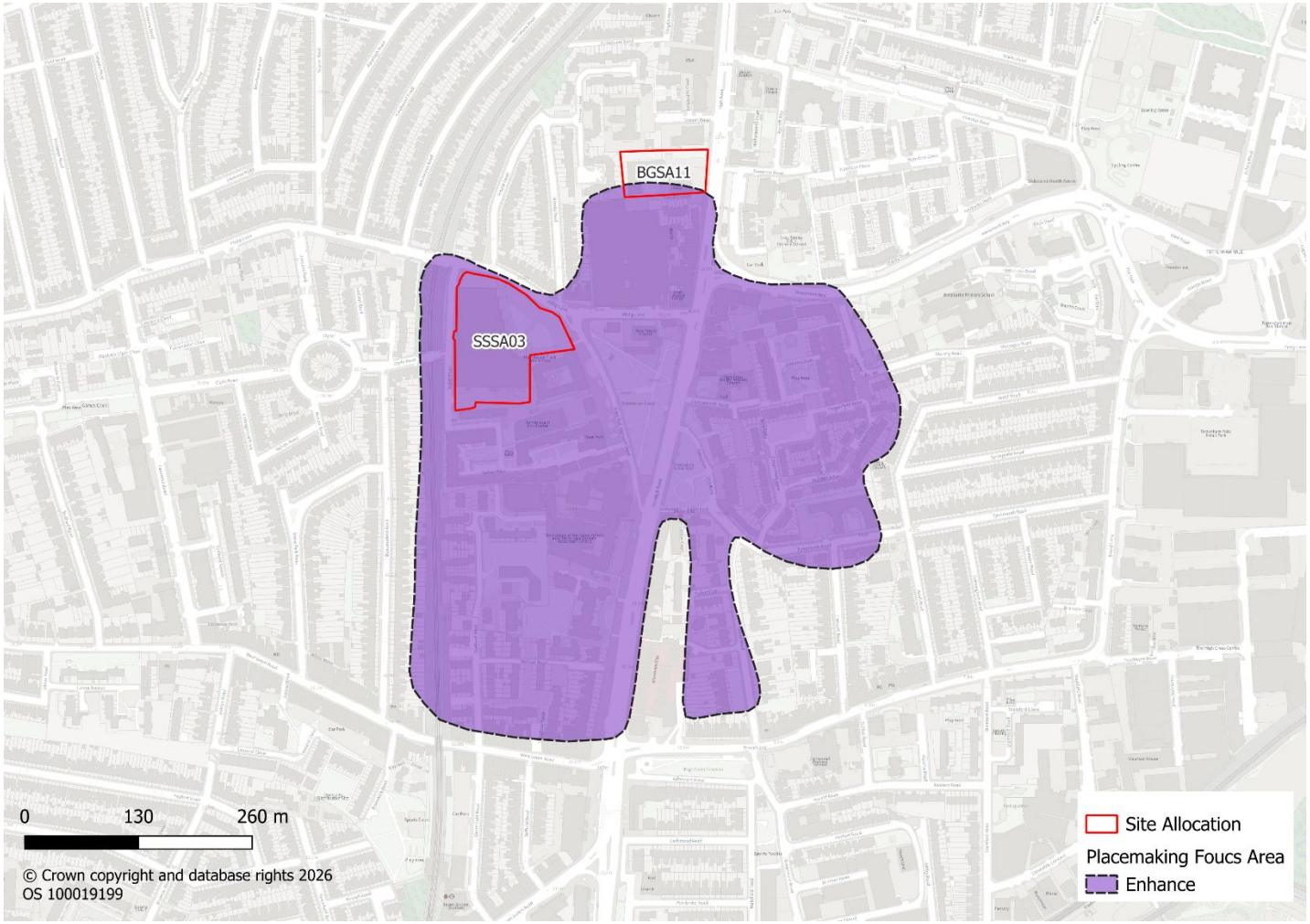
(2) Development proposals should pursue opportunities to create green corridors that link with existing open spaces, including Brunswick Park and the railway embankments, to support ecological connectivity.

(3) Engagement is required with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site's high heat risk should be address through the provision of urban cooling measures.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS PFA2: Tottenham Green



Tables and Figures 9. Map of Placemaking Focus Area SS PFA2

Strategy

9.48 Tottenham Green will be enhanced as a cohesive and vibrant Cultural Quarter, rooted in its identity as the civic heart of Tottenham. The area's cultural strengths, including its grand historic buildings, educational institutions, community and leisure facilities, and creative industries will be brought together through coordinated placemaking. A renewed focus on collaboration between cultural institutions and the Council will help unlock the full potential of the area, creating a dynamic and inclusive destination that reflects the diversity and creativity of Tottenham's communities.

9.49 Public realm improvements will play a central role in connecting its assets, enhancing accessibility, enabling and encouraging more cultural activities, and complementing the indoor cultural activities. Tottenham Green itself will be activated with a wider range of cultural and community activities, including more markets, festivals, and youth programming, creating a safer environment and reinforcing its role as the historic and social centre of the area. Heritage buildings will be restored and celebrated, and underused sites reimagined to support creative workspaces and community uses. Together, these interventions will create a welcoming, well-connected, and culturally rich environment that strengthens local identity, creative innovation and supports long-term social and economic vitality.

9.50 This strategy will be implemented through adherence to Policies SSN1 and SSN2, the site allocation outlined below, and the following initiatives.

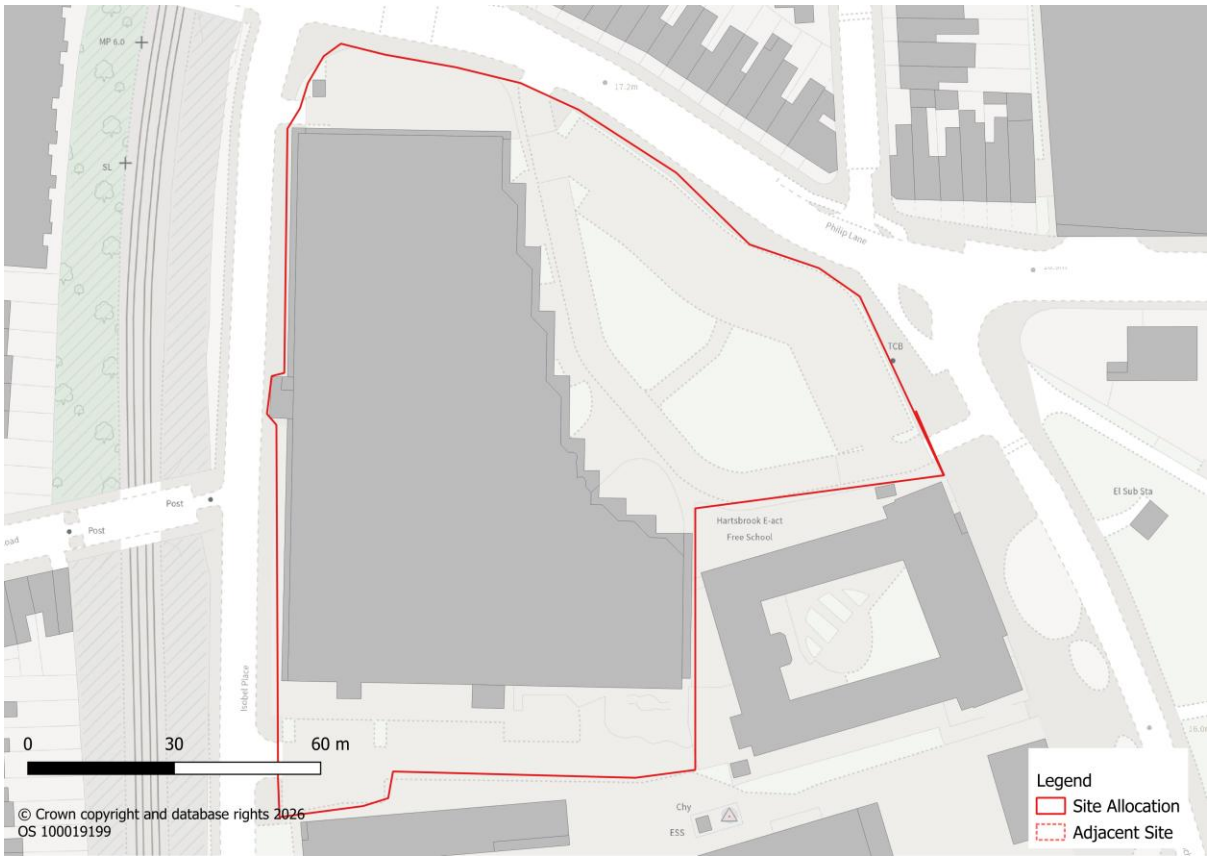
- Supporting the Tottenham Green Cultural Quarter as the civic heart of Tottenham, and to provide a wide-ranging offer including the Tottenham Green Market area, restaurants, cafes, workspaces, community and cultural consumption venues that complement the historic and civic function of the Green.
- Developing the area as a hub of innovation and enterprise, leveraging the presence of several educational institutions, including the Capital City College (Tottenham Centre) and the successful SME community around the Tottenham Green Enterprise Centre.
- Bringing the old Tottenham Green nursery back into use as creative workspace.
- Improving building frontages, including shopfronts, along the eastern side of the High Road and northern side of Philip Lane.
- Expanding the range of activities provided for on the Green, including more events, markets and infrastructure for children and young people.
- Conserving, enhancing and celebrating the area's heritage assets and their setting. This includes:

  - Redevelopment or retrofit of underused sites that are negative contributors to the special character of the conservation area and its wider setting.
  - Improving public access to and appreciation of buildings, in line with their historical civic function.

- Taking a cohesive and co-ordinated approach to public realm and landscape design, particularly along and behind Town Hall Approach. This should provide a suitable setting for the frontage of listed buildings, and a series of activated and connected public spaces.
- Enhancing pedestrian and cyclist access to Tottenham Green, including safer links between both sides of the Green, improved connections to Clyde Circus and additional public cycle parking infrastructure.
- Enhancing the prominence of the Bernie Grant Arts Centre.
- Taking a strategic approach to wayfinding and place marketing of the area.
- Implementing additional designing out crime measures to address issues around safety and perceptions of safety in the area.
- Consolidating and enhancing views into the High Road and strengthening the sense of character and place:
  - The view along Town Hall Approach Road and from the Green towards the listed buildings
  - The view along the High Road looking towards the High Cross monument.
  - Threshold views at the junction with main Roads such as Philip Lane and Monument Way.
- Taking a strategic approach to the lighting of buildings and public spaces to improve safety, celebrate and enhance the prominence of heritage assets and curate a cohesive night-time aesthetic for the Cultural Quarter

Site Allocations

SS SA03: Tottenham Green Leisure Centre & Marcus Garvey Library



Tables and Figures 10. Map of Site Allocation SS SA03

Site Information	Details
Address	1 Philip Lane, N15 4JA
Area [ha]	1.41
PTAL	5-6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Cultural Quarter Adjacent to a Conservation Area Partially in an Archaeological Priority Area (APA) - Tier 2 Source Protection Zone (SPZ) - SPZ2 Outer
Relevant permissions	None
Indicative capacities	Enhanced leisure and community/library facilities Over 50 homes
Phasing	2033-2042

Ownership	Public

Tables and Figures 11. SS SA03 Site Allocation Details

A. Proposal

(1) The Tottenham Green Leisure Centre and Marcus Garvey Library are highly valued community assets, servicing the needs of the local community, and comprising a key part of the Tottenham Green Cultural Quarter. The Council will maintain and enhance the facilities and services provided on the site to meet current and future local needs.

(2) There are a range of options to enhance provision on the site, including retrofit, refurbishment and infill (building on surface area car parks).

(3) Any future proposals must be informed by community need, maintain or enhance community and leisure provision, contribute positively to the Cultural Quarter, and be developed through extensive engagement with local communities and stakeholders.

(4) Development proposals must provide continued library and leisure services throughout any transition, development or delivery period.

(5) Future development has potential to deliver a range of additional public benefits. These include: new and enhanced community, cultural, sports and recreation facilities, public realm improvements, new walking and cycling connections, an improved relationship with nearby heritage assets, new homes, a stronger contribution to the wider Cultural Quarter, creation of a higher-quality and more prominent and inclusive community hub that better meets the needs of existing and future residents.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should:

(3) Set out a long-term vision for the site as a focus for leisure, sport and recreation, community and cultural activity, demonstrating how the preferred approach will secure the continued provision and enhancement of these uses and deliver conservation and landscape-led development that responds positively to the site's location within the Tottenham Green Cultural Quarter and its role as a community hub.

(4) Demonstrate how leisure, sport and recreation, community and cultural facilities will be protected, enhanced, modernised or re-provided to an equivalent or improved standard, including arrangements to maintain continuity of provision during any phased works.

(5) Provide for a legible, welcoming and interconnected public realm network that supports gathering, community and cultural events, informal recreation and

opportunities for social integration that complement indoor community, cultural and recreation activities and reinforces the area's role as a Cultural Quarter and community hub.

(6) Deliver a landscape-led approach that provides a significant net increase in green infrastructure, strengthens connections to Tottenham Green and the wider green infrastructure network, and enhances the setting of heritage assets.

(7) Demonstrate how any residential or other complementary uses support the delivery, viability and enhancement of leisure, recreation, community and cultural infrastructure, and contribute to a vibrant and active civic destination.

(8) Development proposals must be supported by a comprehensive and meaningful programme of engagement with local communities and stakeholders. Engagement should accord with the Council's Placemaking Approach and the principles of the Haringey Deal and demonstrate how feedback has informed the design and delivery of development.

C. Land uses and activities

(1) Existing land uses: sport and recreation (including Tottenham Green Leisure Centre), community (including the Marcus Garvey Library), culture, office/workspace and surface level car parking

(2) Acceptable land uses: sport and recreation, community, culture, office/workspace and residential uses

(3) Development proposals must retain or re-provide existing community, cultural, and sport and recreation uses in accordance with Policy S2.

(4) Community, sport, recreation and cultural uses should be arranged to activate the public realm and, where appropriate, increase their visibility and prominence, fostering social integration and reinforcing the area's role as a Cultural Quarter and community hub.

(5) Residential uses will be acceptable where they support the delivery of new and enhanced social infrastructure and contribute to meeting housing needs.

(6) Ancillary cultural and community-focused uses, such as a community café, may be supported where they support social integration and reinforce the site's role as a community hub.

D. Built form, character and heritage

(1) Development proposals should:

(2) Respect and enhance the setting of the adjacent conservation areas and nearby statutory listed buildings, particularly the adjacent Ambitious College

(former Tottenham County School), ensuring new development responds positively to local heritage assets.

(3) Reinforce and extend the established building line along Tottenham Green to create a coherent and dignified street frontage. This may be achieved through redevelopment or infill development on the car park.

(4) Promote high-quality architecture that reflects the civic and historic importance of the site and its context and contributes positively to the townscape.

(5) Ensure scale and massing are sensitive to surrounding heritage and residential context, with opportunities for landmark elements that aid legibility and placemaking, particularly along Philip Lane

(6) Respect historic views and townscape features, ensuring new development responds to the area's architectural rhythm, materials, and detailing.

(7) Building heights should be in keeping with the civic buildings along Town Hall Approach Road, with care taken not to detract or dominate.

(8) There are opportunities to redevelop the existing car park in part of whole, subject to a transport assessment and appropriate mitigations. This should improve the street frontage and reinforce the established building line to the south, contributing to a more active and welcoming edge to Tottenham Green.

E. Movement and public realm

(1) Development should enhance connectivity by creating new pedestrian and cycle routes through the site, linking Tottenham Green to Clyde Circus, and providing more connectivity to and behind Town Hall Approach, connecting Tottenham Leisure Centre to the Bernie Grant Arts Centre, Tottenham Enterprise Centre, and Isobel Place.

(2) Any redevelopment on the car park must mitigate impacts on inclusive access to community and sport and recreation services.

(3) Development should deliver a series of high-quality public spaces along the street frontage and within the site, supporting informal gathering, cultural activity, and improved permeability.

(4) Development proposals should prioritise active travel through improved infrastructure, including cycle parking, widened pavements, and legible wayfinding.

(5) Active frontages should be provided along key pedestrian routes, particularly Town Hall Approach Road, Philip Lane, Clyde Road, and key internal routes,

ensuring buildings overlook these spaces to enhance natural surveillance, encourage street-level activity, and improve perceptions of safety.

F. Environment and sustainability

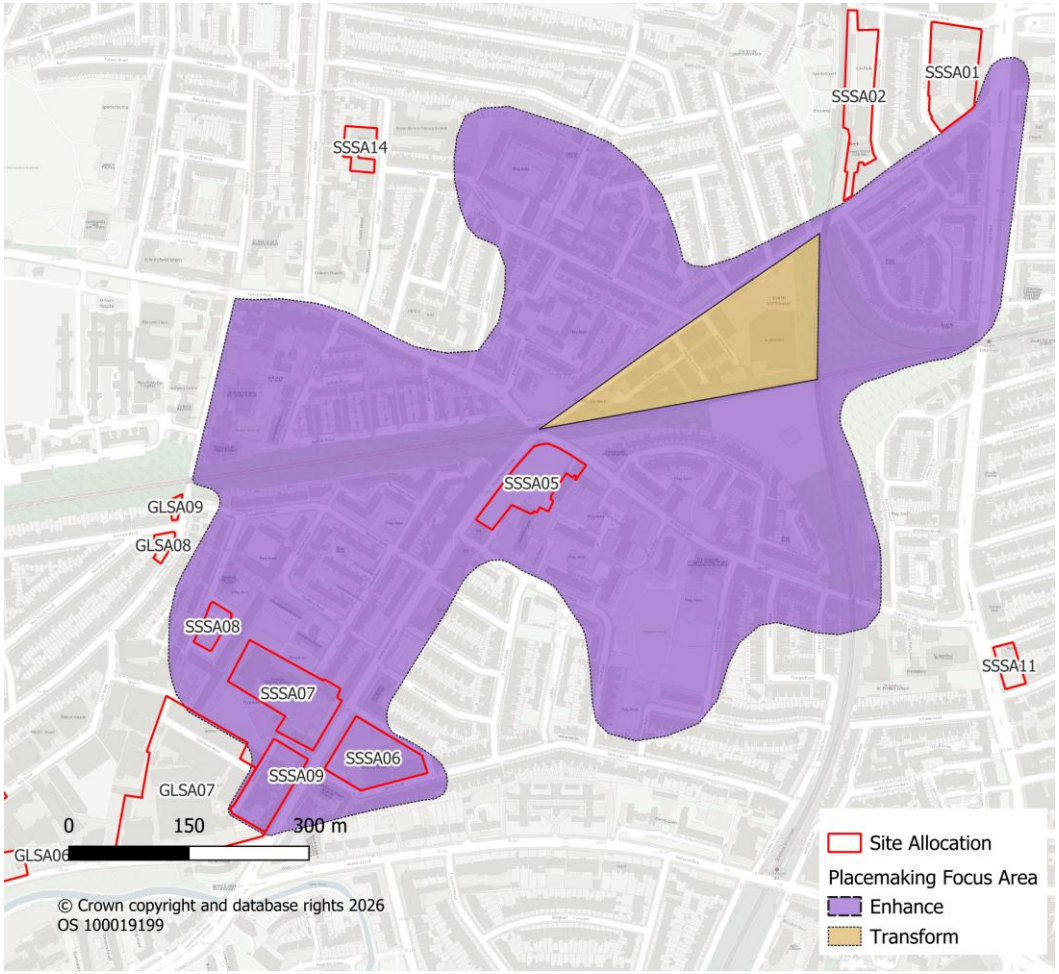
(1) A comprehensive network of green infrastructure should be delivered that provides a net increase in green space, enhances biodiversity, and connects the ecological corridor along the railway line with Tottenham Green.

(2) The existing line of mature trees along Town Hall Approach and Philip Lane should be retained and protected, recognising their contribution to the site's landscape character, biodiversity, urban cooling and the setting of the conservation area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(4) It should be demonstrated that adequate water infrastructure capacity is available to support any development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

SS PFA3: Seven Sisters and St Ann's Corridors



Tables and Figures 12. Map of Placemaking Focus Area SS PFA3

Strategy

9.51 The Seven Sisters and St Ann's Corridors will be enhanced and transformed into a more intensive, active and connected mixed-use urban environment. Development will deliver a diverse mix of homes, community facilities, creative workspace and employment uses within a more intensive, active and connected mixed-use corridor, strengthening the area's role as a place for enterprise, cultural production and community life.The area's role as a hub for creative industries, enterprise and cultural production will be strengthened, building on the established cluster at Gourley Triangle, its proximity to the Harringay Warehouse Living District, and its location within the Tottenham Creative Enterprise Zone.

9.52 Comprehensive redevelopment at Gourley Triangle, together with development on site allocations and other suitable sites across the wider area, will create a more integrated and vibrant place. Investment in public realm, green infrastructure and connectivity will help better connect neighbourhoods, destinations and community assets, supported by a higher quality, more accessible and better connected network of social infrastructure.

9.53 A place-based approach will be taken to the delivery, enhancement and renewal of social infrastructure, improving access to community facilities and supporting opportunities associated with the former Tiverton Primary School and former Stamford Hill Primary School sites to deliver new and improved social infrastructure and, where appropriate, new homes.

9.54 The green character and environmental quality of the Seven Sisters and St Ann's Corridors will be enhanced by retaining and strengthening their role as tree-lined urban boulevards, taking opportunities to improve access to green spaces, deliver new and enhanced publicly accessible open spaces, and increase urban greening throughout the area.

9.55 Development and investment will reduce severance and create a safer, more legible and better connected urban environment by addressing confusing layouts and blocked routes, improving walking, wheeling and cycling infrastructure, delivering safer crossings, and supporting new and enhanced cycle connections.

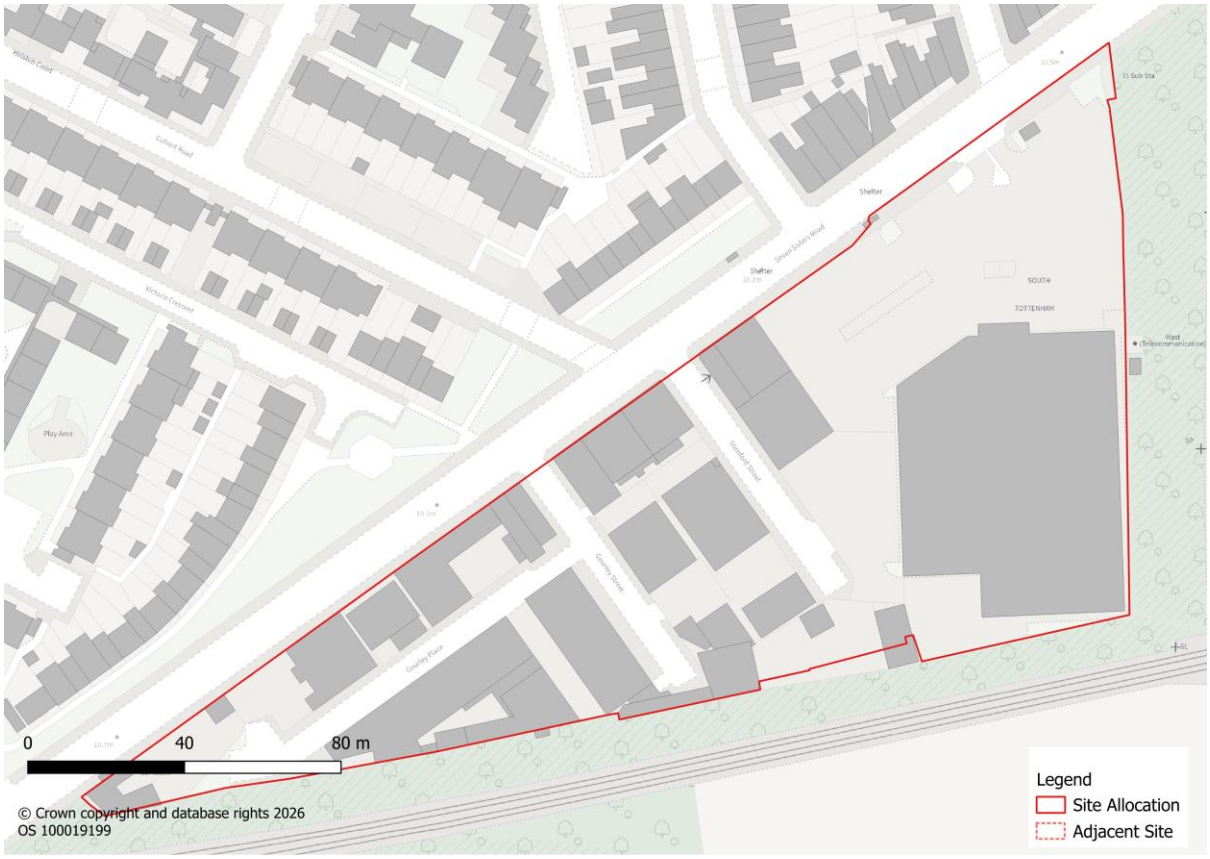
9.56 This strategy will be implemented through adherence to Policy SSN1, the site allocation outlined below, and the following initiatives.

- Improving connections between the Seven Sisters and St Ann's Corridors, the Harringay Warehouse Living District, surrounding neighbourhoods and key destinations.
- Providing a new publicly accessible open space at Gourley Triangle to address local deficiencies in access to open space and support a growing residential population.

- Creating a network of attractive, safe and well-used public spaces, ensuring new and redeveloped buildings positively address streets and open spaces and contribute to active frontages and natural surveillance.
- Improving the quality, use and accessibility of amenity spaces within and around housing estates, supporting community activities, recreation and perceptions of safety.
- Strengthening the legibility, identity and sense of place of the area through enhanced wayfinding, street patterns, landmark buildings and key views.
- Protecting, revealing and enhancing important local landmarks, including the Triangle Centre, the Snail Mural and the locally listed Stamford Hill Telephone Exchange.
- The enhancement and expansion of ecological areas, ecological corridors and other green infrastructure assets.
- Safer crossings and improved walking, wheeling and cycling connectivity, including advocating for and working with Transport for London to deliver improvements at the Seven Sisters Road/St Ann's Road junction and supporting the delivery of new and enhanced cycle infrastructure along Seven Sisters Road.
- Investment in local play, recreation and youth facilities.
- The provision of flexible and affordable creative workspace typologies that support creative industries, cultural production, start-ups and social enterprises.

Site Allocations

SS SA04: Gourley Triangle



Tables and Figures 13. Map of Site Allocation SS SA04

Site Information	Details
Address	Land South of Seven Sisters Road extending west of the Mainline Railway and East to the junction of Seven Sisters Road and St. Ann's Road
Area [ha]	2.02
PTAL	4-6a
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Potentially Suitable for Tall Buildings Adjacent to an Ecological Corridor Adjacent to a Site of Importance for Nature Conservation (SINC) - Grade 2 Risk of Surface Water Flooding – Medium & High Partially in a Flood Zone 2 and 3 Critical Drainage Area Proximity to a Statutory Main River

	Source Protection Zone (SPZ) - SPZ2 Outer
Relevant permissions	N/A
Indicative capacities	700 homes (net) 8,000-12,000sqm floorspace
Phasing	2033-2042
Ownership	Public and Private

Tables and Figures 14. SS SA04 Site Allocation Details

A. Proposal

(1) The site presents a significant opportunity for a coordinated approach to retrofit and redevelopment that supports the continued growth of the creative industry cluster within the Tottenham Creative Enterprise Zone, whilst delivering a substantial number of new homes in an accessible location close to Seven Sisters Station.

(2) It will become a vibrant new residential neighbourhood that integrates living, working, and cultural activity. A new public open space will be created to address local deficiencies and support community wellbeing. The development will establish a distinctive sense of place, rooted in creativity, inclusion, and high-quality design.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework, prepared in accordance with Policy D8 .

(2) The Spatial Framework should:

(3) Cover the entire site, ensuring development is brought forward comprehensively to maximise the placemaking opportunity.

(4) Set out how development, infrastructure and open space provision will be secured and delivered in a phased and flexible manner across land parcels, including those under separate ownership. The strategy should identify the infrastructure required to support each phase of development and the proportionate contribution expected from each land parcel.

(5) Set out how infrastructure needs including open space requirements will be secured and delivered in a phased, with proportionate contributions from the development of each land parcel.

(6) Include a Meanwhile Use Strategy to maintain site activation during phased delivery. The strategy should identify opportunities for temporary uses that support local enterprise, cultural and community activity, and allow future uses to be tested ahead of permanent development.

(7) There should be early engagement with Network Rail and Transport for London to address impacts on adjacent rail infrastructure, and the opportunity to create a cycle lane along Seven Sisters Road.

(8) Given the scale of development, a robust engagement strategy must be demonstrated, including with residents, businesses, and underrepresented groups.

(9) Masterplans must be supported by a Meanwhile Uses Strategy and Implementation Plan.

(10) The Council will, where appropriate, support land assembly, including the use of Compulsory Purchase Orders, to facilitate delivery of the allocation in accordance with the approved Spatial Framework and masterplans.

C. Land uses and activi**ties**

(1) Existing land uses: Industrial (general and light industrial), retail and residential

(2) Acceptable land uses: Industrial (light industrial), office/workspace and residential

(3) Development proposals should:

i. Ensure that residential uses are appropriately designed and located alongside existing and proposed employment uses, having regard to the Agent of Change principle.
ii. Deliver no net loss of employment floorspace. A reduction in employment floorspace will only be supported where it is robustly demonstrated that this would result in an increase in employment capacity, job creation and economic activity.
iii. Support the continued local presence of existing creative businesses by working with occupiers and relevant partners to identify suitable reprovision opportunities within the allocation or, where appropriate, at an alternative location in the local area.
iv. Contribute to the creation of a thriving creative ecosystem within the Tottenham Creative Enterprise Zone by providing shared facilities and amenities that support collaboration, business growth and day-to-day operations, such as meeting spaces, cycle parking, cafés and other complementary uses.
v. Optimise the provision of creative workspace, within the creative industries cluster, including affordable workspace, particularly for existing businesses, local start-ups, and sectors such as fashion, design and making.
vi. Provide mix of flexible workspace unit sizes to support a range of creative, cultural, light industrial and knowledge economy businesses. Workspace should be designed to accommodate a diverse range of occupiers, including those requiring higher floor loadings, enhanced ventilation and adaptable layouts.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study, and the following principles:

i. Tall buildings should be located towards the south and east of the site, adjacent to the railway embankments, with building heights stepping down towards Seven

Sisters Road to respect the scale of existing development and mature trees along the frontage.

(2) Development should seek to retain the characterful industrial buildings along Seven Sisters Road. The design of the site should reflect its industrial heritage and creative identity, using robust materials, and incorporating vertical extensions to retained buildings where appropriate.

(3) Development should create a varied and legible townscape, with active frontages, articulated massing, and a strong relationship between buildings and public realm.

E. Movement and public realm

(1) A new, legible, and pedestrian-focused internal street network must be delivered across the site. This network should prioritise walking, wheeling and cycling while also accommodating the loading, servicing, and yard access needs of employment uses—particularly those in the creative industries.

(2) A new small local park must be incorporated into the scheme to address local deficiencies in access to open space. This space should be publicly accessible, well-landscaped, and integrated with the wider public realm strategy.

(3) Development proposals should take opportunities to widen the footpath along Seven Sisters Road, which is currently too narrow to accommodate safe and comfortable pedestrian movement.

(4) Early engagement with Transport for London is required to deliver strategic improvements to the cycle network along Seven Sisters Road, ensuring safe and continuous cycling infrastructure that connects with the wider network.

F. Environment and sustainability

(1) Development should protect and enhance the adjacent Site of Importance for Nature Conservation (SINC) and ecological corridor along the railway corridor

(2) Development should integrate nature into the wider site and provide greening along Seven Sisters Road.

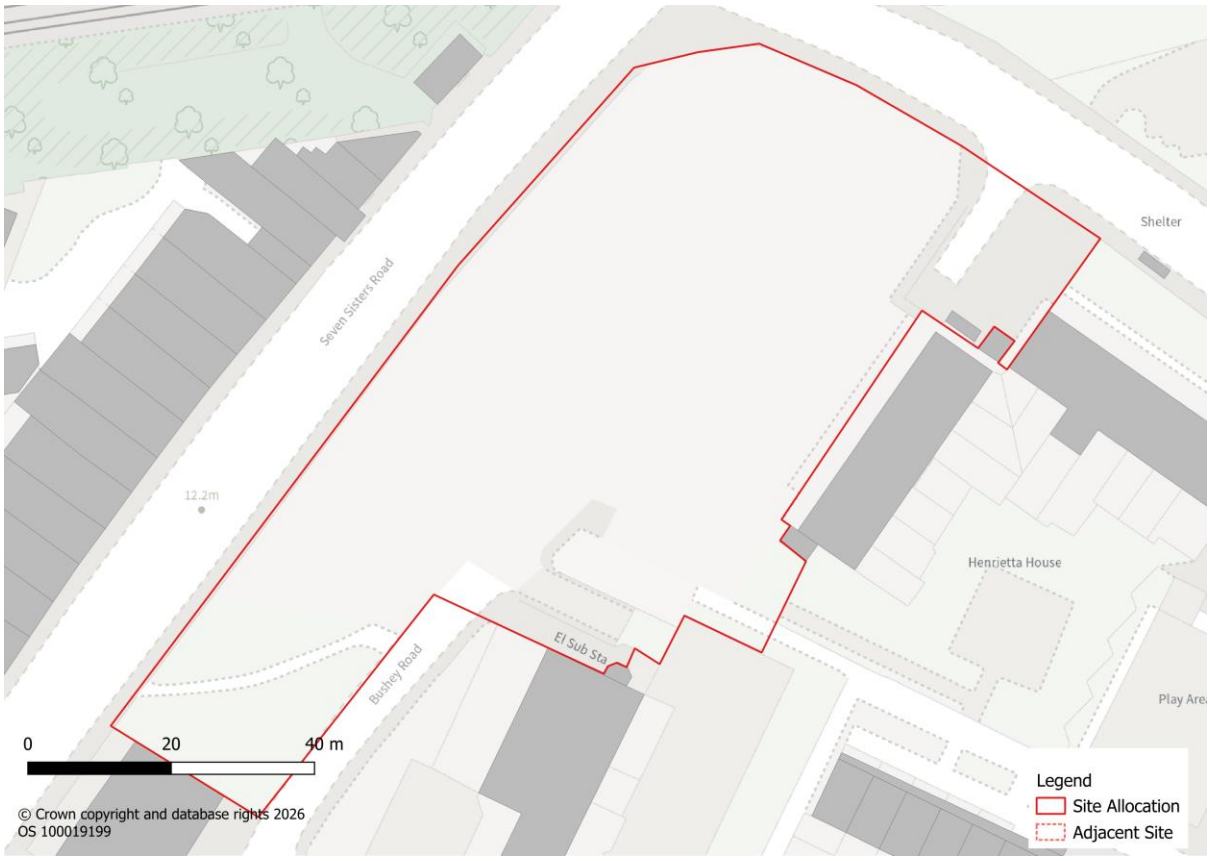
(3) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(5) The adjacent Main River should be safeguarded and development must not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

SS SA05: Frederick Messer House



Tables and Figures 15. Map of Site Allocation SS SA05

Site Information	Details
Address	Land adjacent to (south of) the junction of Seven Sisters Road and St Ann's Road, London N15
Area [ha]	0.63
PTAL	4–5
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent to Site of Nature Conservation Adjacent to Locally Listed Building Partially in Flood Zone 2 and 3 Partially in Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	HGY/2024/3315
Indicative capacities	66 Homes
Phasing	2028-2032
Ownership	Public

Tables and Figures 16. SS SA05 Site Allocation Details

A. Proposal

(1) Infill residential development on amenity land delivering new homes, enhanced public realm, and a more enclosed and active street frontage along Seven Sisters Road and St Ann's Road in accordance with extant planning permission.

B. Masterplanning, engagement and delivery

(1) Development should be brought forward in a comprehensive and coordinated manner and contribute to improved permeability, amenity, and safety in accordance with the extant planning permission.

C. Land uses and activities

(1) Existing land uses: Housing estate amenity land

(2) Acceptable land uses: Residential

D. Built form, character and heritage

(1) Development proposals should improve the urban grain and street frontage along Seven Sisters Road and St Ann's Road.

(2) Development should respond positively to the surrounding context, including the locally listed Woodberry Tavern and the varied scale of nearby buildings.

(3) Mid-rise buildings are appropriate where justified through a design-led approach.

E. Movement and public realm

(1) A new east–west pedestrian link must be delivered through the site, connecting Seven Sisters Road to the estate and improving access to Paignton Road Open Space.

(2) Public realm improvements should include tree planting, seating, doorstep play, and defensible space for ground floor homes.

(3) Development proposals should deliver improvements to play areas and other open spaces within the Sir Frederick Messer Estate informed by discussions with estate residents.

F. Environment and sustainability

(1) Development proposals should retain and enhance the existing mature trees along Seven Sisters and St Ann's Roads as well as improve existing access and quality of landscaping within the estate.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS SA06: Former Stamford Hill Primary School



Tables and Figures 17. Map of Site Allocation SS SA06

Site Information	Details
Address	Berkeley Rd, London N15 6HD
Area [ha]	0.67
PTAL	3
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Adjacent to Locally Listed Building Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SP2 Outer Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	Over 50 homes (net)
Phasing	N/A
Ownership	Public

Tables and Figures 18. SS SA06 Site Allocation Details

A. Proposal

(1) In February 2020, the Council approved a proposal to amalgamate Stamford Hill Primary School with Tiverton Primary School, resulting in the closure of Stamford Primary School from August 2020.

(2) The Council will seek to bring the vacant property back into active use to secure placemaking benefits.

(3) The Council's priority is for the retention of social infrastructure uses on the site, in accordance with local needs, alongside the provision of new affordable homes. Changes of use on the site will require the written consent of the Secretary of State for Education.

B. Masterplanning, engagement and delivery

(1) Development proposals involving comprehensive redevelopment should be supported by a masterplan, prepared in accordance with Policy D8. Indicative capacities are based on an infill approach to housing delivery.

C. Land uses and activities

(1) Existing land uses: previous education use (former Stamford Hill Primary School)

(2) Acceptable uses: education, community, office/workspace and residential uses

(3) Development proposals should seek to provide alternative community uses, in accordance with Policy S2.

(4) The loss of any play space or informal recreation space to facilitate residential development will only be supported where appropriate mitigation is provided to address local needs. This should include improvements to Tewkesbury Open Space.

(5) Appropriate meanwhile uses, including temporary accommodation, will be supported to address local needs.

(6) Employment floorspace on the ground floor will be supported with creative workspace prioritised to complement the creative clusters at Gourley Triangle and the Warehouse Living District.

D. Built form, character and heritage

(1) An active frontage should be provided along Seven Sisters Road.

(2) The Victorian/Edwardian former school buildings make a positive contribution to the character of the area. A retrofit-first approach should be taken with

retention of existing buildings prioritised and sensitively integrated into the wider development where feasible and where this contributes to the optimisation of the site through a design-led approach.

(3) New development should complement the architectural character of retained buildings and the surrounding townscape.

(4) Building heights generally in the range of 3-6 storeys may be appropriate along Seven Sisters Road, subject to detailed townscape, heritage and design considerations.

(5) The setting of the locally listed Woodberry Down Baptist Church should be respected and enhanced, with building heights stepping down towards the south of the site.

E. Movement and public realm

(1) High-quality public realm should be delivered with opportunities explored to provide a new public space within the site.

F. Environment and sustainability

(1) Development proposals should maximise the retention and protection of existing trees in accordance with Policy G6. Particular regard should be given to the mature trees along Seven Sisters Road, which contribute positively to the character of the area.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS SA07: Tiverton Primary School



Tables and Figures 19. Map of Site Allocation SS SA07

Site Information	Details
Address	Pulford Rd, N15 6SP
Area [ha]	0.94
PTAL	2-3
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area Adjacent to Designated Open Space
Relevant permissions	N/A
Indicative capacities	Over 50 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 20. SS SA07 Tiverton Primary School

A. Proposal

(1) In April 2025, the Council took the decision to close Tiverton Primary School from 31 August 2025, with displaced pupils transferring to other local schools.

(2) The Council will seek to bring the vacant property back into active use to secure placemaking benefits.

(3) The Council's priority is for the retention of social infrastructure uses on the site, in accordance with local needs, alongside the provision of new affordable homes. Changes of use on the site will require the written consent of the Secretary of State for Education.

B. Masterplanning, engagement and delivery

(1) Development proposals involving comprehensive redevelopment should be supported by a masterplan prepared in accordance with Policy D8 . Indicative capacities are based on an infill approach to housing delivery.

(2) The allocation includes a London Underground Vent shaft. London Underground must be consultant as part of any development to ensure that operational requirements are safeguarded.

Land uses and activities

(3) Existing land uses: previous education uses (former Tiverton Primary School)

(4) Acceptable uses: education, community and residential uses

(5) Development proposals should seek to provide alternative community uses, in accordance with Policy S2.

(6) The loss of any play space or informal recreation space to facilitate residential development will only be supported where appropriate mitigation is provided to address local needs. This should include improvements to Tewkesbury Open Space.

Built form, character and heritage

(7) An active frontage should be provided along Seven Sisters Road, where possible, avoiding harm to existing trees and providing appropriate mitigation where impacts cannot be avoided.

(8) The siting, design and layout of new homes should respond appropriately to any retained or replacement social infrastructure uses within the site, including by minimising overlooking and other potential amenity impacts.

Movement and public realm

(1) Development should deliver a more cohesive, legible and connected public realm and active travel network. Opportunities should be taken to improve walking and cycling access to Tewkesbury Open Space and strengthen connections between surrounding residential neighbourhoods, the Harringay Warehouse Living District and Seven Sisters Road.

Environmental and sustainability

(2) Development proposals should maximise the retention and protection of existing trees in accordance with Policy G6. Particular regard should be given to the mature trees along Seven Sisters Road, which contribute positively to the character of the area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS SA08: Land in front of 2-24 Tiverton Road



Tables and Figures 21. Map of Site Allocation SS SA08

Site Information	Details
Address	2-24, Tiverton Road, N15 6RS
Area [ha]	0.15
PTAL	2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	HGY/2025/3156
Indicative capacities	17 Homes
Phasing	2028-2032
Ownership	Public

Tables and Figures 22. SS SA08 Site Allocation Details

Proposal

(1) Infill development of underutilised amenity and car parking land to deliver new homes, better activate the street and support an enhanced public realm and landscape.

Masterplanning, engagement and delivery

(2) A masterplan is not required for this site.

(3) Development should be brought forward in a comprehensive and coordinated manner, with reference to any future estate-wide masterplanning for the Tiverton Estate.

(4) Development proposals should demonstrate how the scheme integrates with the wider estate, does not impede realistic opportunities for more comprehensive development that could secure greater placemaking benefits, and contributes to improved permeability, amenity, and safety.

Land uses and activities

(5) Existing land uses: housing estate amenity land and surface level car parking

(6) Acceptable land uses: Residential uses

Built form, character and heritage

(7) Building heights of 3 to 4 storeys are appropriate.

(8) Development should respect the surrounding 4–5 storey residential context and maintain appropriate separation distances to neighbouring buildings.

(9) Development should provide active frontages, particularly to Tiverton Road and new or enhanced public realm/ shared spaces.

C. Movement and public realm

(1) Improve pedestrian connections to adjacent green spaces and local amenities, including the Tewkesbury Open Space and the local shops on Moreton Close.

(2) Development must provide enhanced and usable public realm that is well integrated with the wider public realm network and feels open to the wider public, particularly the wider estate.

(3) There is an opportunity to reduce traffic on the internal streets to the north, south and west of the site, creating shared spaces that can act as an extension to the usable and enhanced public realm provided on the site.

(4) A Transport Assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access

D. Environment and sustainability

(1) Existing trees should be retained wherever possible, with any losses mitigated through replacement in the nearby public realm.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS SA09: Seven Sisters and Tewkesbury Road



Tables and Figures 23. Map of Site Allocation SS SA09

Site Information	Details
Address	341-379 Seven Sisters Road, 6-46 Tewkesbury Rd, N4
Area [ha]	0.54
PTAL	3-5
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in Creative Industries Cluster (CIC) Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area Adjacent to Locally Listed Building
Relevant permissions	None
Indicative capacities	60 homes (net) 490sqm employment (net)
Phasing	2033-2042
Ownership	Public

Tables and Figures 24. SS SA09 Site Allocation Details

A. Proposal

(1) Redevelopment of existing buildings to deliver new high-quality homes and commercial floorspace and create a higher quality streetscape on Tewkesbury Road that complements the adjacent Harringay Warehouse Living District.

B. Masterplanning, engagement and delivery

(1) A masterplan is required in accordance with policy D8 to support comprehensive and coordinated development, ensure new and existing uses are complementary and that servicing, access and public realm and appropriately considered and addressed.

C. Land uses and activities

(1) Existing land uses: Residential, retail and office/workspace

(2) Acceptable land uses: Residential, retail and office/workspace

(3) There should be no net loss of employment space. A reduction in employment floorspace will only be supported where it is robustly demonstrated that this would result in an increase in employment capacity, job creation and economic activity.

(4) Retail and office/workspace uses should be provided at ground floor. Where workspace is provided, priority should be given to creative workspace to complement the adjacent creative industries cluster in the Harringay Warehouse Living District.

D. Built form, character and heritage

(1) The terrace fronting Seven Sisters Road should be retained and improved.

(2) Buildings will continue to present active frontages onto Seven Sisters Road but servicing should be accessed from Overbury and Tewkesbury Rds.

E. Movement and public realm

(1) Improved east-west access should be delivered from Seven Sisters Road to Overbury and Tewkesbury Roads for pedestrians and cyclists

(2) Public realm should be substantially enhanced along Tewksbury Road with a coordinates strategy put in place for parking, servicing and waste management

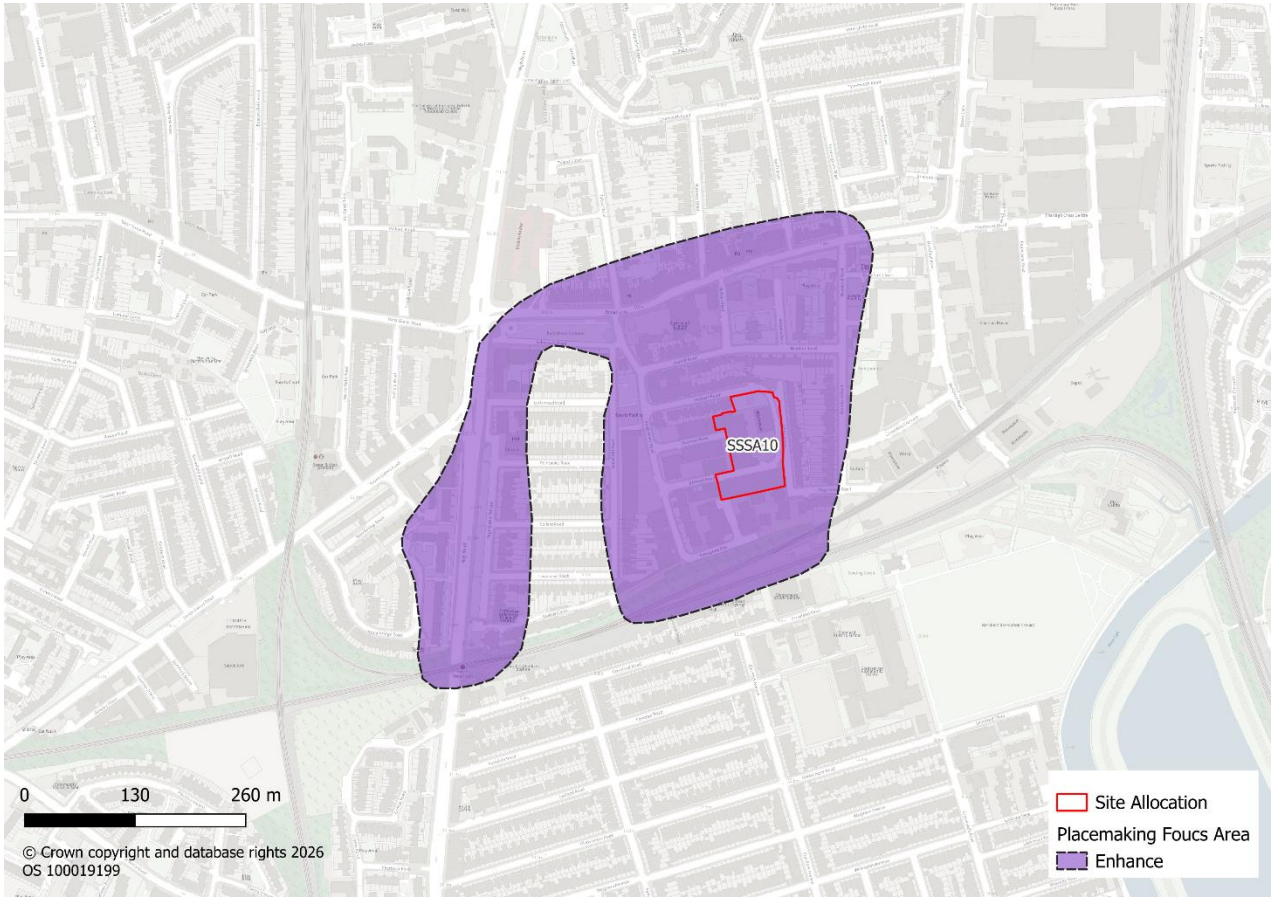
F. Environment and sustainability

(1) Development proposals should take opportunities to deliver multi-functional greening along Tewksbury Road

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS PFA4: Broad Lane, Page Green Terrace and Rangemoor Industrial Estate



Tables and Figures 25. Map of Placemaking Focus Area SS PFA4

Strategy

9.57 Development and placemaking interventions in this area will help to strengthen and make more visible the valued activities and features of this varied urban environment. This includes the vibrant independent businesses within the Rangemoor Industrial Estate, with sectoral strengths in food & beverage and the creative industries; the historic green spaces of Page Green Common and Page Green Terrace, and the tree lined Broad Lane corridor with its mix of local shops.

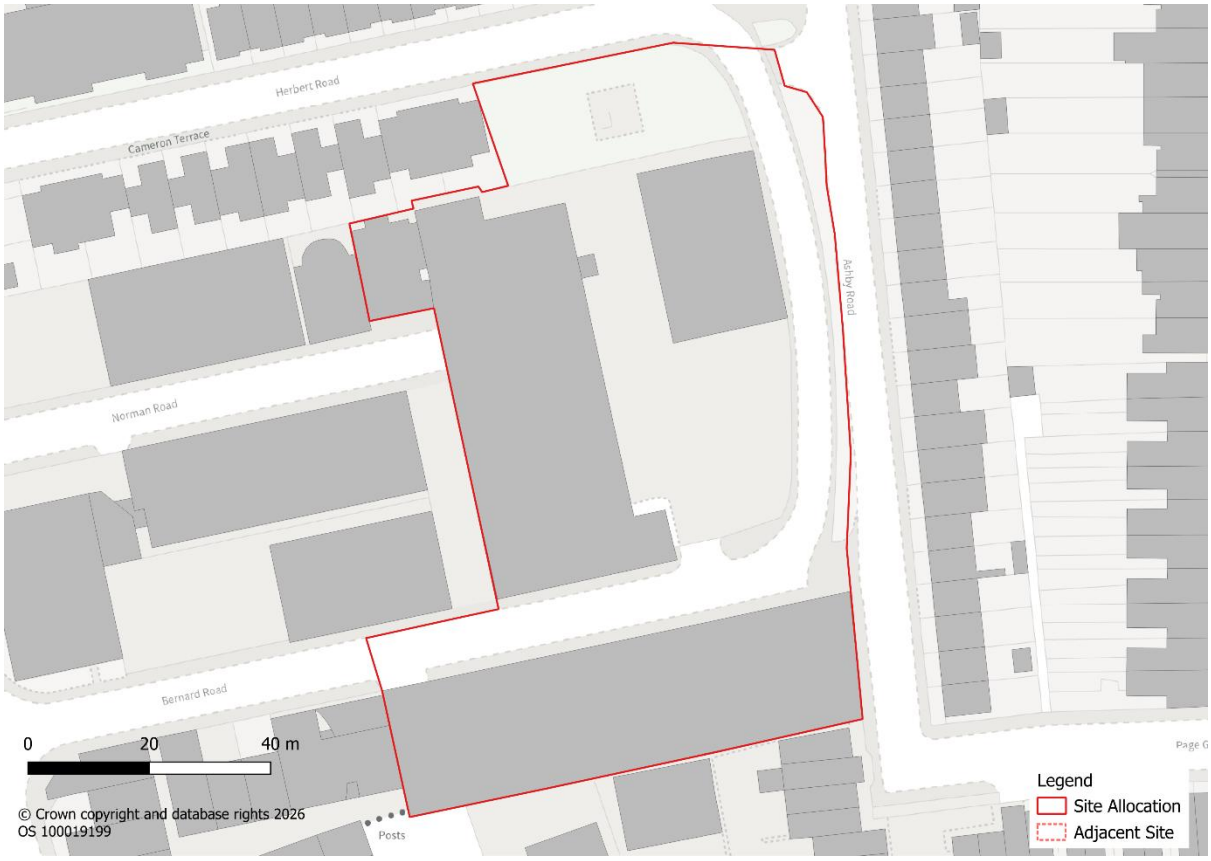
9.58 A key strategic objective is to improve connections between the distinct sub-areas within this area through enhanced wayfinding and public realm improvements. There is also a need to address the severance caused by Broad Lane and the High Road, which currently hinder access to nearby destinations such as Seven Sisters District Centre and Tottenham Green.

9.59 This strategy will be implemented through adherence to Policy SSN1, the site allocation outlined below, and the following initiatives.

- Optimising opportunities to create new jobs and expand employment floorspace by taking a cohesive and co-ordinated approach to the redevelopment of the Rangemoor Road Locally Significant Industrial Site (LSIS), and adjoining Bernard Works site allocation.
- Supporting and growing sectoral strengths in food & beverage production and the creative industries within the Rangemoor Road Industrial Estate. This includes securing and expanding the provision of affordable workspace to support the area's designation as a creative industries cluster.
- Enhancing the area as a destination through wayfinding and the provision of ancillary, complementary uses such as cafes and exhibition spaces that showcase the area's sectoral strengths.
- Delivering a network of green spaces, pocket parks and other green infrastructure to create a green link between Seven Sisters District Centre and Markfield Park through the Rangemoor Road LSIS.
- Improving the cycle infrastructure along Broad Lane and providing safer and easier pedestrian and cycle connections across Tottenham High Road and Broad Lane
- Celebrating and restoring historic green spaces: Page Green Terrace and Page Green Common.

Site Allocations

SS SA10: Bernard Works



Tables and Figures 26. Map of Site Allocation SS SA10

Site Information	Details
Address	Bernard Works, Bernard Road & 19 Bernard Road, N15
Area [ha]	0.7
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Partially in Local Employment Area (LEA) Adjacent to Locally Significant Industrial Site (LSIS) Partially in Risk of Surface Water Flooding Area - Medium Source Protection Zone (SPZ) - SPZ2 Outer Archaeological Priority Area (APA) - Tier 3
Relevant permissions	HGY/2017/3584 HGY/2021/2160
Indicative capacities	110 homes (net)

	5500sqm industrial and office/workspace
Phasing	2028-2032
Ownership	Public and Private

Tables and Figures 27. SS SA10 Site Allocation Details

A. Proposal

(1) Comprehensive redevelopment of existing industrial and commercial buildings to deliver a mixed-use, employment-led scheme that enhances the creative and residential offer. The development will provide employment floorspace, affordable workspace, and new homes, alongside improved public realm and permeability. Development will support the growth of the creative industry cluster and contribute to the objectives of the Creative Enterprise Zone (CEZ).

- There are two extant planning permissions for a total of 110 homes across two sites together with high-quality commercial and affordable workspace. The planning permission has been implemented but substantive construction works have not yet begun.

B. Masterplanning, engagement and delivery

(1) Existing planning permission HGY/2017/3584 took a master planned approach to development considering additional land parcels plus the wider employment area. Any subsequent proposals within the allocation should have regard to this masterplan or otherwise be supported by another agreed masterplan.

C. Land uses and activities

(1) Existing land uses: industrial, office/ workspace and amenity land

(2) Acceptable land uses: industrial, office/ workspace and residential

(3) Development proposals should deliver the maximum viable quantum of employment floorspace and provide high-quality workspace, prioritising affordable creative workspace, that strengthens the area's role as a creative industry cluster and supports business growth and job creation.

D. Built form, character and heritage

(1) Mid-rise buildings are appropriate for this site, with heights stepping down towards existing residential areas to respect local character.

(2) The architectural language should reflect the industrial and residential context, using varied brick tones and robust materials.

(3) The scheme must conserve and enhance the setting of nearby heritage assets, including the Page Green/Seven Sisters Conservation Area.

(4) Active frontages should be provided to the street and new public park

E. Movement and public realm

(1) A new public park should be provided alongside Bernard Road.

(2) Development proposals should facilitate an enhanced public access route from Page Green Road along the archways, with the opportunity to extend this through to through to Markfield Road.

(3) Pedestrian access should be retained from the site to Page Green Road.

(4) Improved streetscape is required with the existing homes on Ashby Road.

F. Environment and sustainability

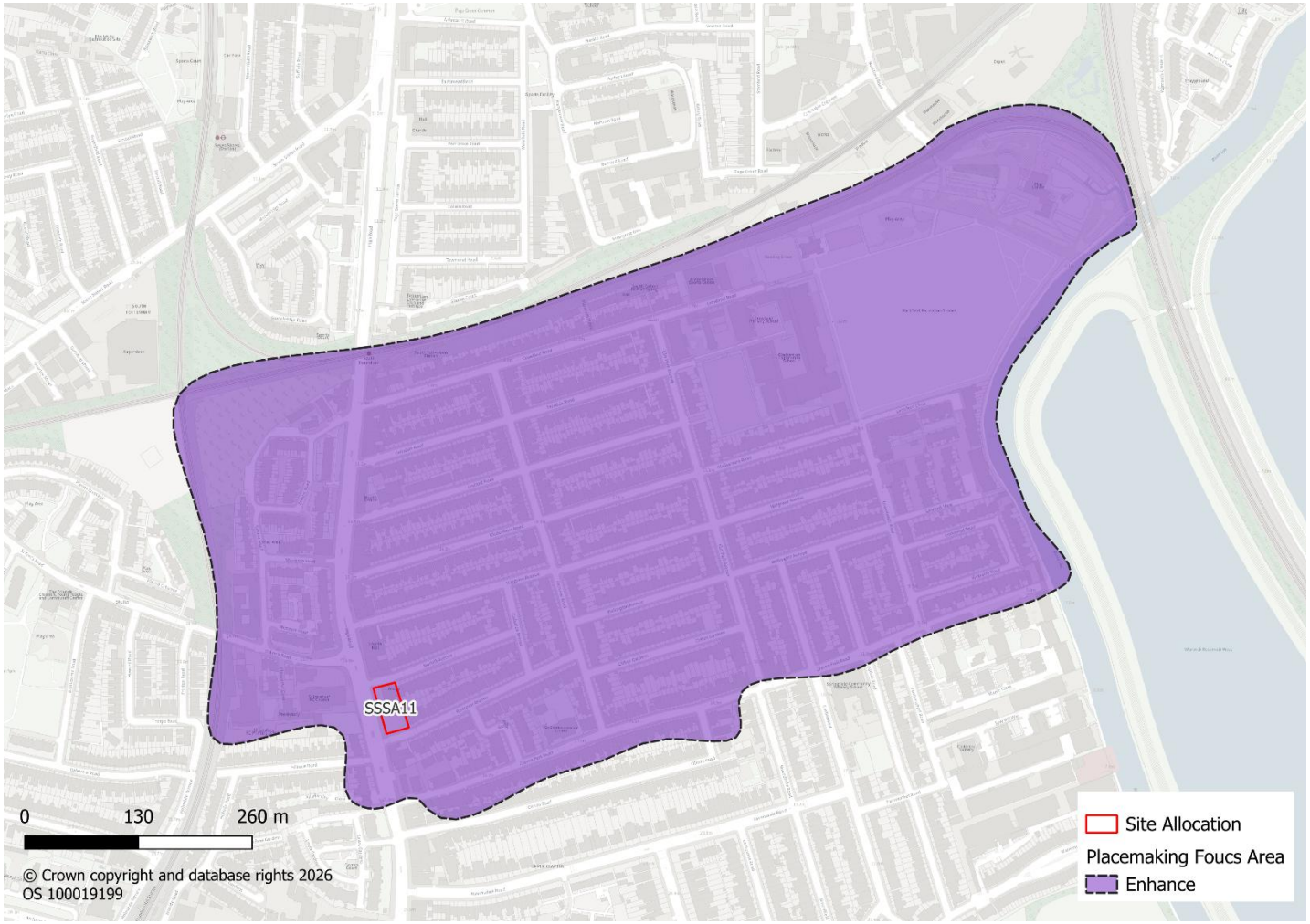
(1) Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

(2) Mitigation of, and improvement to, local air quality and noise pollution should be made on this site.

(3) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS PFA5: South Tottenham



Tables and Figures 28. Map of Placemaking Focus Area SS PFA5

Strategy

9.60 South Tottenham will be enhanced through gentle intensification and limited redevelopment and infill to meet the needs of its residents. Opportunities exist along the High Road corridor for development that better frames and encloses the streetscape and provides a more attractive and active street frontage. The area will continue to provide for residential extensions through the House Extensions in South Tottenham Supplementary Planning Document (SPD), helping to address local need for larger family homes.

9.61 This strategy will be implemented through adherence to Policy SSN1 and the following initiatives.

- Enhance access to and recreational use of Markfield Park through improved entrances, signage, and active frontages.
- Upgrade the canal towpath to improve safety, accessibility, and connectivity for pedestrians and cyclists.
- Explore opportunities to daylight sections of the Moselle Brook to enhance biodiversity, climate resilience, and public realm quality.
- conserve and frame key views of St Ignatius Church to reinforce its role as a local landmark and orientation point.
- Collaborate with Network Rail to transform railway overpasses into welcoming gateways through lighting, public art, and streetscape improvements.
- Support the extension and adaptation of family homes in line with the House Extensions in South Tottenham SPD to meet local housing needs.
- Investigate the potential to expand the area covered by the House Extensions in South Tottenham SPD through a future design code to ensure consistent, high-quality development.
- Providing for new or improved community and educational facilities, including faith facilities and places of worship. These should be directed towards:
    - existing social or community facilities with surplus space
    - new purpose-built premises along the High Road corridor
    - conversions of existing non-residential buildings; or
    - conversions of residential buildings in areas or streets characterised by a mixture of uses.

Site Allocations

SS SA11: Land between Norfolk Avenue, Rostrevor Avenue and High Road



Tables and Figures 29. Map of Site Allocation SS SA11

Site Information	Details
Address	Land between Norfolk Avenue, Rostrevor Avenue and High Road, N15 6LS
Area [ha]	
PTAL	
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Partially in Crossrail2 - Safeguarding Limits Partially in an Identified High Street Source Protection Zone (SPZ) - SPZ2 Outer Critical Drainage Area Archaeological Priority Area (APA) - Tier 2 Adjacent to Listed Building - Grade II
Relevant permissions	
Indicative capacities	20 homes (net)

	500 sqm (gross) retail, office/workspace
Phasing	2032-2037
Ownership	Private

Tables and Figures 30. SS SA11 Site Allocation Details

A. Proposal

(1) Mixed-use redevelopment comprising residential development and commercial floorspace. Development should optimise this sustainable location whilst protecting and enhancing the setting of the Grade II listed St Ignatius Catholic Church and delivering an active frontage to the High Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Applicants should engage with existing occupiers and businesses to understand relocation requirements and opportunities for businesses to return following redevelopment.

C. Land uses and activities

(1) Existing land use: Retail/ industrial

(2) Acceptable land uses : Retail, office/workspace, community and residential

(3) Active ground floor Class E floorspace should be retained and enhanced.

(4) Commercial uses should provide active frontages to the High Road.

(5) Residential development will be supported on upper floors as part of a mixed-use redevelopment.

(6) Community uses to meet the needs of residents will also be considered acceptable.

D. Built form, character and heritage

(1) Development proposals should conserve or enhance the significance and setting of the Grade II listed St Ignatius Catholic Church through high-quality, contextually design.

(2) Building heights of between 3 and 4 storeys will be appropriate, subject to detailed design and townscape considerations.

(3) Development proposals should positively contribute to local character and create a well-defined urban frontage.

E. Movement and Public Realm

(1) Development proposals should improve the quality of the public realm and contribute positively to local character and distinctiveness.

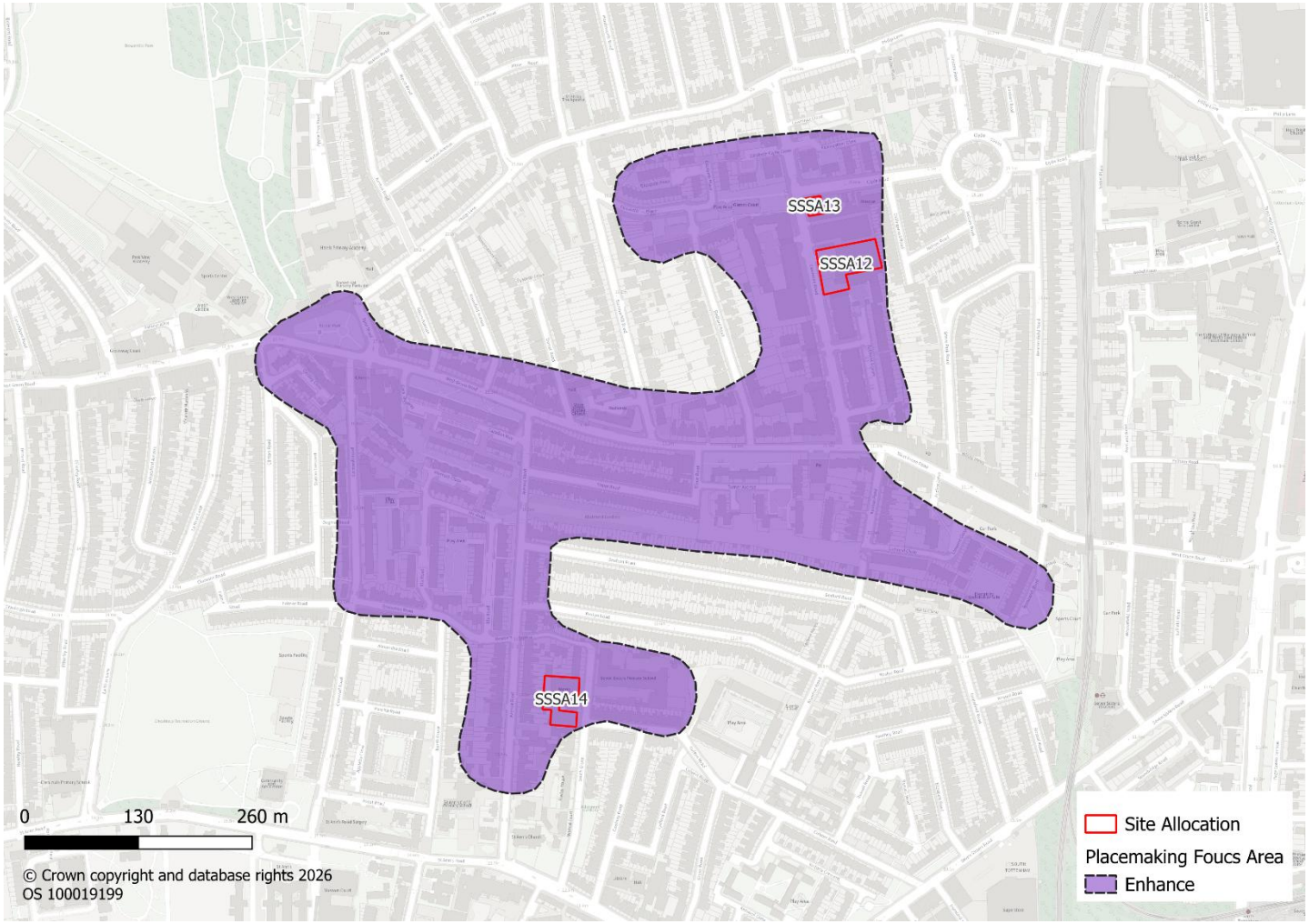
(2) Development proposals should provide active and publicly accessible Class E uses at ground floor level across the High Road frontage.

F. Environment and Sustainability

(1) Development proposals should Incorporate urban greening, biodiversity enhancements and sustainable drainage measures.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS PFA6: West Green Road (east)



Tables and Figures 31. Map of Placemaking Focus Area SS PFA6

Strategy

9.62 The West Green Road Corridor will be reinforced through a mix of infill, redevelopment, and public realm enhancements, creating a cohesive and vibrant urban streetscape defined by its tree-lined character and complementary mix of built forms. As people move through the corridor, they will experience a rich sequence of visual and spatial moments, from the busy, dense West Green Road shops in the District Centre, to the medium-density mixed-use environment of Lawrence Road, and through to the historic and open setting of the West Green Memorial Garden, that together with its surrounding uses functions as a hub for the community.

9.63 This strategy will be implemented through adherence to Policy SSN1, the site allocations outlined below, and the following initiatives:

- Complete the transformation of Lawrence Road into medium-density, mixed-use neighbourhood set either side of a tree-lined avenue
- Conserve and enhance the historic character of the West Green Memorial Garden while supporting employment-led or mixed-use development to the south that activates the area with improved frontages and new uses.
- Improve the character, layout and safety of post-war estates by enhancing pedestrian and cycle permeability, optimising green spaces for recreation, biodiversity and sustainable drainage, and repurposing undercroft garages for active uses.
- Promote sensitive infill development by identifying and utilising underused sites for new housing or mixed-use schemes that respect local character and contribute positively to placemaking.
- Enhance Clyde Road as a key east-west active travel route.

Site Allocations

SS SA12: 30-48 Lawrence Road



Tables and Figures 32. Map of Site Allocation SS SA12

Site Information	Details
Address	30-40 Lawrence Road, N15
Area [ha]	0.29
PTAL	3-5
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent to a Conservation Area Source Protection Zone (SPZ) - SPZ2 Outer
Relevant permissions	HGY/2025/3108
Indicative capacities	30 homes (net) 2000sqm (gross) office/workspace and industrial uses
Phasing	2028-2032
Ownership	Private

Tables and Figures 33. SS SA12 Site Allocation Details

A. Proposal

(1) Mixed-use or employment-led development that delivers increased employment floorspace and job opportunities, with the potential for new homes above active ground floor employment uses.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land uses: Industrial, office/workspace

(2) Acceptable land uses: Industrial, office/workspace and residential

(3) Development proposals should re-provide employment floorspace at ground-floor level and maximise opportunities for job creation through the delivery of flexible, high-quality workspace.

(4) Residential uses are appropriate on upper floors.

D. Built form, character and heritage

(1) Mid-rise buildings are appropriate for this site, with heights stepping down towards the terraced houses to the east.

(2) While taller development is suitable on the Lawrence Road frontage due to the deep setbacks from the street, new development must not create a canyon-like effect on the street

E. Movement and public realm

(1) Development proposals should support improvements to the nearby public realm, including establishing Clyde Road as a key east-west pedestrian and cyclist route.

F. Environment and sustainability

(1) The existing street trees are a strong asset to the streetscape and must be protected.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

SS SA13: Corner of Lawrence Road and Clyde Road



Tables and Figures 34. Map of Site Allocation SS SA13

Site Information	Details
Address	Corner of Lawrence Road and Clyde Road, N15
Area [ha]	0.04
PTAL	3
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent a Conservation Area Source Protection Zone (SPZ) - SPZ2 Outer
Relevant permissions	N/A
Indicative capacities	5 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 35. SS SA13 Site Allocation Details

A. Proposal

(1) Modest residential development on surface level car park

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site but prior engagement is required with adjacent residents and occupiers.

C. Land uses and activities

(1) Existing land uses: Surface level car park

(2) Acceptable land uses: Residential

D. Built form, character and heritage

(1) Development proposals must respond positively to adjacent residential accommodation and not cause unacceptable harm to privacy via overlooking

(2) High-quality design is required having regard to the prominent corner location of the site and the opportunity to provide a more positive gateway into the Clyde Ci

E. Movement and public realm

(1) Development proposals should support improvements to the nearby public realm, including establishing Clyde Road as a key east-west pedestrian and cyclist route.

F. Environment and sustainability

(1) The existing street trees are a strong asset to the streetscape and must be protected.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(3) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

SS SA14: 17 and 23 South Grove



Tables and Figures 36. Map of Site Allocation SS SA14

Site Information	Details
Address	17 and 23 South Grove, N15 5QG
Area [ha]	0.17
PTAL	2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Source Protection Zone (SPZ) - SPZ2 Outer Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	5 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 37. SS SA14 Site Allocation Details

A. Proposal

(1) Mixed-use or employment-led development that delivers increased employment floorspace and job opportunities, with the potential for new homes above active ground floor employment uses.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land uses: Light industrial

(2) Acceptable land uses: Office/workspace and residential

(3) Employment floorspace should be re-provided at ground-floor level with opportunity for residential on upper floors. Employment uses must be compatible with the surrounding residential context, supporting job creation while contributing positively to local amenity.

D. Built form, character and heritage

(1) Development should provide active frontages to South Grove Road.

(2) Heights of 2-4 stories are appropriate, with care required to avoid impacts on surrounding residential uses.

E. Movement and public realm

(1) Development should reduce the amount of parking provided, the length of crossovers and improve the adjacent public realm.

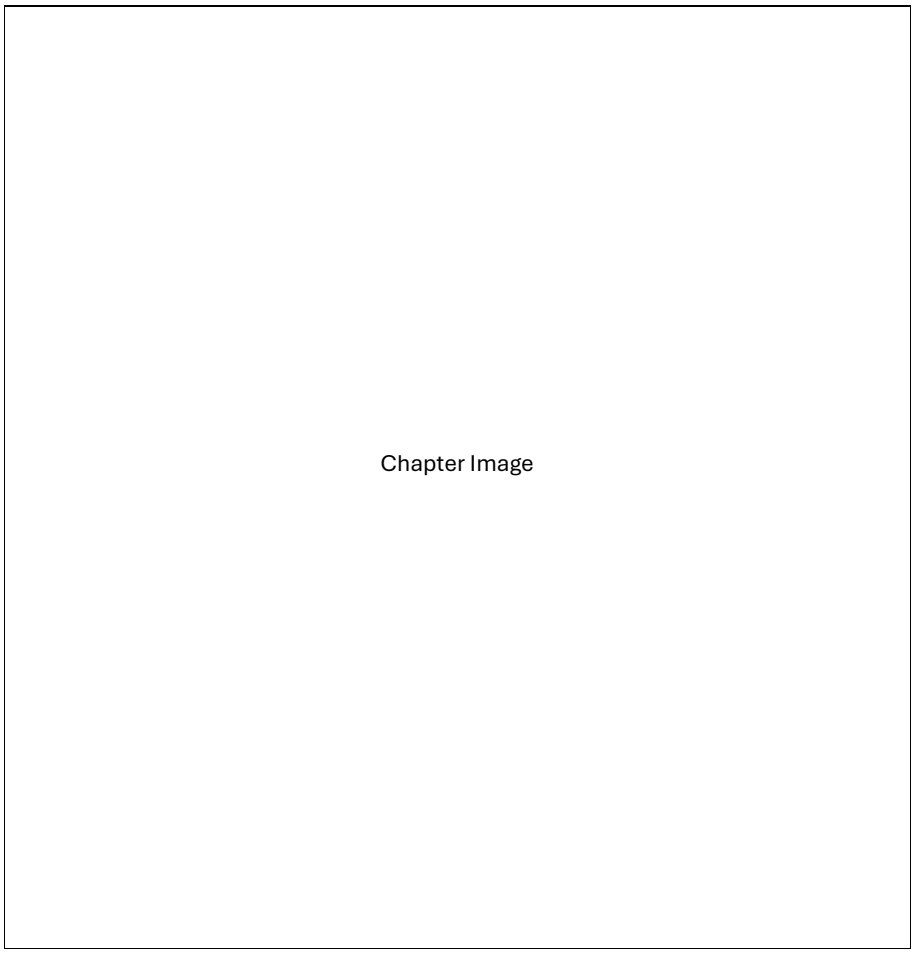
F. Environment and sustainability

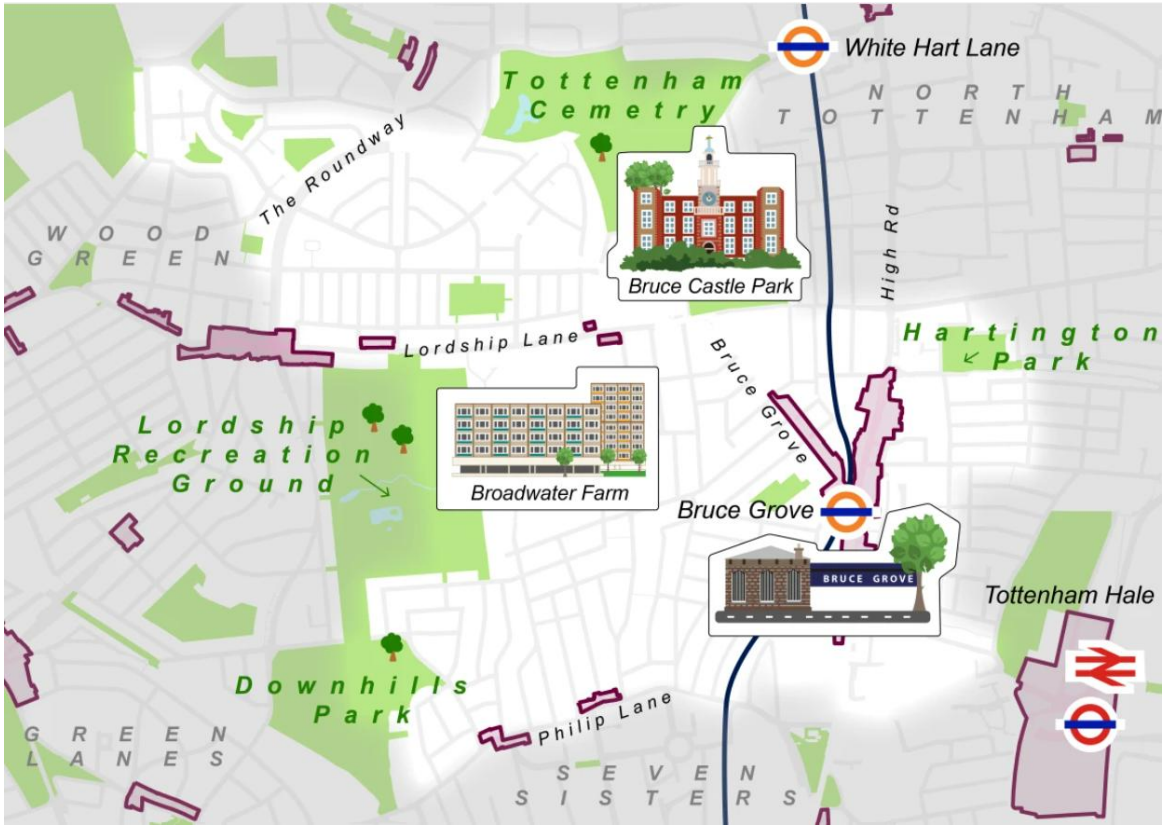
(1) Development should deliver greening/new street trees along South Grove.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(3) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

CHAPTER 10: BRUCE GROVE NEIGHBOURHOOD





Tables and Figures 1. Bruce Grove Neighbourhood Map

Neighbourhood Context

Location

10.1 The Bruce Grove neighbourhood is in the central eastern part of the borough and includes the vibrant Bruce Grove town centre on Tottenham High Road. The majority of the neighbourhood is located to the west of the High Road with the large green spaces of Lordship Recreation Ground, Downhills Park and Tottenham Cemetery helping shape its northern and western boundaries with North Tottenham and Wood Green neighbourhoods respectively. Its southern boundary with Seven Sisters is defined by the Philip Lane and Monument Lane corridors.

History

10.2 Bruce Grove has a long history with the High Road following the route of an ancient roman road connecting the Roman city of Londinium (London) to the military centres at Lincoln and York.

10.3 In the 16th century Tottenham was a popular rural retreat for city merchants, many of whom had mansions along the High Road.

10.4 During the late 18th and early 19th century, villas and terraces started to spread outwards along the existing and new side roads, particularly Bruce Grove Road and eastward to Tottenham Hale, facilitated by improved transport to London.

10.5 In 1898 the London County Council started construction of the Tower Gardens estate in the north-east of the neighbourhood, which continued into the 1930s, dramatically expanding the residential hinterland to the west of the High Road.

10.6 By 1914, the High Road had been transformed into a busy commercial street, with ground floors being converted into shops and new public buildings and purpose-built shopping parades.

10.7 Lordship Recreation Ground was officially opened in 1932, with new housing expanding between it and the High Road during the interwar years.

10.8 The biggest change to the urban form in the post war years came through the construction of 1,063 new dwellings at the Broadwater Farm Estate between 1967 and 1973.

Connectivity

10.9 Access to public transport is highest in the east of the neighbourhood, along Tottenham High Road. The neighbourhood's only train station, Bruce Grove Station, is located along the High Road, at its intersection with Bruce Grove, and provides north-south connections on the Weaver Overground Line.

10.10 Lordship Lane is a key east-west route, linking the High Road to Wood Green. At the southern edge of the neighbourhood, Monument Way connects Bruce Grove with the Tottenham Hale neighbourhood to the east, while West Green Road connects it to the Green Lanes and Wood Green neighbourhoods to the west.

10.11 Cycle Superhighway 1 continues northward through the centre of the neighbourhood, linking West Green Road with Bruce Castle Park, through residential streets, having veered off the High Road at Tottenham Green.

10.12 Key challenges the neighbourhood faces include heavy vehicular traffic levels and road safety issues, particularly along the High Road but also along Bruce Grove, Lordship Lane and The Roundway. The neighbourhood contains the Bruce Grove West Green Low Traffic Neighbourhood which was delivered as part of the Council's ambitious Streets for People programme.

Economy, Town Centres

10.13 Bruce Grove is the retail heart of Tottenham. The town centre, designated as a District Centre in the London Plan, is focused along Bruce Grove and Tottenham High Road and provides an array of services including many valued local independent shops. However, it has fewer cafes, restaurants or evening economy activities compared with other similar sized town centres in the borough, and a higher concentration of betting shops and amusement arcades.

10.14 There are smaller collections of local shops on Lordship Lane and just south of the neighbourhood boundary along West Green Road.

10.15 The neighbourhood does not contain any designated industrial land but the High Road contains a number of offices and workspaces, with hubs at Tottenham Green Workshops and Grove Business Centre.

Landmarks, culture and heritage

10.16 The neighbourhood has an extensive culture and heritage offer. Key landmarks in the neighbourhood include Bruce Castle, a Grade I listed 16th Century manor house in 20 acres of parkland and the distinctive Broadwater Fram Estate characterised by its modernist, concrete, large panel system architecture. Bruce Castle is home to Haringey's Museum and Archives and is a historical treasure trove with a lively schedule of family activities, frequently changing exhibitions, a wide-ranging schools programme, and a schedule of talks and local history walks. The neighbourhood contains a variety of Conservation Areas covering the High Road, Bruce Castle, Tottenham Cemetery and the Tower Gardens estate, which was one of the first municipal 'cottage estates' in the world.

Green and Blue Infrastructure

10.17 The neighbourhood benefits from access to a number of large open spaces including Lordship Recreation Ground, Downhills Park, Tottenham Cemetery and Bruce Castle

Park. Bruce Castle Park was Tottenham's first public park and is home to the oldest oak tree in Tottenham - an ancient sessile oak tree which is over 450 years old. While the neighbourhood is well served by larger public open spaces, linkages between these spaces can be improved and there are deficiencies in access to smaller public open spaces in the centre of the neighbourhood and around the High Road.

Bruce Grove Vision

Bruce Grove in 2043 will have delivered on the aspirations set out in Shaping Tottenham and will continue to be a lively and characterful neighbourhood with a dynamic and bustling town centre that acts as Tottenham's retail heart.

The strong retail offer of Bruce Grove District Centre, with its many independent businesses, will be strengthened and complemented by a wider range of town centre activities, including new workspaces, culture and leisure uses, and restaurants. A key catalyst for this will be an enhanced Holcombe Market together with the re-activation of the forecourt and arches located at Bruce Grove Station with new shops, leisure and community activities.

The public realm along the High Road corridor will be enhanced and expanded as part of the Your Bruce Grove project and via infill development. A network of pedestrian-focused laneways and side streets will have been established that are full of art and activity. New permanent and temporary uses will provide new activities and passive surveillance, improved lighting, public realm and green infrastructure to make the area feel safer, creating spaces for the community to come together.

Bruce Grove will be the centre of a wider cultural corridor, running along the historic High Road. New development and investment will have helped to restore historic shopfronts, bring historic buildings back into active use, and highlight and communicate the area's diverse histories, using lighting, public art, and wayfinding to key heritage assets like Bruce Castle.

New homes, jobs and community and social infrastructure will have been sensitively integrated into the existing environment, primarily along the High Road corridor and at Broadwater Farm. The Council will have worked with Broadwater Farm residents to improve Broadwater Farm estate to make it a better and safer place for the community to live, work and socialise.

It will be easier to access green and open spaces, with improved green connections to key assets like the Lee Valley, Bruce Castle Park, and Lordship Recreation Ground. Opportunities will have been taken to create new accessible public green spaces, including at the Cloud Garden.

Improvements to cycling, walking, and public transport infrastructure will have created a healthier, safer, and more pleasant streetscape. This will allow the neighbourhood to function as the heart nexus of Tottenham, attracting visitors while facilitating journeys to other key destinations like the Lee Valley, and Tottenham Green and North Tottenham Cultural Quarters.

Policy BGN1: Bruce Grove Neighbourhood

A. The Council will support development proposals which contribute to the Bruce Grove Vision and the aspirations set out in Shaping Tottenham.

B. The neighbourhood will deliver at least 400 new homes (net) over the plan period and deliver an uplift in jobs with development prioritised within the Upper Lee Valley Opportunity Area and following Placemaking Focus Areas:

Enhance
Bruce Grove High Road Corridor
Bruce Castle Historic Quarter
Broadwater Farm

Tables and Figures 2. Placemaking Focus Areas in Bruce Grove

C. The rich heritage of the neighbourhood should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) Take a conservation-led placemaking approach along the Tottenham High Road corridor

(2) Improve the ability to understand and appreciate the neighbourhoods' heritage assets within their context,

(3) Retain, restore, and reinstate the locally distinctive features of historic shopfronts and facades in the area to create a more attractive streetscape. This should be done in accordance with the Bruce Grove Conservation Area Design Guide, and

(4) Adopt a proactive approach to securing the long-term future of 'heritage at risk' assets.

D. Development proposals should broaden the range of town centre uses within Bruce Grove District Centre, while maintaining its position as the retail heart of Tottenham. The priority for new town centre uses include healthy food and beverage retail, cultural, community and leisure facilities, workspace, and well managed evening economy activities.

E. The Council will support re-development of existing car parks in Bruce Grove District Centre where this creates a safer, greener and more attractive environment and does not have adverse impacts on town centre accessibility, particularly for disabled people.

F. Development proposals to improve the quality of housing, communal areas and overall environment of the Broadwater Farm Estate will be supported.

G. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians, cyclists and public transport users, where appropriate. These include:

(1) Improved east-west connections from the High Road to key destinations.

(2) A safer, more welcoming and accessible pedestrian environment along and within the High Road corridor, including an enhanced and expanded network of side streets either side of the High Road.

(3) New and enhanced cycle infrastructure, building on investment in the Cycle Superhighway.

H. The Council will advocate for step-free access to Bruce Grove Station.

I. Development proposals should contribute to a safer, greener and expanded public realm. This includes:

(1) Addressing deficiencies in access to public open space by creating new pocket parks, a new small local park, and pedestrianised side streets.

(2) Supporting Safe Streetscape including Designing out Crime measures in accordance with the Haringey Streetscape Design Guide which improve]feelings of safety, particularly along the High Road corridor.

(3) Addressing low levels of greenery particularly along the High Road corridor.

J. Development proposals should protect and seek to enhance the Moselle Brook including exploring opportunities for deculverting, aligned with Policy G8 Watercourses.

Supporting Text

Placemaking Strategy

10.18 Bruce Grove will experience incremental change over the next 15 years, largely through conservation-led infill development along the historic High Road, redevelopment of surface level car parks in the District Centre and the master planned renewal of Broadwater Farm Estate. This chapter sets out a clear and ambitious vision for the future of Bruce Grove. It should be read together with Shaping Tottenham, which articulates how the Council will work with its partners to deliver this vision.

Historic Environment

10.19 The Bruce Grove neighbourhood has a rich and varied heritage. To protect and enhance this, development should take a conservation-led approach, investing in and leveraging this wealth of built heritage to strengthen the historic identity of Bruce Grove, stimulate economic growth, and provide a sense of belonging for the local community.

10.20 Development proposals should highlight heritage assets and implement placemaking interventions such as public realm improvements, public art and wayfinding to help tell the story of Bruce Grove, not just the visible built heritage, but archaeological heritage, and the intangible cultural heritage that comes from its diverse communities. This will build on Council initiatives like 'Tottenham Tales'. A key strategic ambition is improving physical and perceptual connections between the historic High Road and town centre and Bruce Castle historic quarter.

10.21 Many of the shopfronts in Bruce Grove, particularly along the High Street have been significantly altered with unsympathetic ground floor units. The Council will require any changes to result in improvements to the shopfronts in keeping with the Bruce Grove Conservation Area shopfront Design Guide.

10.22 Bruce Grove has a number of conservation areas and listed buildings that are identified as 'Heritage at Risk'. The Council will continue to work with landowners, developers, leaseholders and the local community to secure the long term future of these assets

Town Centres and the High Road

10.23 Bruce Grove District Centre contains a strong retail offer that the Council seeks to maintain and grow. New retail uses should be directed to the High Road Primary Shopping Area in the first instance. The Council will support new town centre uses that create a more diverse offer and help to activate the public realm and attract more visitors, such as cafes, restaurants, independent businesses, and culture and leisure uses. The centre has an overconcentration of hot food takeaways and gambling, pawnbroker and pay day loan shops which has a negative impact on the wellbeing of local residents.

10.24 The wealth of heritage in Bruce Grove and surrounds provides an opportunity for new and existing businesses to curate a unique identity and selling point through conservation-led restoration and retrofit.

10.25 Bruce Grove's accessibility and its commercial offer makes it an attractive location for new workspace. Appropriate locations for office and workspace include above ground level shops, High Road backland sites and along side streets either side of the High Road, retaining the High Road ground floor Primary Shopping frontage for active retail and leisure uses.

Connectivity

10.26 Bruce Grove is in the centre of Tottenham and plays a key role in connecting its many destinations. Its street pattern is oriented towards north-south connections, so there is a need to improve pedestrian and cycling east-west connections, between the High Road and nearby community hubs and assets, including Lordship Recreation Ground, Downhill Park, Broadwater Farm, and Bruce Castle and Bruce Castle Park to the west and Tottenham Hale District Centre, Down Lane Park, Hartington Park and Lee Valley Regional Park to the east.

10.27 There is an opportunity to leverage development within the High Road corridor to address high rates of traffic collisions, reduce existing street clutter and improve crossings and pavement quality to establish a safer and more welcoming environment for its many users. Development along the side street system, east of the High Road, will enable new and safer pedestrian connections to and alongside the High Road, providing alternative north-south routes to the busy High Road.

10.28 In addition to improvements to Cycle Superhighway 1, the cycle network would benefit from new infrastructure, particularly along the High Road, along Lordship Lane, and the western portion of The Roundway. More cycle parking spaces should be provided throughout the neighbourhood, but particularly along the High Road.

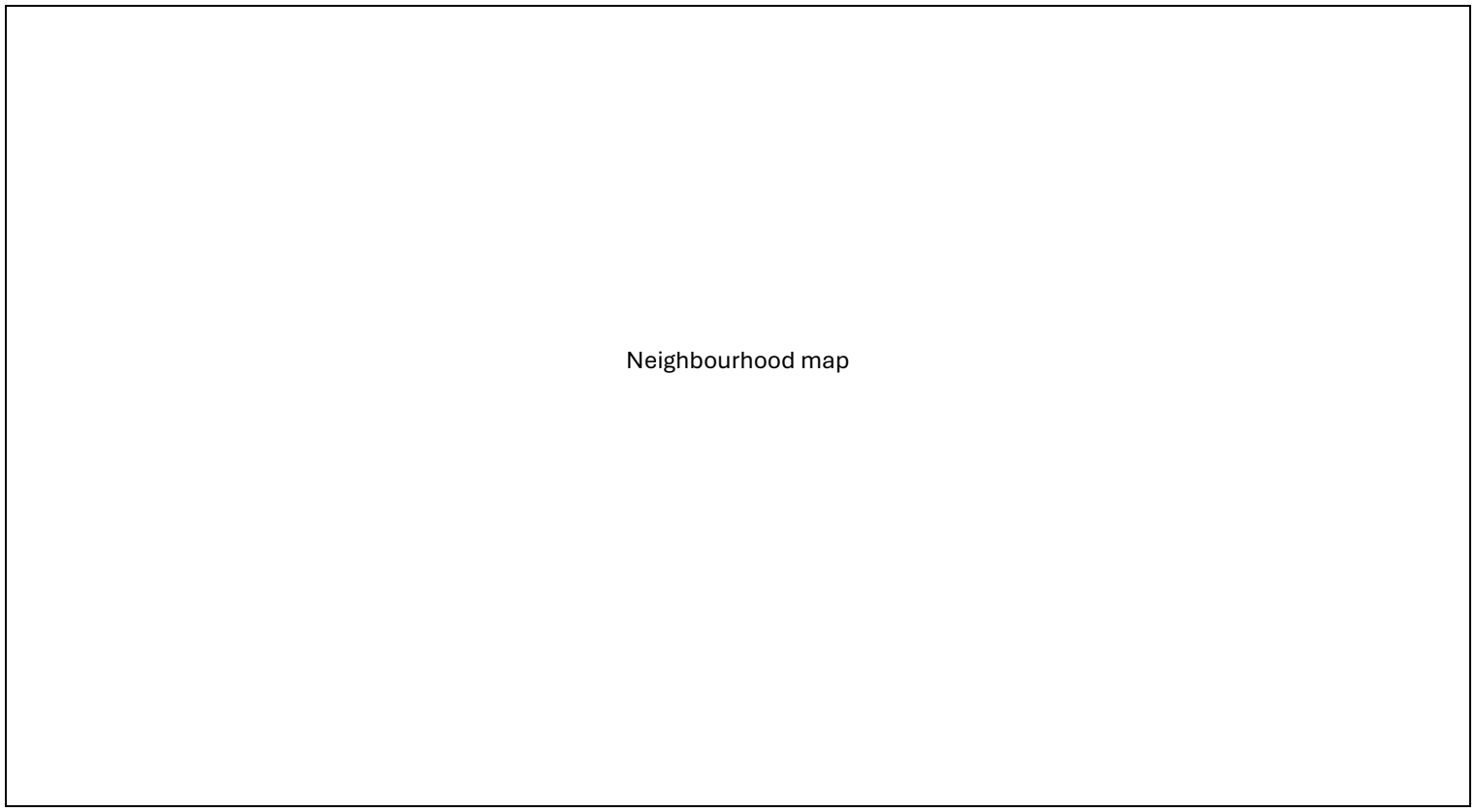
Public realm

10.29 While Lordship Recreation Ground, Downhills Park, Hartington Park and Bruce Castle Park provide good access to public open space in the east and north of the neighbourhood, there remain deficiencies in the south and east and a need to improve access to the Lee Valley Regional Park. To address this, proposals should create new or expanded smaller open spaces and pocket parks. There are opportunities to improve access to existing open spaces, support community parklets in higher density residential areas and business parklets in commercial areas such as the High Road.

10.30 Crime and anti-social behaviour are among top concerns raised by residents. This is a particular issue along and behind the High Road where quiet and poorly lit side streets can attract undesirable activities. Proposals should look to activate these spaces with positive activities and apply Designing Out Crime principles.

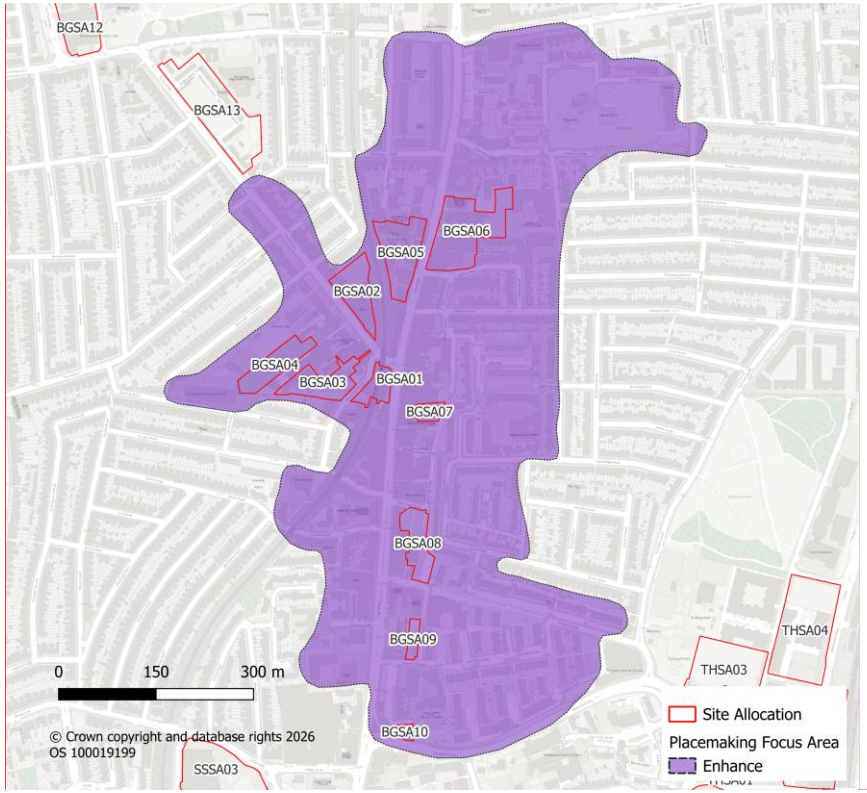
10.31 Bruce Grove has one of the lowest levels of canopy coverage in the borough and has a high level of heat risk. Proposals should address this by enhancing the provision of green infrastructure.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in Bruce Grove

BG PFA1: Bruce Grove High Road Corridor



Tables and Figures 4. Map of Placemaking Focus Area BG PFA1

Commented [TS1]: to be updated

Strategy

10.32 The Bruce Grove High Road Corridor is a dynamic and bustling area, well-connected by public transport and known for its historic architecture and attractors like Holcombe Market and Roller Nation.

10.33 Infill, redevelopment and retrofit within the corridor will help diversify the current offer of the area with new independent businesses, workspaces, and leisure uses, creating a vibrant environment during the day and evening.

10.34 Development will also support significant improvements to the public realm, enhancing Holcombe Market and revitalising the alleys and car parks behind the High Road with art, green infrastructure and temporary uses to increase footfall, provide spaces for the community to come together, and ensure this area feels safe and accessible for everyone to use.

10.35 Development will be conservation-led, restoring and celebrating the historic environment to ensure a strong and positive identity that attracts visitors and supports the local economy.

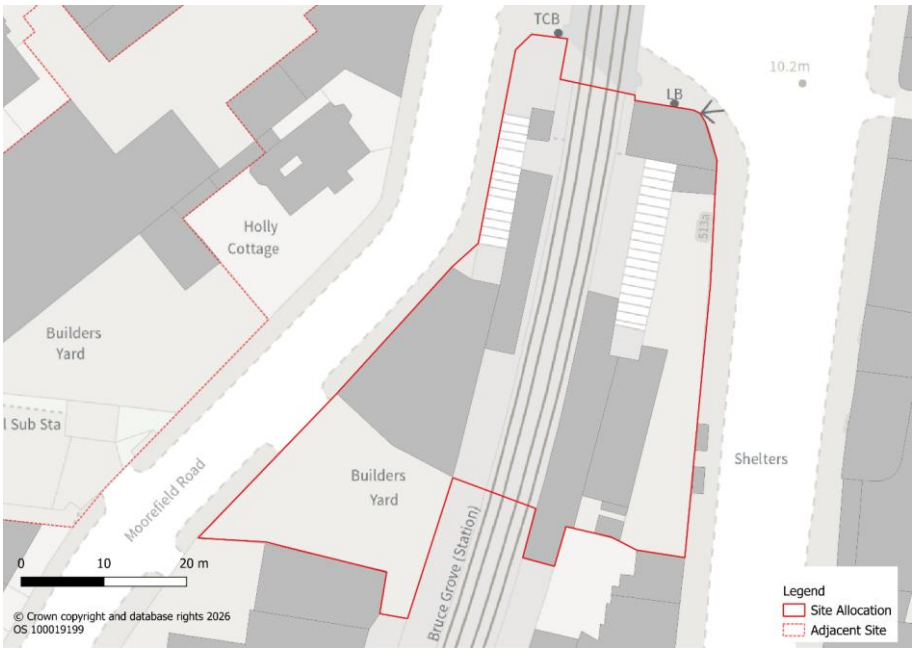
10.36 This strategy will be implemented through adherence to Policy BGN1, the site allocations outlined below, and the following initiatives.

- Enhancing Holcombe Market to act as a catalyst for the activation and diversification of the town centre offer at Bruce Grove. This includes new and improved public realm, signage, lighting, landscaping and drainage, improved provision for market stalls and potential for an events space. There is also potential for an additional market at Scotland Green.
- Resisting the overconcentration of betting shops and fast-food takeaways and supporting a healthier food and beverage offer.
- Creating greener, safer, expanded and better-connected public realm that attracts more pedestrians and cyclists by:
    - Taking a strategic approach to creating a vibrant and pedestrian-focused series of side streets and public spaces around the High Road, including along Stoneleigh Road, Holcombe Road, Brook Street, St Loys Road, and Morrisons Yard.
    - Establishing a new public open space at ‘The Cloud Garden’ to improve access to nature and open space.
    - Enhancing footways along Bruce Grove to improve movement and bus passenger waiting facilities.

- Delivering new green infrastructure to provide shade, shelter and address air pollution. A large portion of the PFA sits within an Air Quality Focus Area.
- Working collaboratively with businesses to consolidate and improve waste management, loading, unloading and deliveries along the High Road corridor.
- Enhancing local landmarks and their historic settings including the Tottenham Police Station, Bruce Grove Station, Palace Cathedral(former Tottenham Palace Theatre), the High Cross Monument, St Mark's Church, and 1-10 Bruce Grove Road.
- Taking a conservation-led approach to development, including:
    - Maintaining the diverse and vibrant character of the High Road, with a range of buildings of varying scale, origin, and design which, together with the elevated railway line, provide a strong sense of enclosure.
    - Lighting buildings and public spaces to enhance the appreciation and significance of heritage assets, having regard to heritage guidance, and create a safer public realm.
    - Refurbishing or redeveloping buildings which negatively contribute to the High Road conservation
    - Supporting opportunities to reflect archaeological significance through public realm improvements, interpretation and architectural detailing.
- Signalling and enhancing views and thresholds into the High Road, including:
    - The view east, from Bruce Grove Road, interrupted by the bridge but still giving a sense of 'anticipation' of the busy town centre.
    - The view along the High Road of long continuous terraces
    - The view down Chestnut Road towards the Palace Cathedral (former Tottenham Palace Theatre).
    - The Monument Way/ High Road and High Cross Monument which signals entry into the Bruce Grove neighbourhood from the east and south.

Site Allocations

BG SA01: Bruce Grove Station



Tables and Figures 5. Map of Site Allocation BG SA01

Site Information	Details
Address	Corner of Bruce Grove, Tottenham High Road and Moorefield Road, N17
Area [ha]	0.21
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Partially in a Primary Shopping Area Source Protection Zone (SPZ) – SPZ2 Outer Partially in an Ecological Corridor Archaeological Priority Area (APA) - Tier 2 Conservation Area Locally Listed Buildings Adjacent to Locally Listed Buildings
Relevant permissions	N/A

Indicative capacities	10 homes (net), 600sqm town centre and office/workspace
Phasing	2028-2037
Ownership	Public and Private

Tables and Figures 6. BG SA01 Site Allocation Details

A. Proposal

(1) Improvements to Bruce Grove Station and forecourt to bring the historic railway arches into active use, create a vibrant High Road frontage with new town centre uses, and enhance the public realm. Mixed-use development on the builder's merchants will provide additional active town centre uses and could also provide new visitor accommodation.

B. Masterplanning, engagement and delivery

(1) Development proposals should consider opportunities for meanwhile uses on the site.

(2) Early engagement is required with the Council, Transport for London, Places for London, and Network Rail to ensure proposals deliver and do not compromise the operation of, or future improvements to, transport infrastructure. Yards.

C. Land uses and activities

(1) Existing land uses: infrastructure (train station), industrial (builders merchant)

(2) Acceptable land uses: retail/town centre, office/workspace, residential and visitor accommodation

(3) Development proposals should provide town centre uses that increase footfall and contribute to a vibrant and active town centre, including retail, food and beverage, community and cultural uses.

(4) Residential uses may be incorporated on upper floors as part of mixed-use redevelopment of the existing builder's merchant site. Visitor accommodation to attract visitors to the area may also be suitable on the existing builder's merchant site.

D. Built form, character and heritage

(1) Development proposals should deliver a high-quality design response that reflects the site's prominent location and enhances the significance of Bruce Grove Station as a landmark, heritage asset and key transport gateway.

(2) Development proposals must be designed to conserve and enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the locally listed station building (a local landmark), highlighting its focal location within the Conservation Area.

(3) The eastern railway arches should be brought back into use, accommodating town centre uses to activate the forecourt area and High Road.

(4) An innovative and high-quality single storey design on the existing station forecourt, linked to the arched openings for the station, will be supported.

(5) An active, lively frontage onto the High Road is required that complements the existing station.

(6) Development of the builder's merchant should allow for an appreciation of the form of the station building, responding positively to the locally listed community centre to the south, and creatively integrating the western arches into its design to conserve their heritage value.

E. Movement and Public Realm

(1) Development proposals should improve the public realm outside the station.

(2) High-quality wayfinding should be provided to key destinations.

(3) Space should be provided for greening including a landscaped court at the northern end of the existing forecourt with the potential for it to be connected to the station and used as an outdoor area to a restaurant unit.

(4) The pavement on Tottenham High Road should be widened.

(5) Development proposals should contribute to accessibility improvements at the station. Opportunities to provide additional public cycle parking should be pursued.

F. Environment and Sustainability

(1) Engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development. Address the site's high heat risk through the provision of urban cooling measures.

(2) Green infrastructure should be provided within the station forecourt to help 'green' the High Road and to support the ecological corridor.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA02: Former Bruce Grove Cinema and Banqueting Suite



Tables and Figures 7. Map of Site Allocation BG SA02

Site Information	Details
Address	110-119 Bruce Grove, N17 6UR
Area [ha]	0.44
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centres Adjacent to an Ecological Corridor Partially in a Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SP2 Outer Partially in an Archaeological Priority Area (APA) - Tier 2 Partially in a Conservation Area Listed Building – Grade II Locally Listed Buildings Adjacent to Listed Buildings

Relevant permissions	HGY/2020/0003 & HGY/2020/0004
Indicative capacities	20 homes (net), cultural and town centre uses
Phasing	2033-2042
Ownership	Public and Private

Tables and Figures 8. BG SA02 Site Allocation Details

A. Proposal

(1) Retrofit and redevelopment of this site to retain and enhance its role as an important piece of cultural infrastructure in Bruce Grove and continue the restoration of its heritage assets. The Council has already invested in the restoration and retrofit of the Grade II listed public conveniences into a community café and public toilet, securing its long-term future.

(2) Development will improve the site's relationship with the street, and along with new development of the rear car park, introduce a wider range of town centre and employment uses, together with new homes.

B. Masterplanning, engagement and delivery

(1) The allocation should be brought forward in a comprehensive and coordinated manner. Development proposals must demonstrate how they contribute to the delivery of the wider allocation, including supporting infrastructure, public realm, movement improvements and placemaking objectives identified in this allocation. Development proposals, where appropriate, should:

(2) Demonstrate how the former Bruce Grove Ballroom (110-116 Bruce Grove), recently restored and Grade II listed public toilets, and former Bruce Grove cinema entrance block will be retained and enhanced.

(3) Take a retrofit first approach to development of the former cinema auditorium.

(4) Explore opportunities for the creation of a cultural precinct, providing new culture and leisure uses along side streets within the site.

C. Land uses and activities

(1) Existing land uses: community (church), cultural, leisure, sport and recreation (Roller Nation), retail/town centre (banqueting suite).

(2) Acceptable land uses: community, cultural, leisure, sport and recreation, retail/town centre cand residential.

(3) Development proposals should retain and strengthen active ground-floor town centre uses along the Bruce Grove frontage, creating a vibrant frontage that supports vitality, footfall and pedestrian activity.

(4) Opportunities should be explored to provide workspace that supports local employment needs, with a particular focus on creative industry workspace that strengthens and contributes to the growth of the cultural cluster.

(5) Development proposals should locate residential uses predominantly on upper floors as part of a mixed-use development.

D. Built form, character and heritage

(1) Development proposals must be designed to conserve and enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the listed former Bruce Grove public conveniences, locally listed former Bruce Grove Cinema (both of which are local landmarks) and the listed buildings opposite.

(2) Efforts to redevelop or improve the incongruous early 2000s extension to the eastern elevation of the cinema will be supported.

(3) Restoration of the original features of the auditorium flank wall facing Bruce Grove will be supported. This includes restoration of its distinctive lighting, highlighting it as a local landmark and cultural destination.

(4) A heritage-sensitive additional storey extension to the banqueting suite will be supported where it can be demonstrated that it enhances the setting and character of the building, and the wider conservation area. This should include restoration of the ground floor shopfronts.

(5) Active frontages should be provided at ground floor level.

E. Movement and public realm

(1) Development proposals should deliver improved public realm that enhances the character of the Bruce Grove Conservation Area

F. Environment and sustainability

(1) Engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development. Address the site's high heat risk through the provision of urban cooling measures. .

(2) Opportunities to enhance/support the adjacent ecological corridor along the railway line should be considered.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA03: Tottenham Delivery Office



Tables and Figures 9. Map of Site Allocation BG SA03

Site Information	Details
Address	Rear of 5 Bruce Grove and Delivery Office and builder's yard on Moorefield Road
Area [ha]	0.44
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Source Protection Zone (SPZ) - SP2 Outer Partially in an Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Listed Buildings – Grade II
Relevant permissions	N/A
Indicative capacities	65 homes, 1000 sqm employment uses
Phasing	2033-2037
Ownership	Private

Tables and Figures 10. BG SA03 Site Allocation Details

A. Proposal

(1) Mixed-use redevelopment of this site to re-provide employment floorspace, deliver new homes, a new pedestrian link to the Cloud Garden and improved active frontage along Moorefield Road.

B. Masterplanning, engagement and delivery

(1) The site should be brought forward in a comprehensive and co-ordinated manner to best optimise the placemaking opportunity.

C. Land uses and activities

(1) Existing land uses: Industrial and office/workspace (postal delivery office and builders' merchants).

(2) Acceptable land uses: Office/workspace and residential.

(3) Development proposals should re-provide existing employment floorspace. Alternative approaches may be supported where it can be robustly demonstrated that they would deliver equivalent or greater employment benefits, including increased job creation.

D. Built form, character and heritage

(1) Development proposals should conserve and enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, in particular the listed buildings along Bruce Grove Road and the locally listed buildings at 6 and 22 Moorefield Road.

(2) Development proposals should provide passive surveillance with good levels of visibility and lighting along the new pedestrian route to the Cloud Garden.

(3) Where the site interfaces with existing residential properties, back gardens of new homes should meet the back gardens of existing properties.

E. Movement and public realm

(1) A new route through the site should allow for pedestrian connections between Moorefield Road and Champa Close enabling access to the Cloud Garden. This should allow access to the properties along it but not be a through-route for vehicles.

(2) Contributions will be sought towards improvement of public realm along Moorefield Road and Bruce Grove, including to the forecourt of 1-5 Bruce Grove.

F. Environment and sustainability

(1) Development proposals should deliver increased greening along Moorefield Road and green pedestrian route to the Cloud Garden

(2) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(3) Applicant should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA04: Cloud Garden



Tables and Figures 11. Map of Site Allocation BG SA04

Site Information	Details
Address	Land to the rear of 7-8 Bruce Grove
Area [ha]	0.41
PTAL	4-5
Planning designations and constraints	Article 4 - HMOs Creative Enterprise Zone (CEZ) Opportunity Area PFA Enhance Area Designated Open Space Site of Importance for Nature Conservation (SINC) - Local Source Protection Zone (SPZ) - SP2 Outer Adjacent to Listed Buildings Conservation Area
Relevant permissions	HGY/2022/4536 Appeal reference: APP/Y5420/W/23/3321012
Indicative capacities	5 homes. 0.2ha public open space
Phasing	2028-2032
Ownership	Private

Tables and Figures 12. BG SA04 Site Allocation Details

A. Proposal

(1) To deliver on longstanding community ambitions to enhance the site's ecological value, celebrate its history (including its relationship to Luke Howard, the 'namer of clouds'), and provide accessible high-quality public open space in an area identified in the Council's Open Spaces Study as being deficient in open space. Modest residential development on a portion of the site is appropriate where it helps to achieve these ambitions.

- The site has permission in principle, secured on appeal, for residential development alongside the provision of public open space and landscaping.

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site to ensure it is developed in coordination with adjacent landowners and a cohesive approach is taken to establishing the new public open space, providing appropriate easy access to it and integrating it with adjacent social infrastructure.

(2) A collaborative and meaningful engagement process should be followed throughout planning and development of the site, particularly the open space elements, in keeping with the Placemaking Approach. A co-design approach to establishing the public open space together with the local community is strongly supported.

(3) 50% of the site should be provided as public open space in perpetuity to be secured via a S106 agreement.

C. Land uses and activities

(1) Existing land use: Designated open space

(2) Acceptable land uses: Designated open space and residential

(3) Residential development will only be supported where it enables the delivery of the community benefits identified in this site allocation.

D. Built form, character and heritage

(1) Development proposals should be designed to conserve and enhance the character of the Bruce Grove Conservation Area and the setting of existing heritage assets, particularly the listed buildings along Bruce Grove and the listed wall which bounds the site to the south east.

(2) Development proposals should relate positively to the public open space, this includes:

(3) Providing passive surveillance and other Designing out Crime safety measures;

(4) Framing the park and views of it;

(5) Using landscaping and building materials that complement the park's character; and

(6) Maximising natural light into the park.

(7) Historical and cultural landscape design should be used to communicate local history and create a strong sense of place.

E. Movement and public realm

(1) A contiguous public open space of at least 0.2ha must be provided to help address an identified open space deficiency in this part of Bruce Grove and justify the loss of part of the existing open space for residential development.

(2) Early engagement must occur prior to submitting a planning application to agree a suitable approach to the long-term management and maintenance of the public open space.

F. Environment and sustainability

(1) A Green and Blue Infrastructure Plan (which may be part of a Design and Access Statement) must be provided setting out how the development has been designed to put into practice the Green & Blue Infrastructure Principles in this plan. Proposals must be accompanied by a comprehensive ecological impact assessment.

(2) Development proposals must enhance and not adversely affect (either directly or indirectly) the Site of Importance for Nature Conservation. Protection of biodiversity must be appropriately demonstrated via an ecological assessment prepared by a suitably qualified person.

(3) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA05: 545-577 Tottenham High Road



Tables and Figures 13. Map of Site Allocation BG SA05

Site Information	Details
Address	545-577 Tottenham High Road
Area [ha]	0.61
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Partially in a Primary Shopping Area Source Protection Zone (SPZ) - SP2 Outer Adjacent to an Ecological Corridor Archaeological Priority Area (APA) - Tier 2 Conservation Area Locally Listed Buildings Adjacent to Listed and Locally Listed Buildings
Relevant permissions	HGY/2021/0723
Indicative capacities	N/A

Phasing	2033-2037
Ownership	Public and Private

Tables and Figures 14. BG SA05 Site Allocation Details

A. Proposal

(1) This section of the High Road contains several poor-quality buildings that detract from the conservation area along with underappreciated heritage assets. This site allocation supports conservation-led restoration and redevelopment to enhance the character of the conservation area, better celebrate heritage assets and provide new and improved town centre, workspace and social infrastructure uses alongside public realm improvements to support a vibrant historic high street.

B. Masterplanning, engagement and delivery

(1) Proposals should demonstrate meaningful engagement with neighbouring landowners to explore opportunities for more comprehensive and co-ordinated development.

C. Land uses and activities

(1) Proposals should demonstrate meaningful engagement with neighbouring landowners to explore opportunities for more comprehensive and co-ordinated development.

(2) Land uses and activities

(3) Existing land uses: retail/town centre, community (including a school, community centre and religious facilities)

(4) Acceptable land uses: town centre, office/workspace, residential, cultural and community

(5) New residential uses are appropriate on upper floors where they do not result in a reduction in employment and town centre floorspace

(6) Retain or re-provide community and cultural uses floorspace in accordance with Policy S2.

D. Built form, character and heritage

(1) Conserve and enhance the character of the Bruce Grove and Scotland Green Conservation Areas and the significance and setting of the many existing heritage assets within the site and its surrounds.

(2) 557 to 565 High Road and 545a-545 High Road are identified as negative contributors to the conservation area and should be refurbished or redevelopment to ensure the buildings positively contribute to the conservation areas. Locally listed buildings and existing positive contributors must be retained.

(3) The building line along the High Road must be maintained.

(4) Heights along the High Road should be in keeping with the established pattern of 2 to 3 storeys. Heights at the back of the High Road must be limited so as not to detract from the setting of heritage assets and the character of the High Road, including views of the site and the statutory listed buildings at 581-585b and listed boundary walls, when approaching from the north.

E. Movement and public realm

(1) Deliver public realm improvements to the side streets leading to the back of the High Road to facilitate pedestrian connections to backland activities and enhance the setting of heritage assets and the character of the conservation area. This includes enhancing views towards the locally listed 551b High Road (former electricity sub-station), 579 High Road (an 18th century barn), and appreciation of the listed boundary walls along 581-585 High Road.

F. Environment and sustainability

(1) Address the site's high heat risk through the provision of urban cooling measures.

(2) Opportunities should be taken to enhance the adjacent ecological corridor along the railway line.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA06: Aldi



Tables and Figures 15. Map of Site Allocation BG SA06

Site Information	Details
Address	570-592 High Rd, London, N17 9TA
Area [ha]	0.95
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Partially in a Primary Shopping Area Source Protection Zone (SPZ) - SP2 Outer Partially in a Conservation Area Archaeological Priority Area (APA) - Tier 2 Locally Listed Buildings Adjacent to Statutory Listed Buildings
Relevant permissions	N/A
Indicative capacities	50
Phasing	203-2042
Ownership	Mix of private and public freehold and leasehold

Tables and Figures 16. BG SA06 Site Allocation Details

A. Proposal

(1) This site allocation supports mixed-use redevelopment and retrofit of existing buildings to better complement the historic environment. Development will re-provide and enhance existing social infrastructure and workspace, as well as the supermarket, while accommodating new town centre uses, homes, green infrastructure and an enhanced and expanded public realm.

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site. It will need to cover all land parcels within this allocation showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the site allocation.

(2) There should be early engagement with and between landowners to enable co-ordinated masterplanned development that optimises land use and safeguards a potential northern extension of the east of High Road side street system, continuing from Honeysett Road.

C. Land uses and activities

(1) Existing land use: Retail/town centre (supermarket), leisure (gym), office/workspace and community

(2) Acceptable land uses: retail/ town centre, office/workspace, cultural and leisure, and community

(3) Development proposals should retain or re-provide the Friends Meeting House, ensuring the continued provision of community and faith facilities within the area.

(4) Development proposals should re-provide the existing supermarket and The Grove Business Centre as part of any redevelopment.

(5) Development proposals should provide active ground-floor town centre uses within the District Centre and re-provide retail floorspace within the Primary Shopping Area to maintain and strengthen the town centre's retail function.

D. Built form, character and heritage

(1) The site is partially within the Bruce Grove and Scotland Green Conservation Areas. Proposals must be designed to conserve and enhance the character of these conservation areas and the significance and setting of existing heritage assets, particularly the statutory listed buildings opposite the High Road.

(2) The locally listed building at 596 High Road must be retained and enhanced. The remaining buildings on site are either neutral or negative contributors to the conservation areas and should be refurbished or redeveloped to ensure

the buildings positively contribute to the conservation areas' character. This includes re-establishing the High Road building line with complementary form, massing and detailing.

(3) Building heights should be limited to 2-3 storeys along the High Road, with heights able to rise towards the centre of the site. Care must be taken not to adversely affect the privacy and security of The Mulberry Primary School and surrounding residential uses.

(4) Active frontages should be provided along the High Road and any new public spaces.

E. Movement and public realm

(1) Development proposals should proposals should provide an enhanced and expanded public realm, that includes measures for improved safety and accessibility, maximising opportunities for greening, and spaces for rest and social interaction.

(2) Development proposals should proposals should deliver or safeguard an extension of the eastern side street system from Reform Road/ Honeysett Road northward, providing improved access to the Mulberry Tree Community Garden.

F. Environment and sustainability

(1) Demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA07: Stoneleigh Carpark C



Tables and Figures 17. Map of Site Allocation BG SA07

Site Information	Details
Address	302 Stoneleigh Rd, N17 9JG
Area [ha]	0.11
PTAL	5
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Source Protection Zone (SPZ) – 2 Archaeological Priority Area (APA) - Tier 2 Adjacent to a Conservation Area Adjacent to Locally Listed Buildings
Relevant permissions	N/A
Indicative capacities	20 homes plus 250sqm employment
Phasing	2028-2032
Ownership	Public

Tables and Figures 18. BG SA07 Site Allocation Details

A. Proposal

(1) Infill residential or mixed-use development of Stoneleigh Road Car Park C providing new homes and an enhanced public realm to contribute to a safer, greener, more activated and accessible, pedestrian-focused environment behind the High Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

C. Land uses and activities

(1) Existing land uses: Surface level car park

(2) Acceptable land uses: Office/workspace and residential

(3) Development proposals should explore opportunities to provide ground-floor office/workspace uses, particularly creative workspace, along Stoneleigh Road.

D. Built form, character and heritage

(1) Active frontages should be provided along Stoneleigh Road.

(2) The site is adjacent to the Bruce Grove Conservation Area. Proposals must conserve and enhance the character of the Bruce Grove Conservation Area and the significance and setting of existing heritage assets, including the locally listed buildings to the east and south of the site.

(3) Building height should be in keeping with the character of the surrounding area, with taller elements located along Stoneleigh Road to activate it and provide passive surveillance.

(4) The massing of the development should complement the setting and views towards the locally listed Brook Street Chapel, maintaining an appreciation of its silhouette when viewed from the south.

E. Movement and public realm

(1) The public realm along Stoneleigh Road and Brook Street should be enhanced to deliver a more pedestrian-focused environment which is green, safe and accessible to all.

(2) A Transport Assessment must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access.

F. Environment and sustainability

(1) Applicant should engage with Thames Water at an early stage to ensure sufficient wastewater infrastructure capacity is available to support development. Proposals should protect the mature tree at the rear of the site and provide additional greenery and landscaping.

(2) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

BG SA08: Stoneleigh Carpark A and B



Tables and Figures 19. Map of Site Allocation BG SA08

Site Information	Details
Address	Car Park A and B, Stoneleigh Road, London, N17 9BQ
Area [ha]	0.38
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a District Centre Risk of Surface Water Flooding - Medium & High Archaeological Priority Area (APA) - Tier 2 Partially in a Conservation Area Adjacent to Listed Buildings – Grade II Adjacent to Locally Listed Buildings
Relevant permissions	HGY/2019/1141: Approval of details attached to original granted planning permission HGY/2014/3174 for construction of 4 storeys / 7 flats, land to the rear of 418 High Road (lapsed)
Indicative capacities	30 homes, 800sqm employment uses
Phasing	2028-2032

Ownership	Public and Private

Tables and Figures 20. BG SA08 Site Allocation Details

A. Proposal

(1) Mixed-use development of Stoneleigh Road Car Parks A and B providing new homes, employment space, and an enhanced public realm. Development will help deliver a safer, greener, more activated and accessible, pedestrian-focused environment behind the High Road.

B. Masterplanning, engagement and delivery

(1) Development proposals for Stoneleigh Carpark A and B must demonstrate cohesive and co-ordinated planning and design that contributes to the comprehensive enhancement of the side street system east of the High Road. A masterplan is strongly encouraged to optimise placemaking opportunities, ensure integration with surrounding uses, and support delivery of a vibrant, pedestrian-focused environment.

(2) Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

C. Land uses and activities

(1) Existing land uses: Surface level car park, industrial (vehicle services), retail (restaurant), and office/workspace.

(2) Acceptable land uses: Retail, office/workspace, community and residential.

(3) Development proposals should deliver active ground-floor uses on Stoneleigh Road, with particular emphasis on the frontage opposite the Beehive Public House, creating a more vibrant and attractive public realm.

D. Built form, character and heritage

(1) The site is adjacent to the Bruce Grove Conservation Area and partially within the Tottenham Green Conservation Area. Development proposals must conserve and enhance the character of this conservation area and the significance and setting of existing heritage assets, including the Grade II listed Beehive Public House (a local landmark) immediately to the north of the site.

(2) Building height should be in keeping with the character of the surrounding area and avoid dominating the high street frontage and Beehive Public House.

(3) Massing should be designed to allow an appreciation of the front of the Grade II listed Beehive Public House from the pedestrian connection between

Stoneleigh Road and Chestnut Road, with view studies undertaken to inform determination of the building line.

(4) An active frontage should be provided along Stoneleigh Road and the pedestrian route through to Chestnut Road.

E. Movement and public realm

(1) A small public space or extended public realm should be created on the corner of Stoneleigh Road and the pedestrian route through to Chestnut Road. This space should:

(2) Facilitate views of the Beehive Public House approaching from the south

(3) Provide opportunities to socialise

(4) Contain infrastructure to facilitate pop-up activities

(5) Provide secure public cycle parking

(6) A pedestrian connection through to Circular Road/ Scales Road should be created.

(7) A Transport Assessment must be provided must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access.

F. Environment and sustainability

(1) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) The mature tree at the south of the site should be retained.

(3) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

BG SA09: Rycroft Way Carpark



Tables and Figures 21. Map of Site Allocation BG SA09

Site Information	Details
Address	Car Park, Rycroft Way, Tottenham, London
Area [ha]	0.1
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent to a Conservation Area Adjacent to Locally Listed Buildings Archaeological Priority Area (APA) - Tier 2
Relevant permissions	N/A
Indicative capacities	15 homes
Phasing	2028-2032
Ownership	Public

Tables and Figures 22. BG SA09 Site Allocation Details

A. Proposal

(1) Residential infill development of the Rycroft Way Car Park to provide new homes and an enhanced public realm. Development will help to deliver a safer, greener more activated environment behind the High Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for the site.

(2) Development proposals must be informed by a comprehensive and inclusive engagement process. Particular consideration should be given to how development may affect inclusive access to the town centre, ensuring that changes enhance connectivity, safety and the overall experience for all town centre users.

C. Land uses and activities

(1) Existing land uses: Residential, surface level car park, and undesignated open space.

(2) Acceptable land uses: Residential.

D. Built form, character and heritage

(1) Building heights should be in keeping with the character of the surrounding area and should drop down in scale to respect the height of buildings along Somerset Road.

(2) Active frontages should be provided along Rycroft Way and Somerset Road, providing passive surveillance.

(3) The site is within the setting of the Tottenham Green Conservation Area and should enhance its character, including maintaining the strong presence of the locally listed Former Tottenham Grammar School (now Tottenham Green Workshops) to the south.

E. Movement and public realm

(1) Development proposals should deliver or contribute to improvements to the adjacent public realm. This includes an opportunity to create new public realm at the eastern end of Somerset Road with improved connections through to Hamilton Close.

(2) A Transport Assessment must be provided to demonstrate must be provided to demonstrate that the loss of car parking will not have unacceptable impacts, particularly in relation to inclusive and safe access.

F. Environment and sustainability

(1) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Development proposals should retain and protect the existing mature trees.

(3) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

BG SA10: Welbourne Road Carpark



Tables and Figures 23. Map of Site Allocation BG SA10

Site Information	Details
Address	Car park, Welbourne Road Carpark, High Road, N17 6QA
Area [ha]	0.06
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Opportunity Area PFA Enhance Area Creative Enterprise Zone (CEZ) Adjacent to a Conservation Area Archaeological Priority Area (APA) - Tier 2
Relevant permissions	N/A
Indicative capacities	10 homes
Phasing	2028-2032
Ownership	Public

Tables and Figures 24. BGSA10 Site Allocation Details

A. Proposal

(1) Residential development of the Welbourne Road Carpark alongside public realm and landscaping improvements.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land uses: Surface level car parking.

(2) Acceptable land uses: Residential.

D. Built form, character and heritage

(1) The site is adjacent to the Tottenham Green Conservation Area. Development proposals must conserve and enhance the character of the conservation area and the significance and setting of existing heritage assets. This includes positively responding to the terraces to the north and their distinct castellated form.

(2) Building height and massing should be in keeping with the character of the surrounding area and serve to positively frame the High Road/ Monument Way intersection and the High Cross monument.

(3) Active frontages should be provided along street fronts and to the public realm at the High Cross intersection.

(4) Development proposals must avoid adverse impacts on the privacy and security of the adjacent primary school.

E. Movement and public realm

(1) Development proposals should deliver public realm and landscaping improvements.

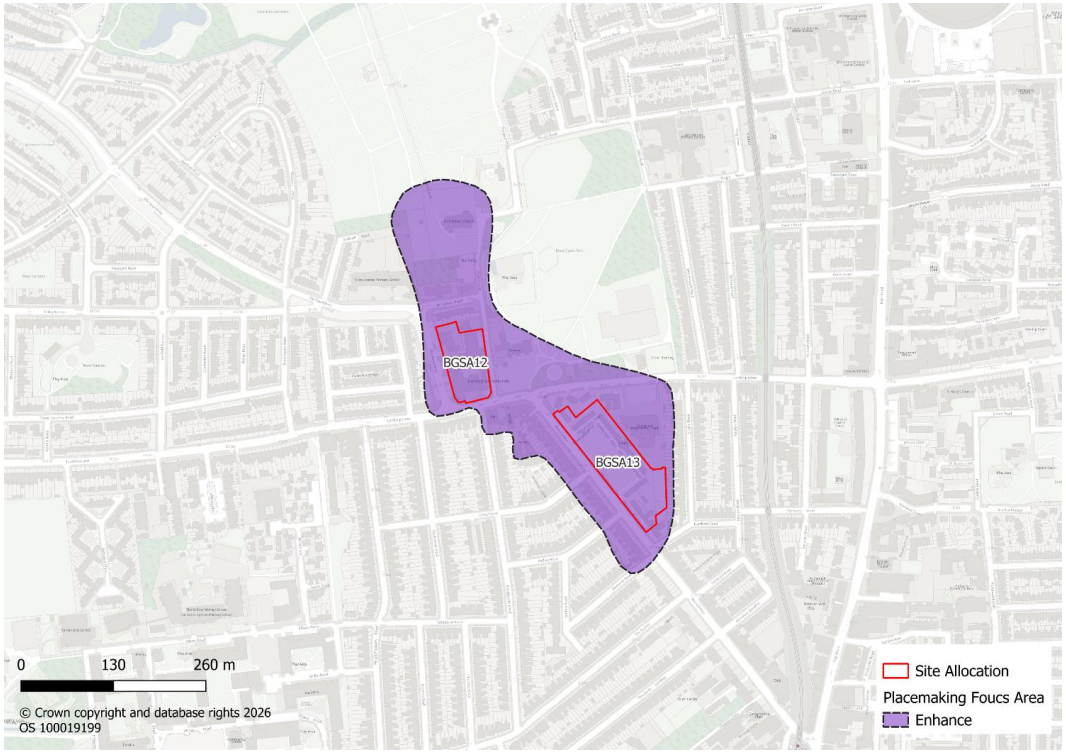
F. Environment and sustainability

(1) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(3) The large, mature tree on the southern boundary must be retained and adjacent mature trees should be protected.

BG PFA2: Bruce Castle Heritage Quarter



Tables and Figures 25. Map of Placemaking Focus Area BG PFA2

Strategy

10.37 Bruce Castle and Bruce Castle Park are two of Haringey's most treasured historic landmarks. Today they are home to the Bruce Castle Museum and Archive and offer a range of community, cultural and leisure activities.

10.38 Future development in this area will protect and help enhance the historic environment, making it easier for people to appreciate, access and enjoy everything the area has to offer. This includes introducing new, complementary uses and an improved public realm in and around Bruce Castle.

10.39 This strategy will be implemented through adherence to Policy BGN1, the site allocation outlined below, and the following initiatives.

- The Council is working with local heritage, cultural, educational and community stakeholders to develop and promote the Bruce Castle Heritage Quarter. This collaborative initiative has a broader geographical extent, scope and set of objectives than the Bruce Castle Placemaking Focus Area, but shares the ambition of conserving, enhancing and celebrating the area's unique heritage, cultural and community assets.

- conserve and enhance the character of the Bruce Castle and All Hallows Conservation Area and Peabody Cottages Conservation Area and the setting and significance of the listed and locally listed buildings. The Council will work positively and proactively with Historic England to secure the future of assets on the national 'heritage at risk' register.

- Ensure that new development complements and enhances the area's rich historic character.

- Support a range of community and cultural uses for buildings within the Bruce Castle heritage site where this will support greater engagement with heritage, result in the conservation of the historic buildings and can take place without loss of character or causing harm to the buildings' significance.

- Restore the historical character of the locally listed shops and public house on the south side of Bruce Grove. Proposals and uses for the shops which better activate the public realm, relate positively to Bruce Castle and enable the removal of car parking, which currently detracts from the conservation area, such as retail and food and beverage uses, will be supported.

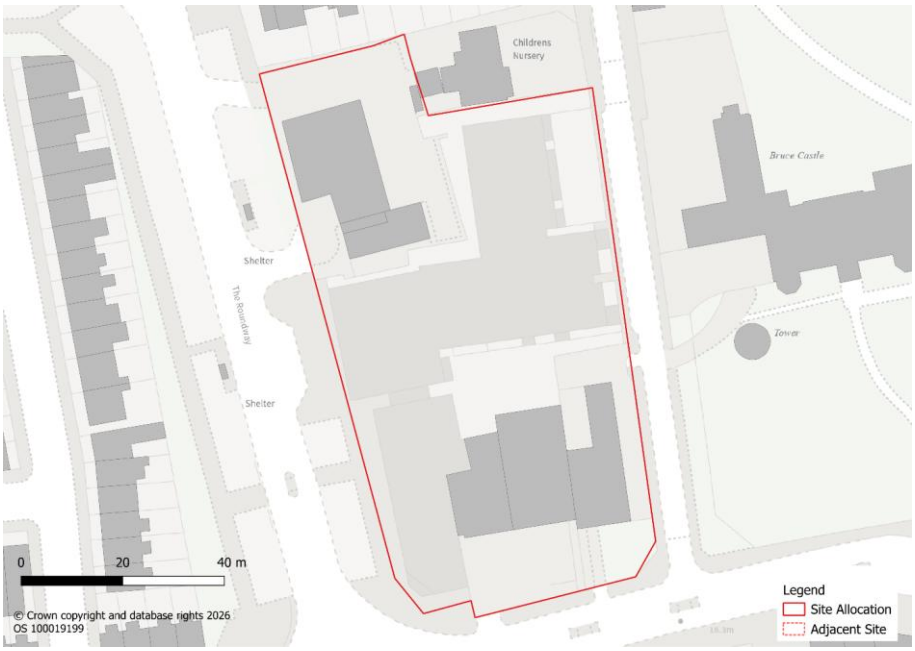
- Support landscape improvements to the Drapers Alms Houses and the reinstatement of historically accurate timber windows and doors, front boundary walls and consolidating detracting clutter in front yards along Bruce Grove, to enhance their role in connecting the historic town centre with Bruce Castle.

- Support public realm and transport improvements within the area to:

- Enhance the setting and appreciation of and access to Bruce Castle as a local landmark and heritage asset.

- Improve the ease and safety of pedestrian and cycle movements, particularly at the roundabouts and along Cycle Superhighway 1.
- Create a more engaging public realm around the Bruce Grove/ Lordship Lane roundabout.
- Reduce street clutter that detracts from the heritage assets.
- Reduce air pollution, particularly at the Bruce Grove/ Lordship Lane intersection which is identified as an air quality hotspot.
- Provide new active workspace and retail uses near the main entrance to Bruce Castle to support its role as a cultural destination.

BG SA12: The Roundway



Tables and Figures 26. Map of Site Allocation BG SA12

Site Information	Details
Address	58-62 Lordship Lane, 311-315 The Roundway and 12 Church Lane, Tottenham N17
Area [ha]	0.59
PTAL	2-4
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Proximity to a Statutory Main River Adjacent to Blue Ribbon Network Partially in a Conservation Area Adjacent to Archaeological Priority Area (APA) - Tier 3 Adjacent to Listed Buildings Adjacent to Locally Listed Buildings
Relevant permissions	HGY/2022/0967
Indicative capacities	30 additional homes to those already completed, 150sqm employment uses
Phasing	2032-2036
Ownership	Private
Address	58-62 Lordship Lane, 311-315 The Roundway and 12 Church Lane, Tottenham N17

Tables and Figures 27. BG SA12 Site Allocation Details

A. Proposal

(1) Continuation of the mixed-use development of the existing low-density employment uses to provide replacement employment floorspace and new homes. The site is in a prominent location at the northern end of Bruce Grove where it connects with the Roundway and Lordship Lane. Conservation-led development is required to enhance the setting of Bruce Castle heritage site.

- Development has been completed on the majority part of the site allocation under planning permission HGY/2022/0967, providing 76 new homes, new employment floorspace, landscaping and a new pedestrian route between The Roundway and Church Lane.

A. Masterplanning, engagement and delivery

(1) A masterplan was agreed through planning permission HGY/2022/0967 setting out how the sites adjacent to the recently developed part of the site could be developed. As such a new masterplan is not required.

(2) There is a substation in the south west corner of the site which will need to be considered in liaison with UK Power Networks and retained or re-provided.

B. Land uses and activities

(1) Existing land uses: Industrial, office/workspace and infrastructure (electrical substation) and residential.

(2) Acceptable land uses: Office/workspace and residential.

C. Built form, character and heritage

(1) The site is adjacent to the Bruce Castle and All Hallows Conservation Area and the Peabody Cottage Conservation Area. Development proposals must conserve and enhance the character of the conservation area and the significance and setting of existing heritage assets, including the Grade I listed Bruce Castle and Tower (local landmarks).

(2) A detailed heritage based urban design appraisal should be carried out prior to any future development proposals to establish agreed principles regarding acceptable height, scale and massing that should form part of any development brief for the site.

(3) The prominent location of the south eastern part of the site allocation lends itself to the creation of a visible architectural landmark, marking the entrance and setting of Bruce Castle. It could act as a 'wayfinder' for the heritage assets nearby. This should be achieved by virtue of its design rather than height and should be such that it is not intrusive to the setting of Bruce Castle or its grounds.

(4) Heights should be limited adjacent to the nursery and the existing houses to the north of the site.

(5) New development should attempt to continue the street frontages on all sides and should respect the scale of terraces within the Peabody Estate Conservation Area.

D. Movement and public realm

(1) Recent development of the majority of the allocation will improve local connectivity to and from Bruce Castle Park via a new east-west pedestrian route.

(2) To mitigate the impacts of the development, proposals for the remaining land parcels may be required to make contributions to Bruce Castle Park and to improve access to it.

(3) Development proposals should explore opportunities to implement appropriate signage and wayfinding to key destinations to enhance the visibility of Bruce Castle and the wider historic quarter.

(4) Development proposals should contribute to cycleway improvements, particularly along Church Street, which is part of Cycle Superhighway 1.

E. Environment and sustainability

(1) Development proposals should protect existing mature trees on the edge of the site.

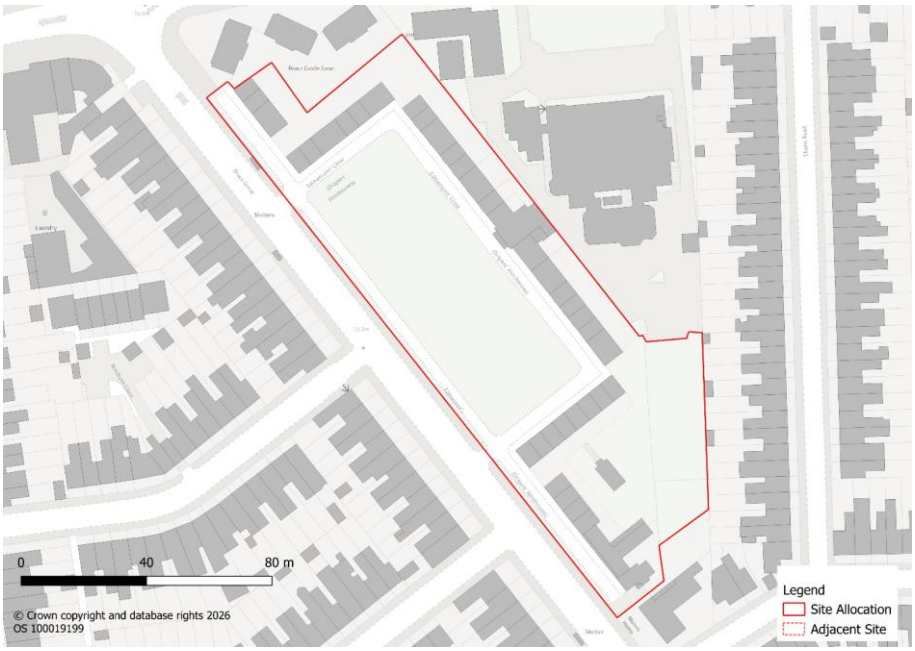
(2) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(3) Development proposals should safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(4) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(5) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

BG SA13: The Drapers Almshouses



Tables and Figures 28. Map of Site Allocation BG SA13

Site Information	Details
Address	The Drapers Almshouses, Edmansons Close, Bruce Grove, London, N17 6XD
Area [ha]	1.17
PTAL	2-4
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Source Protection Zone (SPZ) - SPZ2 Outer Partially in an Archaeological Priority Area (APA) - Tier 3 Conservation Area Historic Parks Listed Building – Grade II Adjacent Listed and Locally Listed Buildings
Relevant permissions	HGY/2022/4319 & HGY/2022/4320
Indicative capacities	N/A
Phasing	2027-2031
Ownership	Private
Address	The Drapers Almshouses, Edmansons Close, Bruce Grove, London, N17 6XD

Tables and Figures 29. BG SA13 Site Allocation Details

A. Proposal

(1) Conservation-led restoration, retrofit and redevelopment to secure the long-term future of this important site containing statutory listed buildings and locally listed park and gardens and to enhance its contribution to the Bruce Castle Conservation Area and local community.

- There is an approved planning permission for this site for alterations and extensions to existing almshouses to create new homes and the demolition of the existing laundry building and 1970s infill building and replacement with a new apartment building.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required but a comprehensive and conservation-led approach must be taken to proposals as part of securing the long-term future of the site.

C. Land uses and activities

(1) Existing land uses: Residential (including specialist older persons' and affordable housing), community (currently vacant).

(2) Acceptable land uses: Community, cultural and residential uses

(3) Retain and restore the chapel for community or cultural uses.

(4) New residential development will be permitted on this site to help secure the long-term future of the site and protect the range of community benefits it currently provides.

D. Built form, character and heritage

(1) A detailed heritage appraisal should be carried out prior to any future development proposals to establish agreed principles regarding acceptable height, scale, massing and landscaping.

(2) Existing original almshouses should all be retained and development located in areas identified as less sensitive to change. The frontage of the buildings should be restored and their appreciation enhanced.

(3) Opportunities for new houses and flatted blocks are limited to space to the rear of the existing almshouses.

E. Movement and public realm

(1) Development proposals should include improvement to the front courtyard in keeping with its heritage values and should consider how landscaping

interacts with the Bruce Grove frontage, offering enhanced views of the heritage assets.

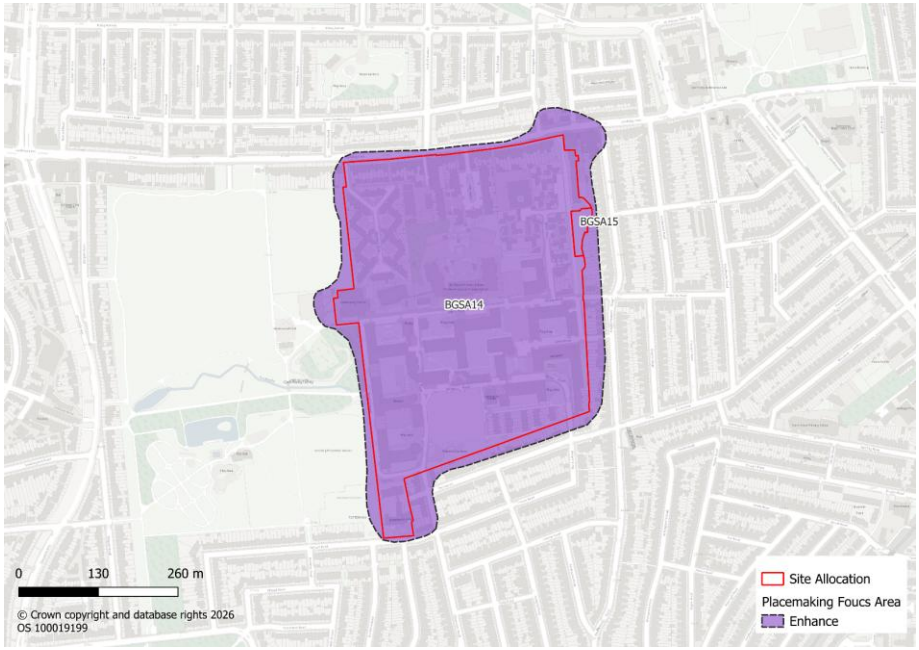
F. Environment and sustainability

(1) Development proposals should enhance biodiversity on the site in a manner that does not undermine heritage values.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(3) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

BG PFA3: Broadwater Farm



Tables and Figures 30. Map of Placemaking Focus Area BG PFA3

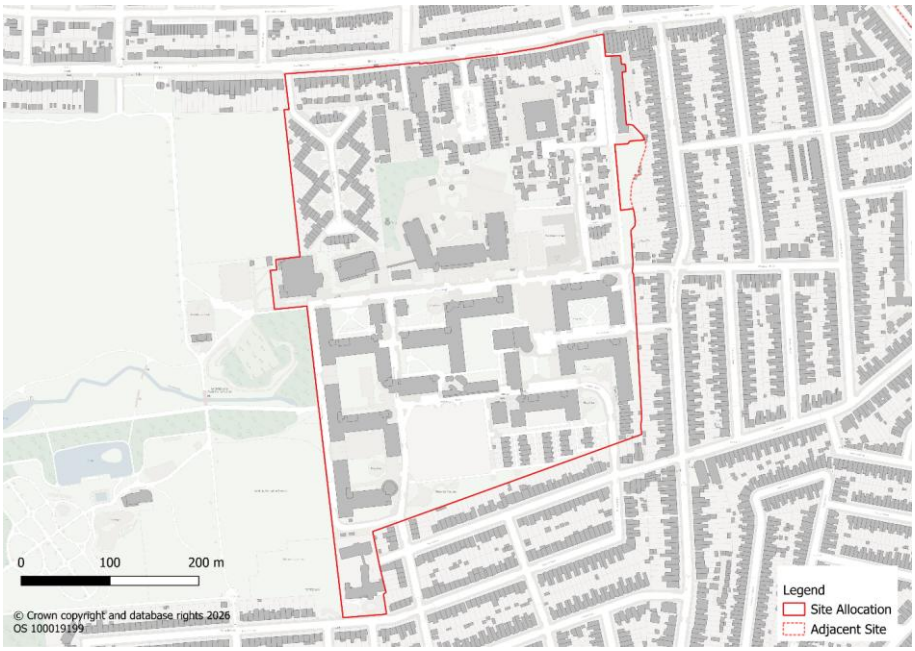
Strategy

10.41 The Broadwater Farm Estate and its surrounds will be enhanced in collaboration with its community to be a safe, welcoming neighbourhood. The area will be a lively place, with high-quality homes, affordable workspaces and improved open spaces and facilities supporting a strong sense of community and creating opportunities for residents to play, work and socialise.

10.42 This strategy will be implemented through adherence to Policy BGN1, the site allocation outlined below, and the following strategic objectives.

- Redefine the character of existing streets to encourage active travel and make better connections to the wider area. Streets should be clear routes that are defined by the buildings connecting key destinations.
- Improve the character of the estate, creating a greener, more sustainable and friendly environment. Open spaces should feel safe and welcoming.
- Retain the historic significance of the statutory listed mosaic mural previously located at Tangmere Block.
- Activate and improve the ground floor experience. Existing facilities should be improved and some re-located in new buildings.
- Improve the sense of arrival to the estate. New buildings should relate to the estate character and that of surrounding streets. The size and layout of new buildings should aid wayfinding and address security.
- Existing and new homes should have access to safe and secure communal entrances, bins and bike stores. All homes must be designed to be comfortable, and thermally efficient. New developments should provide more family homes on the Estate in response to housing need.
- Enhance the quality and appearance of shopfronts, their forecourts, and adjacent public realm along Lordship Lane.
- Help to meet housing needs for the Gypsy, Roma and Traveller Community through the provision of pitches at Brookside Green.

BG SA14: Broadwater Farm



Tables and Figures 31. Map of Site Allocation BG SA14

Site Information	Details
Address	Broadwater Farm housing estate, N17
Area [ha]	18.63
PTAL	1b-3
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Potentially Suitable for Tall Buildings Flood Zone 2 & 3 Risk of Surface Water Flooding – Medium & High Partially in a Critical Drainage Area Proximity to a Statutory Main River Adjacent to Blue Ribbon Network Partially in Metropolitan Open Land (MOL) Site of Importance for Nature Conservation (SINC) - Local Adjacent to a Conservation Area
Relevant permissions	HGY/2022/0823 HGY/2024/3522
Indicative capacities	Indicative capacities will be confirmed through updates to the Spatial Framework

Phasing	2028-2042
Ownership	Public and Private
Address	Broadwater Farm housing estate, N17

Tables and Figures 32. BG SA14 Site Allocation Details

A. Proposal

(1) Retrofit, redevelopment and placemaking improvements to provide new and improved homes, better infrastructure, and an enhanced and expanded public realm in a way that builds on the area's positive qualities and strong sense of community.

- As part of its commitment to bring about the most wide-reaching improvements to the estate since it was built over 50 years ago, the Council has secured planning permission for the demolition of the existing Tangmere, Northolt, Stapleford North, enterprise centre, medical centre and energy centre buildings and erection of 294 new homes for Council Rent in a mix of houses and flats, as well wellbeing hub, replacement enterprise centre and a retail unit. This follows a resident ballot in early 2022 when residents of the estate voted in favour of the Council's proposals for the estate.

(2) Subject to further engagement, there remains potential for additional retrofit and redevelopment within Broadwater Farm Estate.

A. Masterplanning, engagement and delivery

(1) A Council-approved Spatial Framework is in place for the allocation (the Broadwater Farm Urban Design Framework). Development proposals must accord with the most up-to-date approved Framework and any associated masterplans, as read alongside and updated by relevant Local Plan policies and this site allocation.

(2) Where proposals seek a substantial uplift in density, including through additional tall buildings, they must be supported by a clear strategy for the timely delivery of infrastructure necessary to accommodate that growth. This should include improvements to public transport, walking and cycling accessibility, the provision of new and enhanced social infrastructure, and convenient access to a range of day-to-day services, facilities and amenities.

(3) Updates to the Spatial Framework and any masterplans should be shaped by a comprehensive and meaningful programme of community and stakeholder engagement, in accordance with the Council's Placemaking Approach and the principles of the Haringey Deal.

(4) Major development proposals for individual phases, development parcels or landholdings should be supported by a masterplan demonstrating how they contribute to and implement the objectives, principles and spatial framework established by the approved Spatial Framework and set out in this allocation.

B. Land uses and activities

(1) Existing land uses: Residential and community uses.

(2) Acceptable land uses: Residential, employment, community and cultural uses.

(3) Development proposals should provide a mix of housing tenures and types to meet the diverse needs of Haringey's communities and facilitate social integration, with a strong focus on providing family housing.

(4) Where redevelopment occurs, existing social rented council homes should be re-provided, secure tenants should be offered suitable alternative accommodation, and measures should be taken to support resident leaseholders from the Broadwater Farm Estate to remain within the area where possible.

(5) Development proposals should re-provide existing employment, community and cultural uses and, where appropriate, relocated them to more prominent and accessible locations that better address streets and public spaces.

(6) Development proposals should design buildings to maximise active frontages throughout the estate.

(7) Development proposals should incorporate active ground floor frontages along key routes and prominent corners along Adams Road and Willan Road to contribute to activity, animation and passive surveillance.

(8) Development proposals should activate undercroft spaces at key locations to better define streets and public spaces, improve legibility, and contribute to a safe and attractive public realm.

C. Built form, character and heritage

(1) Redevelopment of Tangmere House must conserve the significance of the listed mosaic mural, ensuring it is appropriately incorporated into the development and prominently displayed in a manner that conserves its heritage significance.

(2) This site is appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

(3) To strengthen the sense of arrival, new buildings should relate positively to the character of the estate and surrounding streets. Building scale and layout should support legibility, aid wayfinding and promote a safe and secure environment.

D. Movement and public realm

(1) A clear street hierarchy should be established, with improved connections to the surrounding local network, particularly to key destinations including local

schools, Children's Centre, Community Centre, retail units, Lordship Recreation Ground, Lordship Lane, Philip Lane and Bruce Grove.

(2) A series of new and enhanced shared and public spaces should be provided, equipped with improved play facilities and generous green infrastructure.

(3) A new Community Park should be created in the heart of the estate

(4) Public realm interventions should improve the relationship with surrounding social infrastructure and open space assets, including the community centre, schools, wellbeing hub and Lordship Recreation Ground

(5) Pedestrians should be prioritised on existing streets through footway improvements and rationalised parking layouts.

(6) Cycle routes should be established through the site, connecting to Cycle Superhighway 1 and key destinations including Lordship Recreation Ground, Lordship Lane, Bruce Grove District Centre, and Philip Lane.

(7) Development proposals should increase access to bus stops on Lordship Lane and the W4 bus stop within the estate. The Council will advocate for the delivery of two-way buses on the W4 route.

(8) Development proposals should reduce car dominance, consolidating parking and vehicular routes to allow for more pedestrian quiet streets.

E. Environment and sustainability

(1) Development proposals should demonstrate that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) Development proposals should safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(3) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(4) Development proposals should address the site's high heat risk through the provision of urban cooling measures.

(5) Development proposals should mitigate and where possible improve local air quality and the noise environment.

BG SA15: Brookside Green



Tables and Figures 33. Map of Site Allocation BG SA15

Site Information	Details
Address	Brookside Green, N17 6HZ
Area [ha]	0.16
PTAL	2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Partially within Flood Zone 2 & 3 Partially within Risk of Surface Water Flooding Area – Medium & High Partially in a Critical Drainage Area Proximity to a Statutory Main River Adjacent to Blue Ribbon Network
Relevant permissions	Current planning and listed building consent applications: HGY/2022/4319 & HGY/2022/4320
Indicative capacities	2 pitches
Phasing	2027-2032
Ownership	Public

Tables and Figures 34. BG SA15 Site Allocation Details

A. Proposal

(1) Provision of two new permanent gypsy and traveller pitches as part of a new site at Brookside Green to support the borough's Gypsy, Roma and Traveller Community.

B. Masterplanning, engagement and delivery

(1) Development proposals should be subject to early and meaningful community engagement.

C. Land uses and activities

(1) Existing land uses: Undesignated open space.

(2) Acceptable land uses: Gypsy and traveller pitches.

D. Built form, character and heritage

(1) The layout of the site, associated facilities and landscaping, must be well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities.

(2) The site should have appropriate boundary walls and fences to maintain the security and privacy of occupiers and adjacent residential properties.

E. Movement and public realm

(1) Safe and suitable access will be required for the vehicular route into the site.

(2) It must be demonstrated that the site will have no adverse traffic impacts.

F. Environment and sustainability

(1) Existing mature trees should be retained and protected.

(2) New planting and landscaping should be introduced.

(3) Development proposals should safeguard the adjacent Main River and ensure development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works. The Council will require proposals to robustly demonstrate that the development can be made safe for the proposed use over its lifetime.

Other Site Allocations in Bruce Grove

BG SA16: Rear of the Roundway



Tables and Figures 35. Map of Site Allocation BG SA16

Site Information	Details
Address	Rear of 167 Roundway, N17
Area [ha]	0.15
PTAL	3
Planning designations and constraints	Article 4 - HMOs Risk of Surface Water Flooding – Medium & High Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	3 pitches
Phasing	2027-2031
Ownership	Public
Address	Rear of 167 Roundway, N17

Tables and Figures 36. BG SA16 Site Allocation Details

Proposal

(1) Provision of three new permanent gypsy and traveller pitches as part of a new site at the rear of 167 Roundway to support the borough's Gypsy, Roma and Traveller Community.

Masterplanning, engagement and delivery

(1) Development proposals should be subject to early and meaningful community engagement.

Land uses and activities

(1) Existing land uses: Temporary modular homes, undesignated open space.

(2) Acceptable land uses: Gypsy and traveller pitches.

Built form, character and heritage

(1) The layout of the site, associated facilities and landscaping, must be well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities.

(2) The site should have appropriate boundary walls and fences to maintain the security and privacy of occupiers and adjacent residential properties.

Movement and public realm

(1) Safe and suitable access will be required for new vehicular routes into the site.

(2) It must be demonstrated that the site will have no adverse traffic impacts.

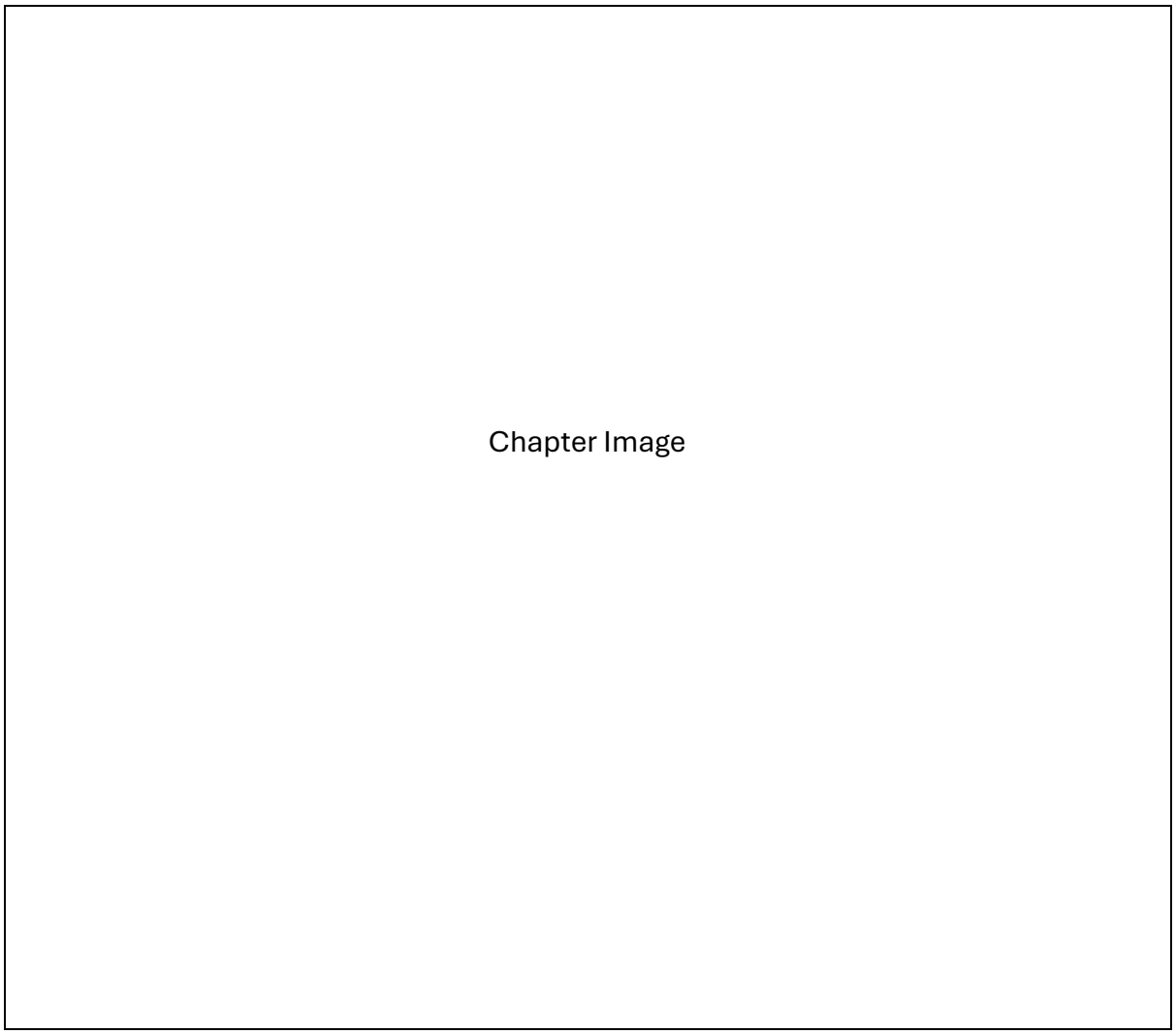
(3) Opportunities should be explored to deliver improvements to the pavement and cycle path alongside the site.

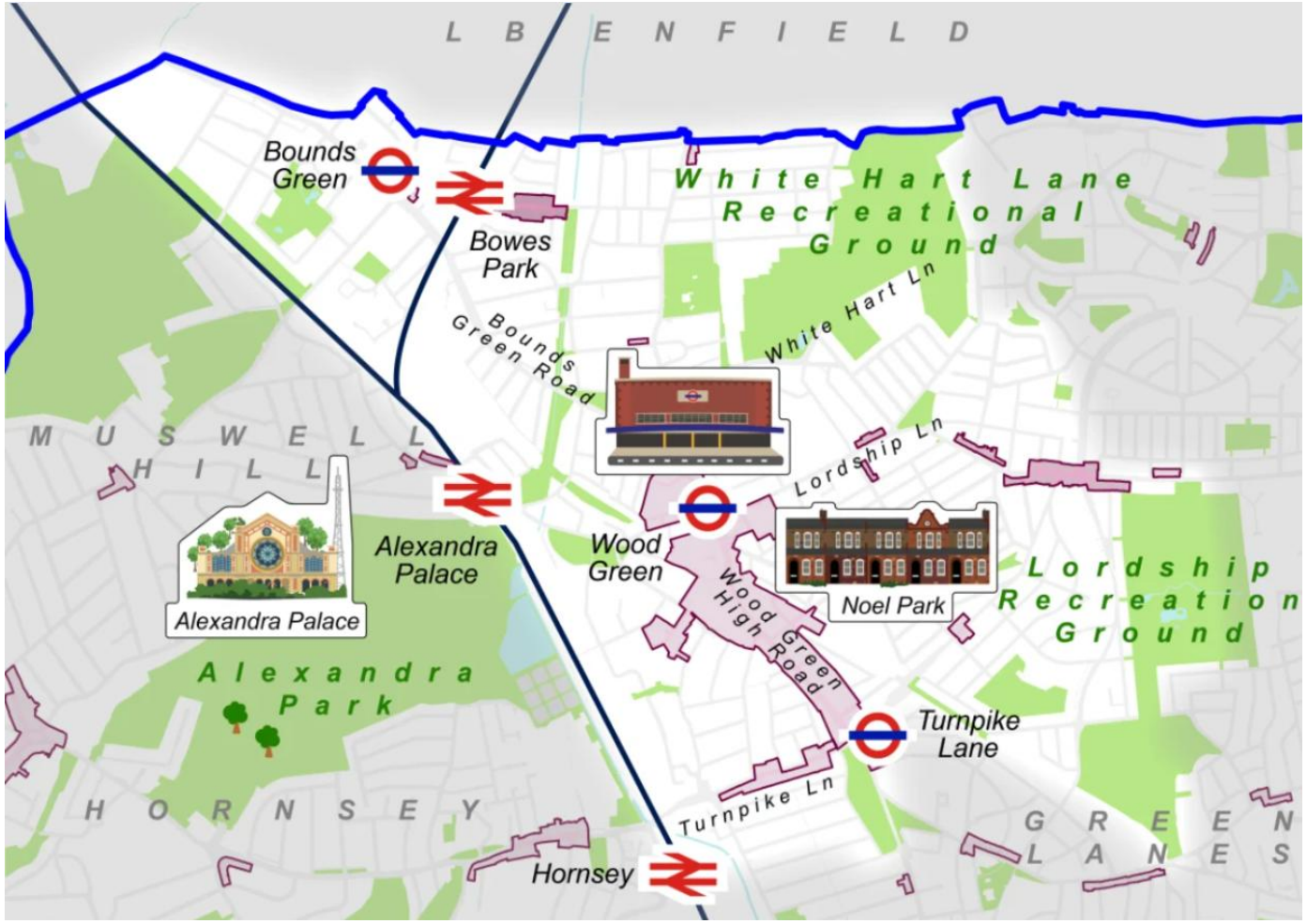
Environment and sustainability

(1) Existing mature trees should be retained and protected and new planting and landscaping should be introduced.

(2) The Council will require proposals to robustly demonstrate that the development can be made safe for the proposed use over its lifetime.

CHAPTER 11: WOOD GREEN NEIGHBOURHOOD





Tables and Figures 1. Wood Green Neighbourhood Map

Neighbourhood Context

Location

11.1 The Wood Green neighbourhood is in the central northern part of the borough. It is bounded to the west by the Great Northern railway line and to the north by the North Circular (A406) and boundary with London Borough of Enfield. The Turnpike Lane corridor forms its southern boundary while the large open spaces of Lordship Lane Recreation Ground and the New River sports grounds help define its eastern edges.

History

11.2 Wood Green started off as a small hamlet at the base of Tottenham Wood in the 13th century. It is centred on a route into Central London, leading to the site of what is now Smithfield market. In the 17th century the New River was constructed through the area as part of a large-scale project to bring fresh water to London from Hertfordshire.

11.3 The road pattern that exists today was laid out at the beginning of the 19th and 20th centuries, with the establishment of the railway network (Great Northern rail line, Palace Gates line, and later the Piccadilly tube line) bringing factories and homes to the area. These are still visible today in the form of Victorian housing, included large areas of terraced workers' cottages, such as the Noel Park estate, but also with some grander villas and semi-detached properties.

11.4 The second wave of development in Wood Green stemmed from the closure of the Palace Gates rail line, local governmental changes, and the advent of the car. New, ambitious projects were commissioned, with the office buildings along Station Road, Shopping City (now the Mall), Bury Road Car Park, and the Sandlings housing estate being examples of large developments built in the second half of the 20th century. Most recently major residential-led development has been taking place on the site of the former Clarendon gas works.

Connectivity

11.5 The neighbourhood is well served by public transport. It contains three Piccadilly Line underground stations at Bounds Green, Wood Green and Turnpike Lane, providing a high frequency service to the West End. In addition, Bowes Park, Alexandra Palace and Hornsey railway stations offer regular services to Moorgate via Finsbury Park, Highbury & Islington and Old Street. There are around a dozen bus routes operating on Wood Green High Road. Services west and east go along Lordship Lane, Turnpike Lane, Station Road, and Westbury Avenue

11.6 Crossrail 2 is proposed to be introduced into the area in the future and two routes through the neighbourhood have been safeguarded. However, at the current time, Crossrail 2 is not committed to or funded by the government.

11.7 Vehicular traffic is heavy along Wood Green High Road and Lordship Lane, Turnpike Lane and Station Road also carry high flows. This creates significant transport pressure at the junctions at either end of the Wood Green High Road.

Town Centres

11.8 Wood Green is identified as a Metropolitan Centre in the London Plan, a higher-order town centre that has a significant shopping offer and serves a wide catchment. The focus of the centre is Wood Green High Road which includes a mix of period terraced retail properties and a large indoor shopping mall. Together these provide significant opportunities for a mix of retail businesses including national retailers, smaller local chains, independent traders, and market stallholders. To the south of the neighbourhood is a more local shopping offer at Turnpike Lane.

Landmarks, culture and heritage

11.9 There are 12 Listed Buildings in the neighbourhood and four Conservation Areas. The Dominion Centre (former Gaumont Palace cinema), has a traditional stone and brick frontage fronting Wood Green High Road and is a Grade II* listed building with a particularly significant interior. St. Michael's Church, the Obelisk within Trinity Gardens, the War Memorial in King George VI Memorial Garden, and 7&9 Bounds Green Road, are also important parts of the neighbourhood's historic environment. The tube stations at Wood Green and Turnpike Lane are part of a series of stations designed by Charles Holden for the Piccadilly Line and make a major contribution to the area's character.

11.10 The heart of the neighbourhood is Wood Green Metropolitan Centre centred around Wood Green High Road and the Wood Green Shopping Mall. Wood Green Cultural Quarter lies to the west, with Bounds Green Industrial Estate, Bowes Park and Myddleton Road local centre to the north, White Hart Lane and Lordship Lane in the northeast, including New River Sports complex, Lordship Lane shops, and White Hart Lane Recreation Ground, the Noel Park estate and Downhills Park to the east, and Turnpike Lane Local Centre to the south.

Green & Blue Infrastructure

11.11 The most prominent open spaces in the neighbourhood are White Hart Lane Recreation Ground and the New River Sports complex, the latter of which is a major leisure facility. Wood Green Common and Ducketts Common, both located close to the town centre, are open spaces of a significant scale. Nightingale Avenue, King George VI Memorial, Crescent and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Road and Park Avenue create a contiguous network of green spaces in the north of the area. Other smaller, but locally significant, open spaces area include Russell Park and Belmont Recreation Ground.

11.12 The New River and (culverted) Moselle River both run through the area. While the New River is visible in part, the Moselle is not visible, and its alignment is not easily identifiable by visitors to the area.

Wood Green Vision

Wood Green in 2043 will have delivered on the aspirations set out in Shaping Wood Green and will have been strengthened as the economic and cultural heart of North London. It will be a vibrant community hub, providing a wealth of services and experiences for locals and visitors alike. Residents, businesses, and local partners will be proud of the neighbourhood, having worked together to enhance it.

New development will have delivered a range of cultural, community, leisure, and retail activities, supporting a more resilient economy that offers a diversity of experiences. This includes an enhanced Cultural Quarter, that builds on its industrial heritage and supports local creative industries through the provision of affordable workspaces. 5,500 quality new homes will have been delivered for new residents and existing communities with a focus on mixed-use redevelopment schemes helping to increase footfall and spend in the neighbourhood.

The Council, developers, businesses, and local communities will have worked together to expand and enhance the public realm, creating spaces for relaxing, socialising, public art, community events and activities. These spaces will be inclusive, reflecting the diversity of users and the unique character of Wood Green. More positive cultural and community activities will make spaces feel safer and more welcoming, alongside improved lighting and other crime prevention through urban design techniques.

New cultural and social infrastructure facilities will have been delivered, including a redeveloped library, new leisure provision including swimming, and enhanced health hubs. Opportunities for a new higher educational institution to complement the centre will have been pursued. The night time economy will have been expanded and diversified as a key attractor and driver of economic growth.

Existing deficiencies in access to green space will have been addressed by improving connections to nearby parks, such as Alexandra Park, and by taking opportunities to enhance and create pocket parks throughout the neighbourhood. New development will have delivered greening throughout the public realm, contributing to a new Green Loop and improving the neighbourhood's attractiveness while building climate resilience.

The High Road and Turnpike Lane will have been enhanced to avoid it being experienced as a crowded thoroughfare. This includes providing more spaces to rest and relax, improving shopfronts and facades, and developing new laneways to add depth and vibrancy to the High Road.

New connections will be created to better link the town centre and cultural quarter with surrounding areas, particularly to the west The functional relationship between the town centre and Alexandra Palace will have been substantially improved enabling Wood Green to take full advantage of high number of visitors on event days.

Policy WGN1: Wood Green Neighbourhood

A. The Council will support development proposals which contribute to the Wood Green Vision and the aspirations set out in Shaping Wood Green.

B. The neighbourhood will deliver at least 5,500 new homes (net) over the plan period and deliver a significant uplift in jobs with development prioritised within the Wood Green Opportunity Area and following Placemaking Focus Areas:

Transform
Wood Green Central
Spouters Corner and Central High Road
Wood Green Cultural Quarter and Alexandra Gate
The Mall and High Road
Enhance
High Road North and Myddleton Road
White Hart Lane and Lordship Lane Corridors
Station Road and Commons
Turnpike Lane Corridor
Wood Green High Road and Terraces
Bounds Green Industrial Estate

Tables and Figures 2. xxxxxxxx

C. Development proposals must strengthen the important role and function of Wood Green as a Metropolitan Centre and contribute more widely to the neighbourhood's economic performance and resilience.

D. Development proposals should protect, enhance and optimise designated employment land, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area, including through:

(1) Protecting and strengthening the cultural, creative and economic contribution of the Wood Green Cultural Quarter as a key creative industries cluster, enhancing its attractiveness and potential as a cultural destination.

(2) Enabling a diversification of uses, where appropriate and provided for in the Local Plan.

E. Proposals should contribute to a more welcoming, safe, and green public realm. This will be achieved by:

(1) Development creating new, high-quality public spaces, particularly within the Opportunity Area, to address local deficiencies, serve a growing population, and deliver on the ambitions of the Wood Green Public Realm Framework.

(2) Development adhering to The Wood Green and Turnpike Lane Design Manual including preferred materials for the design of frontages and public realm proposals

(3) Requiring supporting measures to improve feelings of safety, particular in the evening and night time.

(4) Encouraging and supporting positive uses of public realm for the community

(5) Introducing green infrastructure, including parks and pocket parks, into the public realm, and taking opportunities taken to enhance local biodiversity

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include contributing to the ambitions of the Wood Green Public Realm Framework to deliver:

(1) East-west connections from Noel Park to Alexandra Park, through the Metropolitan Centre and Cultural Quarter, identified as the Wood Green Cultural Corridor.

(2) A new north-south connection from the Civic Centre through to Parkland Road and the Wood Green Library, as part of a wider, enhanced Green Loop.

(3) Step free access to Underground stations

(4) Additional secure cycle parking hubs close to Wood Green, Turnpike Lane, Alexandra Palace and Bounds Green stations.

G. The Council will continue to advocate for delivery of Crossrail 2 and the transformational benefits it would bring to the Wood Green neighbourhood. Where proposals are subject to Crossrail 2 safeguarding, they should set out short to medium term development opportunities and improvements that support placemaking aspirations, while not compromising delivery of Crossrail 2, and the long-term optimisation of the sites if Crossrail 2 proceeds.

H. Development proposals should improve the quality, mix and accessibility of social infrastructure, including Council services and facilities, to better meet local and borough-wide needs. This includes providing for additional primary care facilities and an integrated health and wellbeing hub within the neighbourhood.

I. A new distinctive urban form should be created in the neighbourhood, reflecting the status of the Metropolitan Centre.

J. The rich built heritage of the neighbourhood should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) Take a conservation-led placemaking approach along the Wood Green High Road Corridor and Bounds Green Road.

(2) Adopt a proactive approach to securing the long-term future of the neighbourhood's 'heritage risk' assets.

(3) retain, store, and reinstate the locally distinctive features of historic shopfronts and facades.

K. Proposals should protect and seek to enhance the Moselle Brook including exploring opportunities for deculverting, aligned with Policy G8.

Supporting Text

Placemaking Strategy

11.13 Wood Green will experience a significant level of change over the next 15 years, reflecting its designation as an Opportunity Area in the London Plan and the fact that it contains the greatest proportion of Transform Areas in the borough. This chapter sets out a clear and ambitious vision for the future of Wood Green. It should be read together with Shaping Wood Green, which articulates how the Council will work with its partners to deliver this vision.

11.14 Most homes will be accommodated in Placemaking Focus Areas where there is good access to public transport and services, facilities and amenities, particularly in and around the Wood Green Metropolitan Centre and along key corridors.

Metropolitan Centre

11.15 Wood Green has a strong town centre offer, however it falls short of its potential, particularly given its status as the North London's only Metropolitan Centre. New development provides an opportunity to address this, establishing a higher density urban form, increasing the amount and diversity of uses, and providing an expanded and activated public realm linking the centre and wider neighbourhood.

11.16 A key aim and opportunity for Wood Green is to expand and diversify its night time economy. There are opportunities to expand nighttime uses within both the Metropolitan Centre and the Cultural Quarter, via night markets and events and at key sites such as The Mall and Wood Green Library.

Employment Land and the Cultural Quarter

11.17 The Wood Green Cultural Quarter contains one of London's key creative industry clusters, with an established 'maker' economy. New development should bolster this role, retaining and growing existing businesses and attracting new creative enterprises to support the cluster. This should form the foundation of an exciting destination on the doorstep of the Metropolitan Centre, with complementary cultural and edge-of-centre uses and pedestrian and cycling linkages through to the Alexandra Palace Cultural Quarter.

Public realm

11.18 A significantly expanded public realm is required to support a growing resident and visitor population. Development should activate the public realm with adjacent active land uses and public realm infrastructure to support a range of activities including markets, outdoor dining, socialising, performances, play and public art.

11.19 Safety has been identified as a high priority in the neighbourhood and particularly at night and within the Metropolitan Centre. Special attention should be paid to designing proposals which enhance feelings of safety and implement Designing Out Crime principles. Developments should be focused on encouraging positive uses and activities throughout the day and into the evening to ensure there are eyes on the street and avoid opportunities for anti-social behaviour to establish. Evening and night time uses are especially important within town centres.

11.20 Parts of Wood Green face deficiencies in access to public open spaces. New development should support the creation of new parks and enhancement of existing parks to facilitate the establishment of an accessible network of public open spaces.

Connectivity

11.21 Wood Green's central location and prominent role within the borough make it a nexus for connectivity and movement. There is an opportunity to leverage the scale of development anticipated to dramatically improve safe and easy movement for pedestrians and cyclists and address current challenges in east-west connectivity across the neighbourhood.

11.22 The Wood Green Cultural Corridor will improve physical and perceptual connections between three key cultural hubs; the Metropolitan Centre, Wood Green Cultural Quarter and Alexandra Palace Cultural Quarter. It will also serve to provide safer and easier access to Alexandra Park for a growing Wood Green population. There are also opportunities to enhance pedestrian and cycle connections to the east, through Noel Park, linking through to Woodside Park and Lordship Recreation Ground.

11.23 The new north-south link will help to provide an alternative activated and pedestrian-oriented route to the west of the High Road, connecting the key civic facilities and spaces around an enhanced Wood Green library to a renewed Civic Centre. It will form part of a wider Green Loop, linking together and expanding several green spaces and putting the 'green' back into Wood Green. There are opportunities for the north-south link to be extended both southwards towards Turnpike Lane and northwards along the

path of the New River and towards White Hart Lane Recreation Ground and the New River sports grounds.

11.24 Cycle and pedestrian facilities have been improved in recent years as part of public realm enhancements to the town centre. However, much better access by cycle and foot into and through the area is needed to support sustainable development. Wood Green and Turnpike Lane stations serve a large catchment, particularly to the east of Wood Green High Road. The delivery of new cycle hub facilities, including bike storage, repair, and refreshment facilities will encourage a bike-to-rail mode of travel.

11.25 The accessibility of buildings and services is also essential to enhance the civic role, and attractiveness as a Metropolitan Centre. The Council will work with TfL to investigate the feasibility of achieving step free access to stations within this area, and to improve level access to buses. Development proposals should utilise the Wood Green Accessibility Audit recommendations to achieve inclusive access.

Living Well

11.26 Shaping Wood Green identifies an ambition for the area to function as a local hub, meeting a greater proportion of residents' day-to-day needs and interests. Delivering this vision will require continued investment in Council-delivered services, which may include a new library, customer service centre and potentially new leisure provision. There is also an identified need for an integrated health and wellbeing hub within the borough centre, alongside additional primary care provision. Suitable locations for these facilities, which may be co-located where appropriate, have been identified through site allocations.

Urban form

11.27 The area in and around the Metropolitan Centre is one of the most appropriate areas in the borough for tall and mid-rise buildings. It is important that careful consideration is given to the location and design of such buildings, considering impacts on heritage, strategic and local views, microclimate and how they interact with the public realm.

11.28 Proposals for tall buildings should demonstrate how they contribute to a cohesive and coherent skyline. There is the potential for several landmark tall buildings to be established, reflecting the status of the centre.

Historic Environment

11.29 Wood Green has a rich historic environment which must be conserved and enhanced. A conservation-led placemaking approach should be taken along the Wood Green High Road Corridor and Bounds Green Road with opportunities taken to retain, store, and reinstate the locally distinctive features of historic shopfronts and facades.

Policy WGN2: Wood Green Metropolitan Centre

A. In addition to complying with Town Centre, High Street and Shop policies TC1 to TC8, proposals in Wood Good Metropolitan Centre will be required to:

(1) Direct larger format comparison retail uses to the Primary Shopping Area. Redevelopment in the Primary Shopping Area should seek to cater to larger format stores.

(2) Retain or re-provide smaller retail units within existing terraces for the benefit of smaller businesses.

(3) Demonstrate positive effects on the range and diversity of town centre activities and uses, cultural offer, and mix of positive activities and uses in the evening and night time.

B. The Council will support the creation of an office and workspace hub in the Metropolitan Centre.

Supporting Text

Placemaking Strategy

11.30 There is a strong desire from residents and visitors for a greater range of services and activities, particularly retail, leisure and dining options and a more vibrant economy supported by additional cultural venues.

11.31 The Council seeks to retain a retail heart to the Metropolitan Centre within the Primary Shopping Area through provision of larger floorplate retail units to attract and support larger format retail, including national comparison retailers.

11.32 The terraces along Wood Green High Road play a vital role in supporting independent traders and small and medium sized enterprises (SMEs), balancing the larger retail presence within the Primary Shopping Area. This policy aims to preserve and enhance these terraces, many of which have heritage value and make a strong contribution to local character. The Council will seek to protect their continued use for independent traders and SMEs.

11.33 Wood Green has a low number of cultural facilities compared to some other Metropolitan Centres in London. The Council will therefore support the improvement, retention and/ or reprovision of existing cultural facilities, and encourage the provision of new cultural facilities in appropriate locations. The centre's leisure offer should be available to all sectors of the local and wider community throughout the day. The strengthening of the evening and night time economy is a priority, given Wood Green's identification as an area of regional or subregional significance for the night time economy. Proposals that deliver night time economy uses whilst managing impacts

upon amenity will be supported and new residential elements should be located and designed to enable rather than undermine the centre's role in providing an evening and night time offer.

11.34 The centre's connectivity, size and status make it an appropriate location for office, workspace and light industrial uses and an affordable alternative to Central London. To realise this potential, developments should, where appropriate provide high-quality employment space, with sufficient infrastructure to attract business, including excellent internet connectivity. Employment spaces should be designed to be flexible and to adapt to a range of potentially changing occupants.

11.35 The greatest opportunity for a step-change in employment floorspace provision will be along Wood Green High Road and Station Road, close to Wood Green Underground Station. These locations have potential to significantly contribute to the delivery of new jobs in the Opportunity Area.

11.36 Appropriate locations for market spaces may be on new pedestrianised routes running off the High Road and in proximity to the Mall. Applications for market uses should have regard to the Council's Market Strategy and will have to demonstrate how the market will contribute to the vibrancy of Wood Green overall, and how they will interact favourably with traders on adjacent town centre frontages.

Policy WGN3: Wood Green Cultural Quarter

A. The Wood Green Cultural Quarter will be transformed via mixed-use redevelopment, including residential uses. To protect and strengthen the economic, cultural and creative offering and contribute more generally to placemaking, development proposals within it should:

(1) Deliver an appropriate mix of uses having regard to relevant employment designations and site allocations

(2) Complement and enhance the existing creative industry ecosystem

(3) Maximise the delivery of employment uses, with a strong focus on workspace to support the creative industries

(4) Provide adequate yard space, access and servicing to enable the proper functioning of new creative workspaces.

(5) Where affordable employment space is required, prioritise this for the creative industries, with a preference for unit sizes of 50-500sqm

(6) Prioritise delivery of cultural consumption facilities to complement the hub of creative industries and help establish it as a destination.

(7) Help deliver a high-quality public realm, creating a clear sense of place within the Cultural Quarter, drawing on its use, activity and industrial heritage.

Supporting Text

Placemaking Strategy

11.37 As the Cultural Quarter undergoes transformation via mixed-use redevelopment, the Council aims to protect and strengthen its economic, cultural and creative offering. Todo this, proposals must accord with relevant site allocations to ensure an appropriate mix of uses is delivered, including maximising employment uses on designated employment land, alongside complementary town centre and residential uses. The Council requires that workspace will make up key elements of redeveloped sites to protect and strengthen the rich creative ecosystem that has emerged organically.

11.38 Development proposals should support and expand the cluster of creative industry uses by increasing the amount of available workspace at differing unit sizes and a range of price points. The Haringey Workspace Study (2023) shows that co-working, start-up, and grow-on space are forecast to be in significant demand over the plan period. Workspace to accommodate these types of use can take the form of light industrial units, studios, office space, serviced offices and co-working space. These typologies

could be in converted existing buildings or built anew as part of mixed-use developments and will be created principally in the Cultural Quarter area.

11.39 In accordance with relevant employment policies, there will be a requirement to provide affordable employment space on certain redeveloped sites and also to engage with existing businesses on the site including engaging with them at an early stage, seeking to retain them on site where desired and possible, implementing effective transitional arrangements and providing support for any businesses that cannot be incorporated to relocate off site.

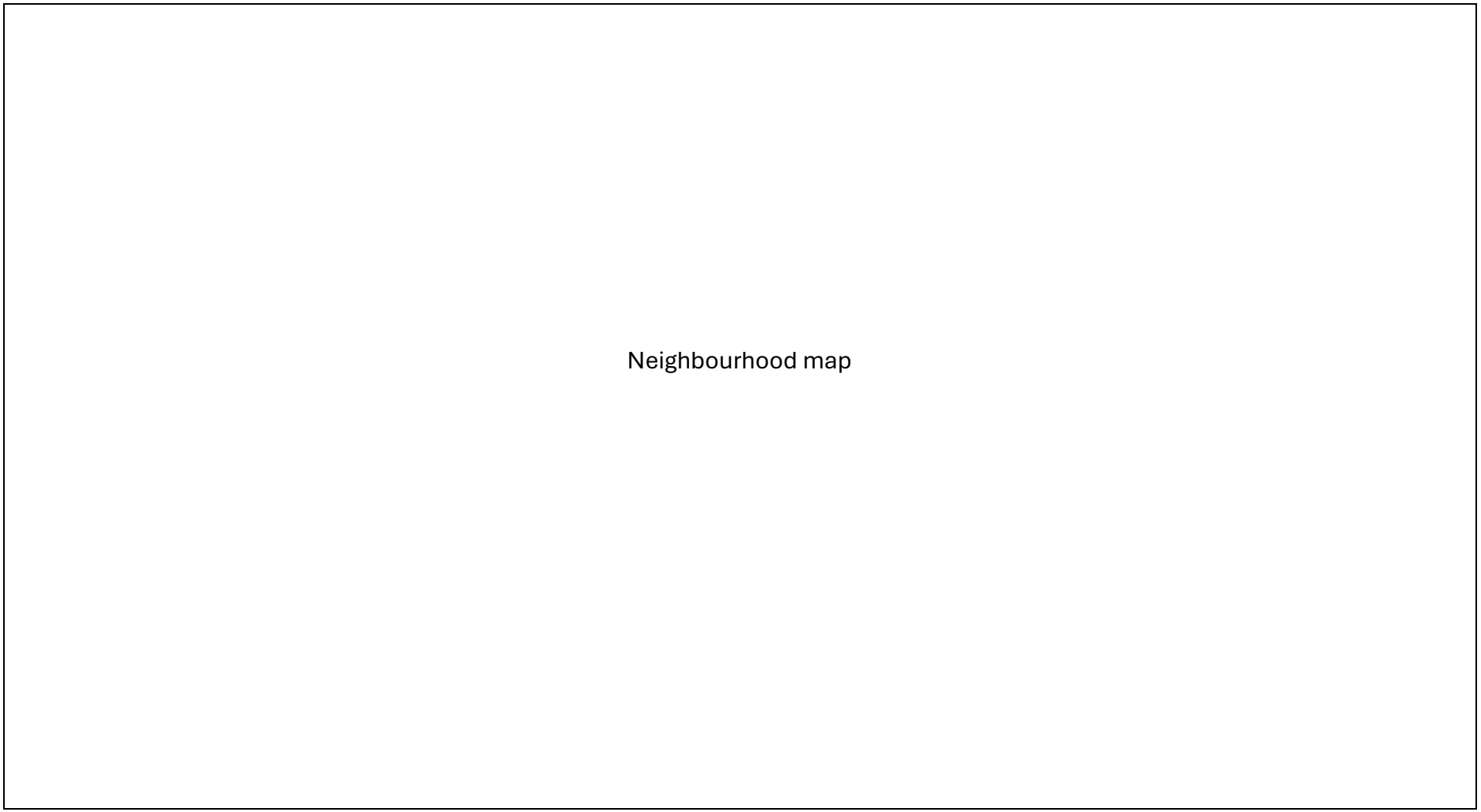
11.40 Affordability will continue to be a key issue, with Wood Green offering a price-advantageous location when compared to Central London, but with excellent amenity and connections to Central London. Affordable workspace delivered should support the incubation of small and medium sized businesses. New affordable space will support new business growth, and appropriate move-on space will be created to ensure that as far as possible the jobs created by new firms are retained in the local area. It is important that the sizes of new development reflect the spatial needs of firms who will use them. Small units may therefore be suitable.

11.41 The area has the potential to support the provision of a many new homes. The Agent of Change principle will be strictly applied to ensure that new residential uses are introduced and designed in a way that does not undermine the economic, cultural, and social functioning of the Cultural Quarter.

11.42 Part of the vision for the Cultural Quarter is that it will become a cultural destination, with new spaces for cultural consumption, such as art galleries, complementing and showcasing the cultural production that already exists. The introduction of new cultural consumption infrastructure should not undermine the functioning of the Metropolitan Centre as the primary cultural and town centre destination.

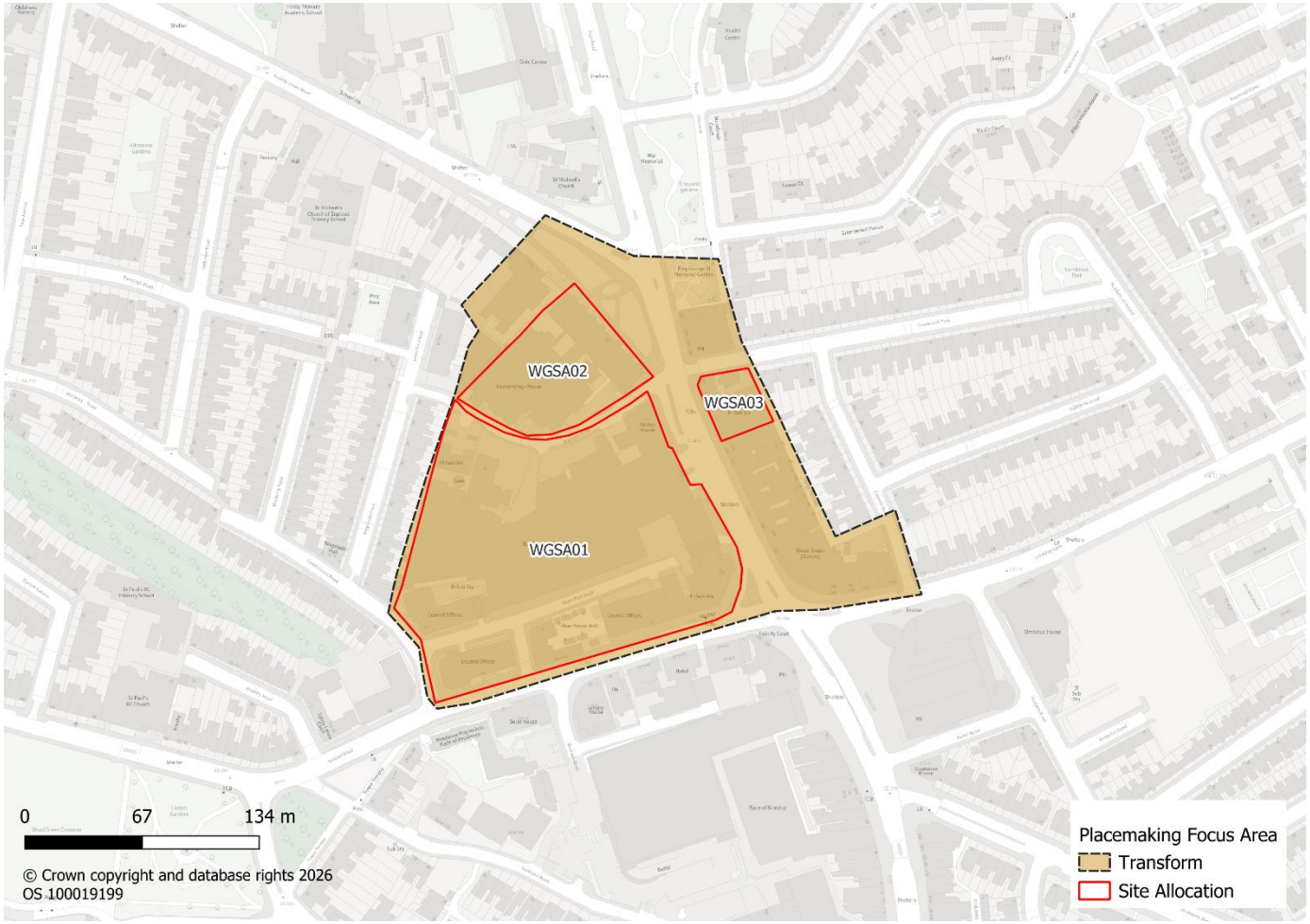
11.43 It is also critical that the redeveloped urban realm in the Cultural Quarter is of a high quality. This will help to ensure that the new workspace can be successfully marketed including the provision of adequate servicing and yard space. The public realm should be designed so that cultural consumption including events can utilise the space, including through widening of pavements along Coburg and Caxton Roads at part of the proposed new east-west improved link.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

WG PFA1: Wood Green Central



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

11.44 Wood Green Central will be transformed into a vibrant mixed-use quarter leveraging its excellent location, and attractiveness for employment floorspace including workspace, and other main town centre uses. Exceptionally designed mid-rise and tall buildings will reinforce Wood Green's status as a Metropolitan Centre and provide a range of town centre uses, and new homes to add to the centre's vibrancy. A new urban structure will welcome those coming out of Wood Green Station into an expanded, enhanced and green public network, lined with cafes, restaurants, and other leisure uses, stretching along and behind the High Road and Station Road.

11.45 This strategy will be implemented through adherence to Policies WGN1-3, the site allocations outlined below, and the following initiatives:

11.46 Deliver a greater and more diverse mix of uses by:

- Providing significant office and workspace floorspace to strengthen Wood Green's role as a business and employment hub.
- Expanding the range and number of retail, cultural, leisure and evening economy uses to make Wood Green a more attractive destination.
- Delivering residential uses above ground floor level, once provision of town centre uses has been maximised.

11.47 Creating a welcoming and distinctive gateway at Wood Green Underground Station by:

- Establishing a cluster of tall buildings facing the station entrance
- Undertaking transport and public realm interventions to improve the entrance to Wood Green from the Underground Station and creating a more pedestrian and cycling friendly environment. This includes investigating and pursuing feasible junction modernisation at the High Road/ Station Road intersection.
- Improving the provision of secure public cycle parking. Creating a network of new and improved public spaces, enhanced by generous green infrastructure, to support a vibrant working and living quarter.

11.48 Establishing a new network of lanes west of the High Road to expand the Metropolitan Centre street front. This includes:

- A new north-south route forming part of a wider green loop connecting Station Road to Bounds Green Road, providing views towards St Michael's Church in accordance with the Wood Green Public Realm framework principles.
- New east-west links across the collection of sites.

- Taking steps to reduce air pollution.

Site Allocations

WG SA01: Wood Green Central



Tables and Figures 5. Xxx

Site Information	Details
Address	Wood Green Bus Garage and ancillary buildings, High Road, N22 Ashley House Business Centre, High Road, River Park House, Alexandra House, 48 Station Road, 40 Cumberland Road, 5 River Park Road (Blue House Yard)
Area (Ha)	2.2
PTAL	6
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Metropolitan Town Centre Potentially Suitable for Tall Buildings Archaeological Priority Area (APA) - Tier 2 Adjacent to Listed Building – Grade II

	Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	1,000 homes (net) 8,000sqm-16,000 sqm (gross) town centre uses
Phasing	2028-2042
Ownership	Public and Private

Tables and Figures 6. Xxx

A. Proposal

(1) Redevelopment of several land holdings, including the existing Council offices, to create a new mixed-use precinct. A new urban form will be established, with landmark tall buildings and a vibrant, green and welcoming public realm, with development acting as a catalyst for wider transformation within Wood Green. During redevelopment phases there should be a meanwhile strategy to activate the site with town centre and cultural uses, including pop up and temporary markets.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework, prepared in accordance with Policy D8.

(2) The Spatial Framework should:

(3) Cover the entire allocation.

(4) Consider the opportunities arising from the potential future delivery of Crossrail 2, recognising that it is likely to occur beyond the plan period, and ensure that development does not prejudice future transformational development or associated placemaking opportunities.

(5) Be informed by a comprehensive and meaningful programme of community and stakeholder engagement, in accordance with the Council's Placemaking Approach and the principles of the Haringey Deal.

(6) Demonstrate how a continuous north-south green link can be delivered through the allocation and integrated with adjoining sites. This should include early engagement with the landowners and promoters of the Green Ridings House allocation to ensure development proposals complement one another and secure a coordinated public realm strategy that facilitates the delivery of the green link across both allocations.

(7) A Meanwhile Use Strategy will be required to ensure the site remains active during the redevelopment process. It should set out how cultural, creative, community and commercial activities will animate the site, attract visitors to Wood Green and support footfall and local economic activity. Where appropriate, opportunities for affordable meanwhile space for small businesses, start-ups and community uses should be provided. An accompanying implementation plan should demonstrate how meanwhile uses will be secured and managed throughout the transition between demolition and redevelopment.

(8) The Spatial Framework should be supported by additional masterplans for individual phases, development parcels or landholdings.

(9) The Council will work with Arriva and Transport for London to find alternative provision for the Wood Green Bus Garage and therefore enable wider transformation of the site. The bus garage will be safeguarded unless suitable alternative provision is secured and agreed with Transport for London. Any replacement facility must be capable of meeting the current and future operational requirements of the bus network, including the accommodation of zero-emission buses, and ensure no significant adverse impact on the continuity, capacity or reliability of bus services.

(10) The electricity substation within the north-western part of the Arriva Bus Garage site must be retained or appropriately re-provided in consultation with UK Power Networks to ensure the continued operation of the electricity network.

C. Land uses and activities

(1) Existing land uses: offices (Council offices), bus garage, business centre

(2) Acceptable land uses: residential, town centre, community and cultural

(3) Development proposals should deliver a significant number of new homes with conventional Class C3 housing comprising the predominant residential use

(4) Purpose-built student accommodation and large-scale purpose-built shared living accommodation will be supported where they form a complementary and limited component of the overall residential mix and contribute to delivery of genuinely affordable housing and the creation of a mixed and balanced community.

(5) Development proposals should provide a mix of town centre, community and cultural uses to create a vibrant destination and welcoming gateway to Wood Green, leveraging the opportunity to attract visitors to events at Alexandra Palace.

(6) A minimum of 8,000sqm of town centre, community and cultural uses will be required across the allocation with options to exceed this full explored. The Council will seek to maximise employment floorspace on the site, where viable, to support the strengthening of Wood Green as an office and business hub. However, the delivery of significant office development is dependent on Wood Green evolving into a more attractive destination for businesses. As such, priority will initially be given to cultural, community, leisure, and food and beverage uses that strengthen the town centre offer and create a vibrant environment that supports future office growth.

(7) The Council will support the continued local presence of existing creative businesses at Blue House Yard and 40 Cumberland Yard by working with

occupiers and relevant partners to identify suitable reprovision opportunities in the local area.

(8) Opportunities should be explored to provide new or re-provided social infrastructure within the site, including primary care facilities and an integrated health and wellbeing hub. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

(9) Active retail, food and beverage, leisure, community and cultural ground floor uses should be concentrated along the High Road, Station Road, the north-south route and around public squares to create a destination and support activity throughout the day and evening. The Council will support proposals that expand the live music offer in Wood Green.

(10) Community, cultural and leisure uses should be located in prominent locations, particularly around the public square and along principal pedestrian routes.

D. Built form, character and heritage

(1) The existing buildings are of limited architectural merit, and comprehensive redevelopment is appropriate to optimise placemaking benefits.

(2) Given the site's connectivity and location within the Metropolitan Centre a new higher density urban form should be established, providing for significant new commercial and residential floorspace.

(3) The creation of individual buildings should enable an expanded and activated public realm

(4) The site is appropriate for tall buildings. Tall buildings should be designed in accordance with Policy D10 and the Haringey Tall Buildings Study. Building heights should generally peak at the junction of High Road and Station Road, where there is an opportunity for a landmark building, and step down towards the north and west to respond sensitively to surrounding low-rise residential areas and heritage assets.

(5) Development proposals should conserve or enhance the significance of the nearby heritage assets and their settings including the Wood Green Common Conservation Area, the Grade II listed Wood Green Underground Station and St Michael and All Angels Church.

(6) Development proposals should enhance existing views and create new views of the Church of St Michael and All Angels and Wood Green Underground Station.

E. Movement and public realm

(1) 2,500 sqm of public square(s) and open space, excluding roads and footpaths should be delivered on these sites, activated through adjoining town centre uses, split proportionately between Arriva Bus Garage and Station Road Offices. This should include a central green square, bordered by active frontages and spill out, with the capacity for activation, markets and events, in accordance with the principles of the Wood Green Public Realm Framework.

(2) The site should function as the 'welcome mat' of Wood Green, with frontages onto the High Road and Station Road active into the evening and night time

(3) Development proposals should provide an east-west pedestrian connections with active frontages, new surfacing, street greening and doorstep play provision.

(4) Active street corners should be prioritised through uses that encourage activity and informal spill-out space, alongside enhanced greening, improved existing planting, and level pedestrian crossings to improve connectivity with Cumberland Road.

(5) Clear wayfinding should be incorporated to Alexandra Palace from the station and along Station Road.

(6) A more inclusive pedestrian environment should be provided along Station Road at the south-western corner of the site through measures that address level changes and other barriers to movement.

(7) A north-south pedestrian route should be delivered through the site in accordance with the principles of the Wood Green Public Realm Framework, helping to complete the Wood Green Loop.

F. Environment and sustainability

(1) A significant increase in green infrastructure should be provided throughout the public realm, particularly along the north-south route and within the public square/s.

(2) Given the scale of development and importance of public realm provision, strong focus should be given to designing proposals which support a comfortable microclimate.

(3) It should be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely

WG SA02: Green Ridings House



Tables and Figures 7. Xxx

Site Information	Details
Address	Green Ridings House, High Road, Wood Green, N22 8HR
Area (ha)	0.51
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Adjacent to a Conservation Area Adjacent to a Listed Building – Grade II Potentially Suitable for Tall Buildings Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	150 homes (net) 2,225 sqm town centre
Phasing	2033-2037
Ownership	Private

Tables and Figures 8. Xxx

A. Proposal

(1) Redevelopment of the telephone exchange to provide new jobs and homes as part of a wider mixed-use of the Wood Green Central. Development will contribute to a new public realm network and enhance the site's relationship with nearby green spaces and the surrounding historic environment.

A. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan, prepared in accordance with Policy D8.

(2) The masterplan should demonstrate how a continuous north-south green link can be delivered through the allocation and integrated with adjoining sites. This should include early engagement with the landowners and promoters of the Wood Green Central allocation to ensure development proposals complement one another and secure a coordinated public realm strategy that facilitates the delivery of the green link across both allocations.

B. Land uses and activities

(1) Existing land use: Office/workspace/ infrastructure (telephone exchange)

(2) Acceptable land uses: Residential, office/workspace, retail/town centre, community, cultural and leisure

(3) Development should:

i. Provide active ground floor town centre uses that enhance the vitality and attractiveness of the town centre.
ii. Support the creation of a mixed-use commercial quarter, prioritising delivery of office/workspace to strengthens Wood Green's role as an office and business hub.
iii. Concentrate the most active uses along key public realm routes and prominent street frontages.

C. Built form, character and heritage

(1) Building massing should be to create a series of individual or visually distinct buildings, enabling an expanded, permeable and active public realm.

(2) Development should conserve or enhance the significance of the Trinity Gardens Conservation Area, nearby listed buildings (7 & 9 Bounds Green Road and the Church of St Michael and All Angels (Grade II listed)) and their setting.

(3) Development should enhance existing views and create new views of the Church of St Michael and All Angels.

(4) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study and the following principles:

(5) Heights should be at the highest to the southern end of this site, stepping down to the north and west adjacent to designated heritage assets and lower density residential streets.

D. Movement and public realm

(1) The public realm to the north of the site, opposite St Michael's Church should be enhanced and expanded to form a pocket park.

(2) Activation of the Watsons Road street corner with planting and spill out space should be incorporated into the site's redevelopment

(3) A north-south pedestrian and cycle route should be delivered through the site in accordance with the principles of the Wood Green Public Realm Framework, helping to complete the Green Loop.

E. Environment and sustainability

(1) New green infrastructure should be provided throughout the public realm, particularly along the north-south route and within the expanded pocket park, retaining the existing mature trees.

(2) Given the scale of development and importance of public realm provision, strong focus should be given to designing proposals which support a comfortable microclimate.

(3) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA03: High Road and Cranbrook Road



Tables and Figures 9. Xxx

Site Information	Details
Address	High Road and Cranbook Park, Wood Green, N22 4HH
Area [ha]	
PTAL	5
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Wood Green Opportunity Area Metropolitan Town Centres Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	Housing capacity subject to amount of retained infrastructure
Phasing	2038-20432
Ownership	Private

Tables and Figures 10. Xxx

A. Proposal

(1) Mixed-use development delivering residential accommodation above active commercial floorspace. The site offers an opportunity to optimise its location within Wood Green Metropolitan Centre whilst strengthening the vitality and viability of shopping frontage. The existing electricity substation should be retained as part of any redevelopment scheme.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: Employment (car repair garage), retail, residential and infrastructure (Transport for London sub-station)

(2) Acceptable land uses: Retail/town centre, office/workspace, residential and retained TfL infrastructure

(3) Development should provide active ground floor commercial uses along the High Road frontage.

(4) Commercial floorspace should be flexible and capable of accommodating a range of town centre uses.

(5) Residential development will be supported on upper floors

(6) Development should safeguard and retain the operational electricity substation and ensure its continued functionality throughout the construction and occupation of the development.

D. Built form, character and heritage

(1) A high-quality design is required that enhances the appearance of this section of Wood Green High Road and contributes positively to the wider regeneration of the Metropolitan Centre.

(2) Commercial units should be designed with sufficient flexibility to accommodate a range of town centre uses and support long-term occupancy.

(3) The scale, massing and appearance of development should respond appropriately to adjoining properties, High Road, and Cranbrook Road.

E. Movement and Public Realm

(1) Development should reinforce the role of the site in the Metropolitan Centre by providing flexible commercial accommodation capable of supporting a range of retail, service, office and other town centre uses.

(2) Development should provide active and publicly accessible Class E uses at ground floor level across the High Road frontage.

F. Environment and Sustainability

(1) Remediation of existing land contamination may be required on site.

(2) New planting and landscaping should be introduced.

(3) Engage is required with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA2: Spouters Corner and Central High Road



Tables and Figures 11. Map of Placemaking Focus Area WG PFA2

Strategy

11.49 The Spouters Corner and central High Road area will be transformed to establish a vibrant leisure and retail destination within the Metropolitan Centre. Redevelopment of key sites will provide for new cultural, community and leisure uses. These will be complemented by a greater range of retail, food and beverage and evening economy offerings, particularly along the terraces and site allocations of the High Road and Station Road. The area will be connected by an expanded network of pedestrian streets, with new public squares including outdoor dining spaces and bustling markets, providing new linkages through to the Cultural Quarter to the west and Wood Green Central to the north.

11.50 This strategy will be implemented through adherence to Policy WGN1 and 2, the site allocations outlined below, and the following initiatives:

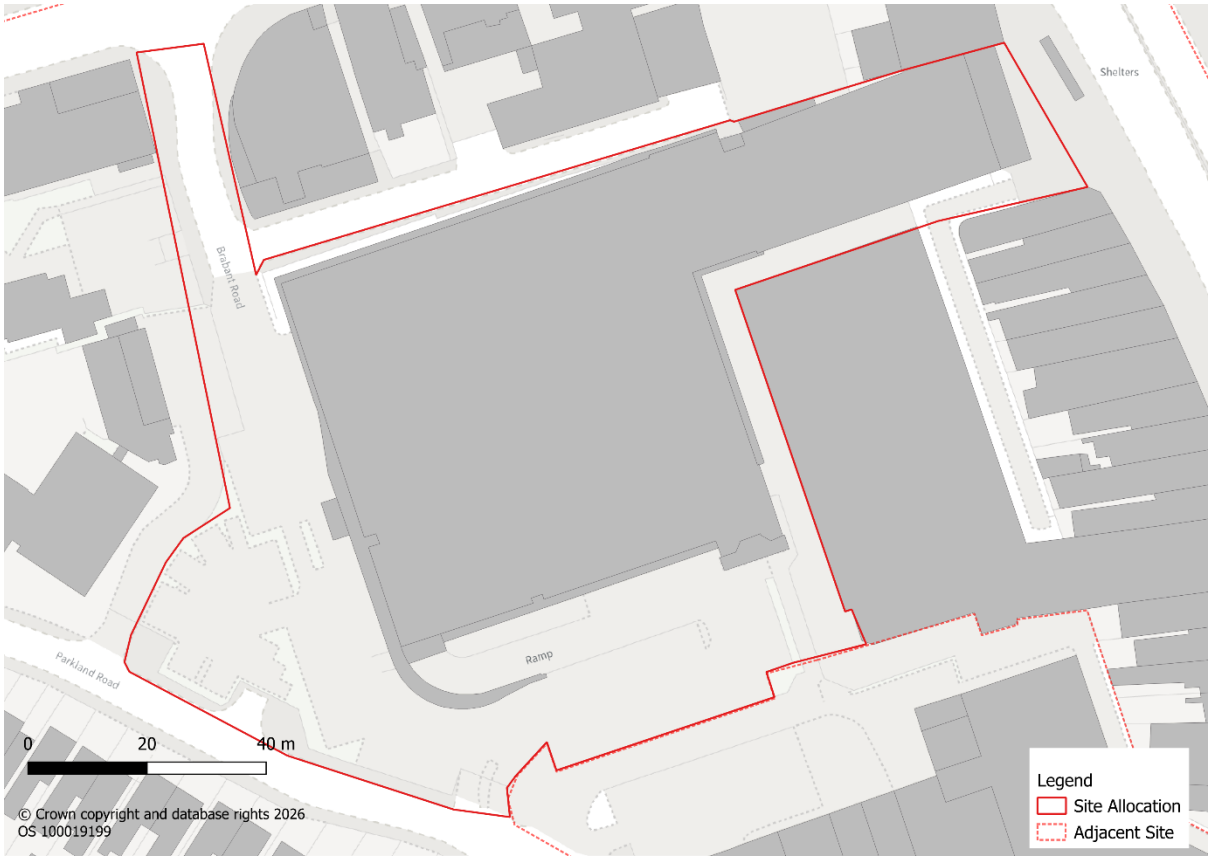
- Attracting uses that support its role as a leisure and retail destination, leveraging redevelopment on key sites to provide new retail, leisure and cultural anchors, including an improved library and civic offer.
- Creating the start of a Wood Green Cultural Corridor which will form an expanded and enhanced east-west connection for pedestrian and cyclists linking the High Road and the Cultural Quarter, including a new east-west connections running from Gladstone Mews to Mayes Road / Coburg Road and with improved street layouts creating more space for shoppers and visitors
- Enhancing the area's public realm through:
    - Seeking improvements to the setting of the listed Former Gaumont Palace cinema building (now known as The Dominion Centre), with a focus on how the contribution to the centre of the existing large blank facades can be improved through redevelopment of adjacent sites.
    - remodelled public realm spaces at Spouters Corner and the Library activated by commercial and leisure uses
    - An enhanced area of footway to the south of Wood Green Station to reduce pressure on pedestrian traffic in and out of the station and waiting at pedestrian crossings.
    - Improved wayfinding upon station exit.
    - Taking opportunities to create new and expand existing market spaces
- Creating a welcoming and distinctive gateway at Wood Green Underground Station by:

  - Undertaking transport and public realm interventions to improve the entrance to Wood Green from the Underground Station and creating a more pedestrian and cycling friendly environment. This includes investigating and pursuing feasible junction modernisation at the High Road/ Station Road intersection.
  - Improving the provision of secure public cycle parking.

- Creating a distinctive gateway to the Cultural Quarter at the Library site adjacent to the Mall that also marks the entrance to this leisure and retail focused component of the High Road by:
  - Establishing a safe and inclusive public realm, including a new public space with a free speech area between the Library site and the Mall to create access through from Wood Green Library site to the cultural quarter.
  - Enabling the creation of a replacement public square to aid in delivering transformational change of the area.
  - Improving the cyclist and pedestrian experience along passageway adjacent to the library through the widening of the passage, lighting and new surfacing.
- Taking steps to reduce air pollution.

Site Allocations

WG SA04: Morrisons Wood Green



Tables and Figures 12. Xxx

Site Information	Details
Address	Morrison's, Wood Green High Road, N22 6DS
Area (ha)	1.13
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Partially in a Primary Shopping Area Potentially Suitable for Tall Buildings Archaeological Priority Area (APA) - Tier 2 Adjacent to Locally Listed Buildings Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	360 homes (net) 5,500 sqm (gross) town centre uses
Phasing	2033-2037

Ownership	Private

Tables and Figures 13. Xxx

A. Proposal

(1) Redevelopment to provide a mix of uses including residential, leisure, commercial and employment floorspace. Development will enable the creation of a high-quality public realm, with new pedestrian links, and improved landscaping.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8 S.

(2) The masterplan should:

(3) Include early engagement with the Council to ensure it complements development on the adjacent Wood Green Library site

(4) Support delivery of a holistic public realm strategy, including a north-south link and connections back to the High Road.

C. Land uses and activities

(1) Existing land use: Retail/town centre (Supermarket)

(2) Acceptable land uses: Retail/ town centre and residential

(3) A replacement supermarket should be delivered of similar store size. Other town centre uses are appropriate on this site and should be provided at ground floor level along all frontages, with cafes, restaurants and leisure uses situated along the new routes through the site to the rear

(4) Cultural, leisure and community uses will be supported

D. Built form, character and heritage

(1) Building massing should be broke up to create a series of individual or visually distinct buildings, enabling an expanded, permeable and active public realm.

(2) Development proposals should conserve or enhance the significance and setting of the adjacent listed Former Gaumont Palace Cinema (now the Dominion Centre), a heritage asset identified as being at risk.

(3) Protected views of Alexandra Palace from Lordship Recreation Ground and Lordship Lane/Bruce Castle should be preserved

(4) The site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study

E. Movement and public realm

(1) A new pocket park should be established in the west of the site, based around the existing mature trees, in accordance with the principles of the Wood Green Public Realm Framework.

(2) A new pedestrian route from the High Road through to the new local park should be created, activated with town centre uses, seating, greenery and instinctive wayfinding to create a welcoming space, in accordance with the principles of the Wood Green Public Realm Framework.

(3) Enhancements to the public realm should be created at the front of this site, incorporating the existing mature trees and delivering new green infrastructure to provide instinctive wayfinding and a gateway to the new pedestrian route.

(4) A north-south Green Link should be provided connecting the Wood Green Library site and the Civic Centre, prioritising pedestrian and cycle movement in accordance with the principles of the Wood Green Public Realm Framework. Where feasible, opportunities should be taken to realign Brabant Road to support the delivery and quality of this connection.

(5) The public realm should connect into wider networks on the Wood Green Library site, creating a system of activated lanes perpendicular to and behind the High Road.

(6) Vehicular access to Brabant Road should be maintained as part of a shared surface stretch of the north south link for servicing only

F. Environment and sustainability

(1) Development proposals should maximise the provision of green infrastructure to address deficiencies in the Metropolitan Centre, while preserving the mature trees in the rear carpark.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA05: Wood Green Library



Tables and Figures 14. Xxx

Site Information	Details
Address	Wood Green Library and Shopping Centre, Wood Green High Road; 6-10 Caxton Road; 185 High Road; and service yard 5 of The Mall, Wood Green, N22 6XD
Area (ha)	1.09
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Primary Shopping Area Potentially Suitable for Tall Buildings Risk of Surface Water Flooding – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Blue Ribbon Network
Relevant permissions	None
Indicative capacities	200 homes (net) 6,800 sqm (gross) town centre uses

Phasing	2033-2042
Ownership	Public and Private

Tables and Figures 15. Xxx

A. Proposal

(1) Redevelopment to provide a greater density and diversity of uses, including an enhanced cultural, community and evening economy offer.

(2) A significantly expanded and open public realm will be delivered, enabling a wide range of community and cultural activities. It will be a nexus for wider connections in Wood Green, drawing people from the High Road and facilitating east-west connections to Alexandra Park via the Cultural Quarter, and a north-south Green Link to the Civic Centre.

(3) The library and community facilities must be re-provided on site, or elsewhere within Wood Green Metropolitan Centre.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan, prepared in accordance with Policy D8

(2) The masterplan should:

i. Include early engagement with landowners of The Mall and Morrisons to ensure delivery of a holistic public realm strategy, securing the north-south link and connections to the High Road.
ii. Support delivery of a holistic public realm strategy, including a north-south link and connections back to the High Road.
iii. Be informed by a comprehensive and meaningful programme of community and stakeholder engagement, including with community organisations and users of the community facilities, in accordance with the Council's Placemaking Approach and the principles of the Haringey Deal.
iv. Demonstrate how community and cultural facilities will be protected, enhanced, modernised or re-provided to an equivalent or improved standard, including arrangements to maintain continuity of provision during any phased works.

C. Land uses and activities

(1) Existing land uses: Community (Library, Wood Green Faith Community Centre and Mosque) and town centre uses (indoor market and shops)

(2) Acceptable land uses: Community, town centre, employment, cultural, and residential uses

(3) A replacement library and community facilities must be secured either on site, or elsewhere within Wood Green Metropolitan Centre.

(4) Opportunities should be explored to provide additional social infrastructure within the site, including primary care facilities and an integrated health and wellbeing hub. Proposals should be informed by engagement with the NHS

and other relevant service providers to ensure provision responds to identified needs and service requirements.

(5) Town centre uses should be provided on lower floors to facilitate an active Metropolitan Centre environment with active frontages.

(6) The customer service centre should be reprovided within the site or at another location within the Metropolitan Centre.

(7) A replacement 'free speech area' should be secured in the public realm.

(8) Cultural infrastructure and contributors such as food & beverage outlets should be directed towards this site as a key cultural cluster.

D. Built form, character and heritage

(1) Development should conserve or enhance the significance of the adjacent listed Former Gaumont Palace Cinema (now the Dominion Centre), a heritage asset identified as being at risk.

(2) Development should facilitate the creation of individual buildings to enable an expanded and activated public realm

(3) This site lies beneath protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle. Development should be carefully designed to protect these views

(4) The site is suitable for both a replacement library, and new leisure facilities to serve the centre of the borough.

(5) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) A new public square should be created to act as the cultural and civic heart of the Metropolitan Centre fronted by active uses, and with greening, seating and the capacity for events.

(2) Development should facilitate the creation of a network of activated laneways behind the High Road, in accordance with the principles of the Wood Green Public Realm Framework.

(3) Potential activation of the Mall's north-eastern flank should be considered in designing the east-west route at this site

(4) Infrastructure to activate the public realm, including for provision of temporary markets and outdoor dining should be provided, particularly in the new public square.

(5) Water features within the public realm could be provided to reference the flow of the Moselle.

(6) A new or improved cyclist and pedestrian experience should be delivered along the passageway adjacent to the library linking to Caxton Road and the Cultural Quarter should be delivered as part of the east-west Wood Green Cultural Corridor, in accordance with the principles of the Wood Green Public Realm Framework.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

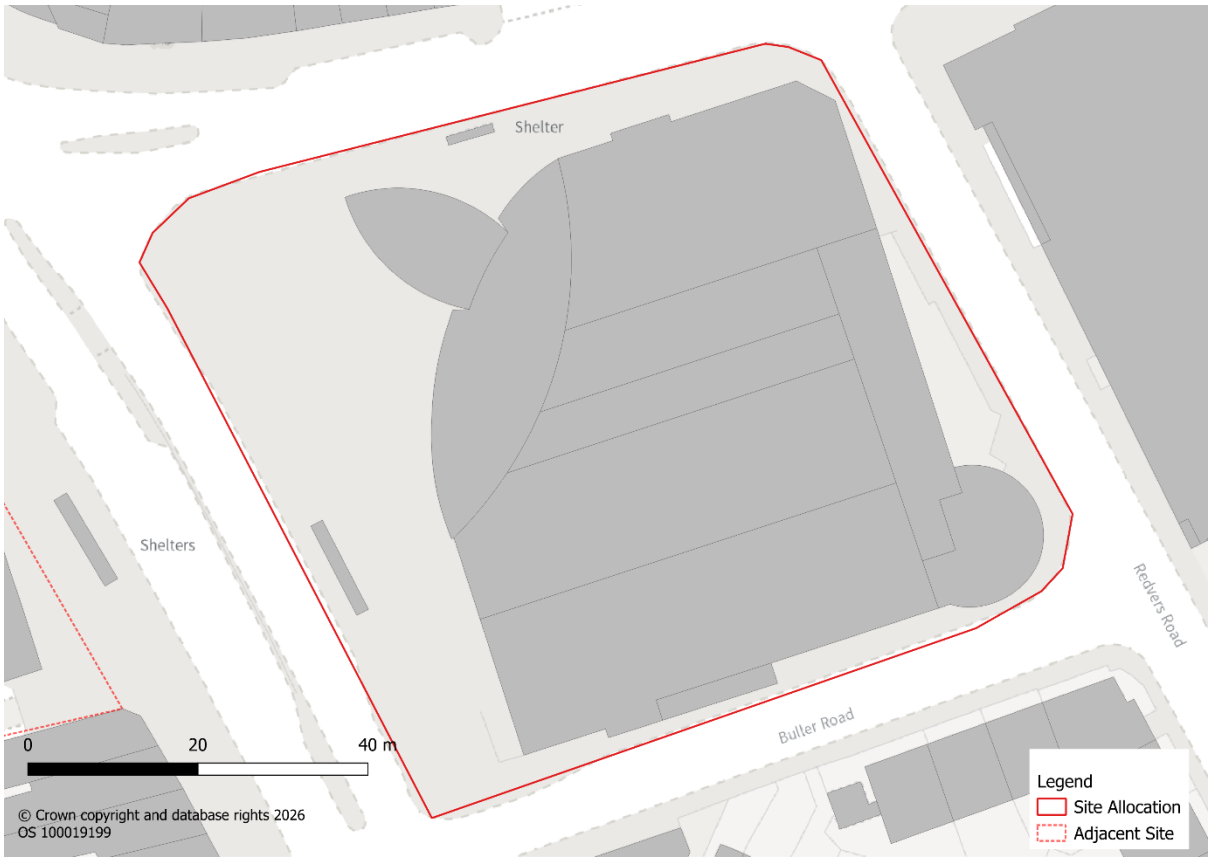
(2) Enhanced tree planting should be delivered around the perimeter of this site to help address a local deficiency in canopy cover and help provide shading for the public realm.

(3) Development should safeguard the adjacent Main River and not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(4) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA06: Spouter's Corner



Tables and Figures 16. Xxx

Site Information	Details
Address	Spouter's Corner, 180 Wood Green High Road, Wood Green, N22 6EJ
Area (ha)	0.63
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Potentially Suitable for Tall Buildings Archaeological Priority Area (APA) - Tier 2 Adjacent to a Conservation Area Adjacent to a Listed Building – Grade II Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	
Indicative capacities	145 homes (net) 4,600 sqm (gross) town centre uses
Phasing	2033-2037
Ownership	Private

Tables and Figures 17. Xxx

A. Proposal

(1) Redevelopment to provide a mixed-use development, with replacement leisure, town centre and employment uses acting as key cultural anchor for the Metropolitan Centre. A new higher density urban form will be provided, framing the Wood Green/ Lordship Lane junction together with the Wood Green Corner sites, and Lordship Lane drawing visitors into the area. A re-imagined and enhanced Spouter's Corner will contain an activated public plaza along Wood Green High Road and Lordship Lane drawing visitors into the area.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

C. Land uses and activities

(1) Existing land uses: Cultural and leisure, retail/ town centre

(2) Acceptable land uses: Residential, cultural and leisure, retail/ town centre, and office/workspace

(3) Town Centre uses are appropriate on this site and must provide active frontages at ground floor level. There should be an emphasis on replacement leisure provision to meet evidenced demand for such uses. Multi storey commercial development will be supported.

D. Built form, character and heritage

(1) Development should be set back from Wood Green High Road to create a new, enhanced plaza at the entrance to Wood Green.

(2) This site lies partly beneath protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle. These views should be preserved through this site

(3) Development should respect the scale of the terraced developments on Gladstone Avenue

(4) Development should conserve or enhance the significance and setting of Wood Green Underground Station

(5) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) New development should mark the entrance to Wood Green Underground Station and frame views down the High Road

(2) Development proposals should establish an improved plaza fronting onto Wood Green High Road. The busy High Road should be appropriately screened from the plaza to mitigate noise and air pollution impacts where possible.

(3) Public space should be adequately sized to enable outdoor seating, performance space, and circulation, and be activated by commercial and leisure uses

(4) Early engagement with TfL will be required to ensure development does not adversely affect existing or future bus standing arrangements and associated operational infrastructure, including driver facilities.

(5) The Lordship Lane frontage presents an opportunity to deliver a cycle hub linked to Wood Green Underground Station, supporting active travel and reinforcing Wood Green's role as a sustainable transport interchange.

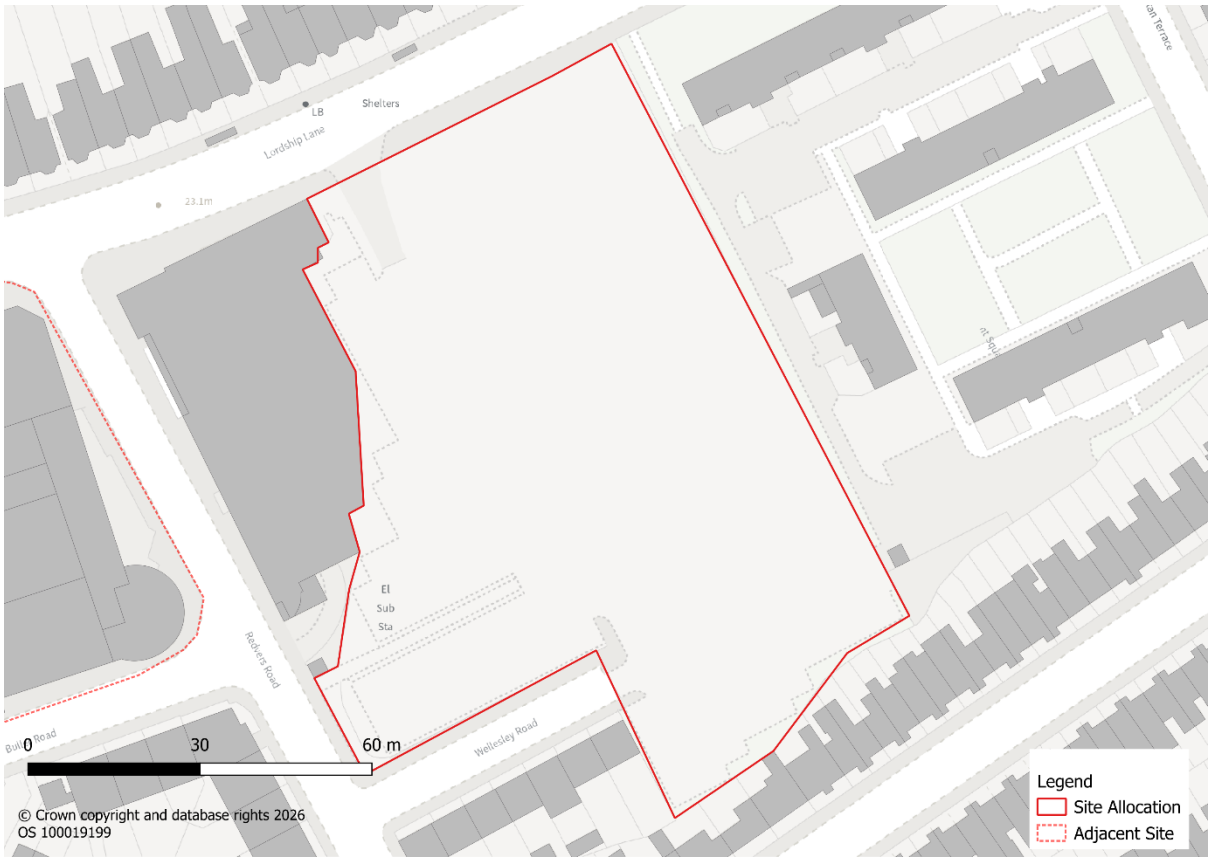
F. Environment and sustainability

(1) Enhanced tree planting around the perimeter of this site should help address a deficiency in canopy cover in this part of the borough, and help provide shading for the public realm

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA07: Mecca Bingo



Tables and Figures 18. Xxx

Site Information	Details
Address	707-725 Lordship Lane, Wood Green, London, N22 5JY
Area (ha)	0.85
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Adjacent to a Conservation Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Blue Ribbon Network
Relevant permissions	HGY/2024/0450
Indicative capacities	632 Student bedrooms (net) 77 homes (net) 800sqm (gross) town centre uses
Phasing	2028-2032
Ownership	Private

Tables and Figures 19. Xxx

A. Proposal

(1) Comprehensive redevelopment of former bingo hall for employment, leisure and community uses, with student accommodation above, and social housing to the rear including a new public realm and small park in accordance with Planning Permission HGY/2024/0450

B. Masterplanning, engagement and delivery

(1) N/A. Site under construction in accordance with planning permission

C. Land uses and activities

(1) Existing land uses: Currently under construction

(2) Acceptable land uses: Residential (including purpose-built student accommodation) and town centre uses

D. Built form, character and heritage

(1) The alignment of Wellesley Road should be extended, with residential uses provided on the southern side of the road.

(2) This site lies outside of protected view corridors, and is suitable for heights up to those permissioned

(3) The height of development in the south of the site should be respectful of the existing properties on Moselle Avenue and Wellesley Road

(4) Adjacent to Noel Park Conservation Area – the principles of the Lordship Lane Character Area should be used to guide any alternative development on this site

(5) Given the Bingo use provided a form of community activity, proposals should incorporate alternate leisure and community floorspace

E. Movement and public realm

(1) New development should enhance the public realm in this area by providing a new north south route through this site and incorporate appropriate landscaping and areas of public open space to complement the commercial uses and provide space for residents to enjoy

F. Environment and sustainability

(1) The adjacent Main River should be safeguarded and it should be ensured development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any

necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

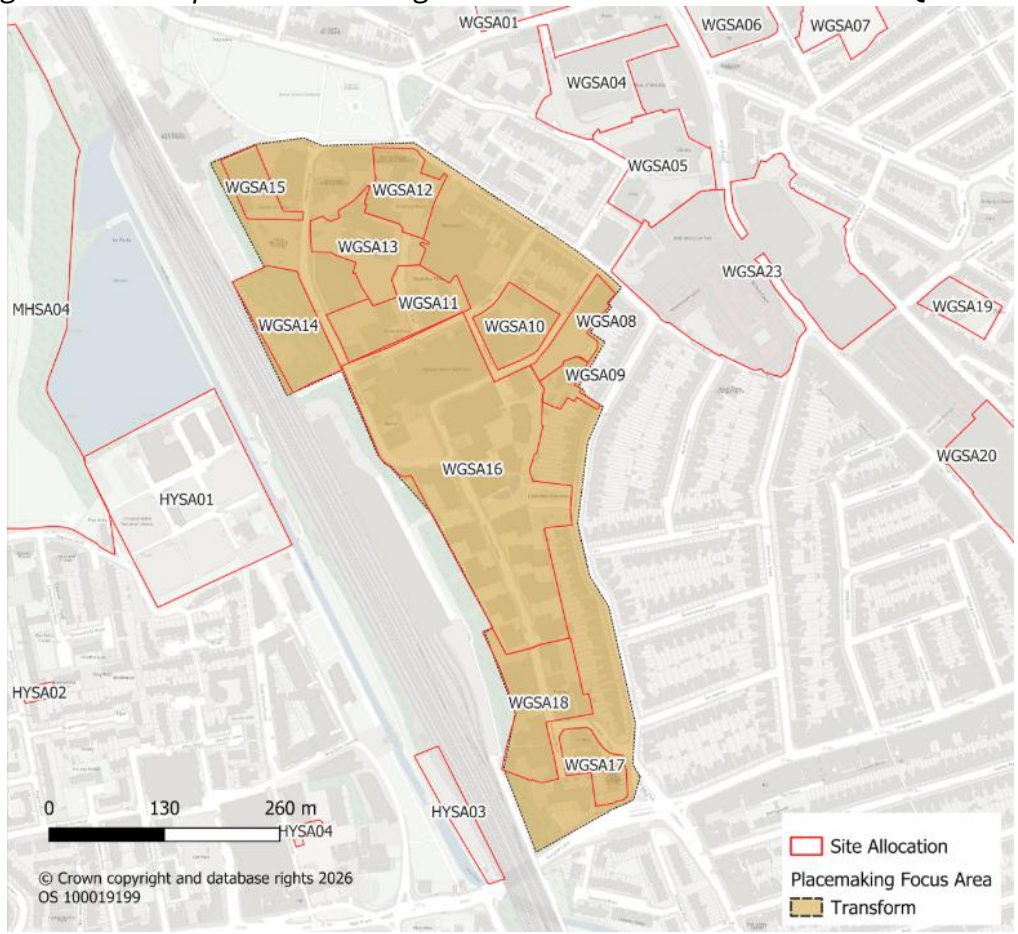
(2) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(3) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA3: Wood Green Cultural Quarter and Alexandra Gate

Tables and Figures 20. Map of Placemaking Focus Area: Wood Green Cultural Quarter and Alexandra Gate



Strategy

11.51 Transformation of the Cultural Quarter will build on its strong ecosystem of creative businesses. Employment-led mixed-used development will provide an exciting mix of new workspaces, cultural infrastructure and town centre uses. A significantly improved high-quality public realm network will deliver a clear east-west route through from the Metropolitan Centre, drawing visitors into this vibrant creative community, currently hidden away, and linking it to the open spaces and Cultural Quarter at Alexandra Palace. New linkages to opens spaces, particularly to Alexandra Park, will help address Wood Green's deficiency in access to open space.

11.52 The Cultural Quarter will be complemented by the completion of Alexandra Gate which will comprise predominately residential development, with employment-led mixed used development at the southern end of the site, providing new workspace, community uses and retaining existing businesses.

11.53 This strategy will be implemented through adherence to Policy WGN1-3, the site allocations outlined below, and the following initiatives:

- Introducing new employment, cultural, town centre and town centre uses to support the Cultural Quarter as a key cultural and employment destination.
- Active uses, in particular evening and night time economy uses and cultural consumption infrastructure, should be directed towards Coburg Road and Brook Road as routes within the Wood Green Cultural Corridor linking the Metropolitan Centre through to Alexandra Palace.
- Cultural anchors, such as cultural or educational institutions, should be attracted to the area to boost footfall and enhance its profile.
- Delivery of affordable workspaces to support and enhance the existing creative economy
- Employment-led mixed-used development at the southern end of Clarendon Road will support and complement activities within the Cultural Quarter and establish a southern gateway through to this Placemaking Focus Area.
- Establishing a vibrant public realm network to complement creative activities and facilitate social, economic and physical connections. This includes:
    - Establishing a new public square within the Alexandra Gate allocation.
    - Creating a new north-south pedestrian and cycling connection from Mary Neuner Road through to Mayes Road.
    - Strengthening the east-west connections along Coburg and Brook Roads, with a significantly improved public realm that supports cultural, evening

and night time economy uses and contains generous green infrastructure, including significant tree planting along this route.

- Strengthening Western/ Mary Neuner/ Clarendon Roads as a calm, tree-lined north-south route through to Turnpike Lane.
- Re-allocation of road space away from on-street car parking to deliver widened pedestrian and cycle routes, street greenery, and bus route infrastructure to support a higher footfall environment resulting from new development.
- Contributing towards improvements to Alexandra Park, the New River Path and Penstock Tunnel to enhance the important recreational asset and to ensure safe and attractive connections to the cultural, leisure and recreation opportunities at Alexandra Palace and Alexandra Park.

- Creative design, use and management of the public realm and yard space to provide space for cultural events and activities and facilitate connections between businesses in the area, strengthening and building ties within the creative ecosystem.
- Establishing a new higher density urban form, building on and showcasing the area's character.
- Heights within this area should rise towards the southern edge of Coburg Road, stepping down to the Wood Green Common Conservation Area to the north and the terraces along Mayes Road and Hornsey Park Road to the east and south.
- The design of buildings and spaces within the Cultural Quarter should respond to its industrial heritage, preserving and enhancing key landmark buildings, such as Chocolate Factory 1 and 2, and creating new opportunities to appreciate them from the public realm.
- Developments should protect and enhance the significance of its built heritage. There are opportunities to embrace the former Duke of Edinburgh Pub and Cambridge House on Mayes Road as gateways into the Cultural Quarter.
- Proposals should be designed to signal and showcase the creative activity going on inside the Cultural Quarter. This could be achieved through the creation of shared public realm/ outdoor workspace, use of transparent glazing, and creative lighting.
- Taking steps to reduce air pollution.

Site Allocations

WG SA08: Iceland



Tables and Figures 21. Xxx

Site Information	Details
Address	Iceland, 59 Mayes Road, Wood Green, N22 6TN
Area (ha)	0.4
PTAL	4
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Wood Green Opportunity Area Cultural Quarter Local Employment Area (LEA) Metropolitan Town Centres Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area - Medium Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Blue Ribbon Network

Relevant permissions	HGY/2017/2886 - comprehensive mixed-use scheme of up to 9 storeys with commercial, retail and community uses at ground floor
Indicative capacities	161 homes (net) 2,207 sqm town centre uses
Phasing	2028-3032
Ownership	Private

Tables and Figures 22. Xxx

A. Proposal

(1) Redevelopment of the existing Iceland building to provide a high-density, employment-led mixed-use development. Commercial and/or community/cultural ground floor uses will activate the street front, facilitate connections into the Cultural Quarter and Alexandra Gate and help blend the Cultural Quarter with the Metropolitan Centre to the east.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should demonstrate proactive engagement with adjoining landowners and developers to secure a coordinated development that delivers a direct, legible and attractive north-south pedestrian connection through the site, linking with the Land to the Rear of Hornsey Park Road and Alexandra Gate sites.

C. Land uses and activities

(1) Existing land use: Retail (Supermarket)

(2) Appropriate land uses: Town Centre, residential, community and cultural uses

(3) Town Centre uses should be provided at ground floor to activate the street frontage, with a preference for retail, food & beverage, or workspace.

(4) Development should result in a net increase in employment floorspace.

(5) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

(6) Community and cultural uses should be provided at ground floor level.

D. Built form, character and heritage

(1) Development should preserve the protected local view corridor from Alexandra Palance to Lordship Recreation.

(2) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

i. The tallest element of any scheme should be centred towards the middle of Mayes Road frontage and along Brook Road, with heights dropping down

adjacent to the two storey residential homes to the south-east along Hornsey Park Road.

E. Movement and public realm

(1) New public realm should be created at the front of this site at the corner of Brook Road and Mayes Road, signalling a key gateway through to the Cultural Quarter. This could include wayfinding and seating.

(2) Development should provide a new pedestrian and cyclist connection from Hornsey Park Road through the Land to the rear of Hornsey Park Road site to Brook Road and into the north-south pedestrian routh along the eastern boundary of the Alexandra Gate site which connects to the Clarendon Road Play Area

(3) Development should facilitate an improved public realm along Mayes Road and Brook Road, including new and improved pedestrian crossings in accordance with the principles of the Wood Green Public Realm Framework.

F. Environment and sustainability

(1) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) The adjacent Main River should be safeguarded it should be ensured development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(3) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(4) Green infrastructure, including trees, should be provided alongside the Brook Road and Mayes Road street front.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA09: Rear of Hornsey Park Road



Tables and Figures 23. Xxx

Site Information	Details
Address	157 – 159 Hornsey Park Road, N8 0JX
Area (ha)	0.20
PTAL	4
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Local Employment Area (LEA) Metropolitan Town Centres Crossrail2 - Safeguarding Limits Local Viewing Corridor Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Blue Ribbon Network
Relevant permissions	HGY/2024/0466
Indicative capacities	32 homes (net) 97sqm town centre uses
Phasing	2028-2032

Ownership	Private

Tables and Figures 24. Xxx

A. Proposal

(1) Redevelopment for a higher density mixed-use scheme, reflecting its town centre location, and providing a new pedestrian route connecting Hornsey Park Road with Brook Road.

B. Masterplanning, engagement and delivery

(1) Proactive engagement is required with adjoining landowners and developers to secure a coordinated development that delivers a direct, legible and attractive north-south pedestrian connection through the site, linking with the Land to the Rear of Hornsey Park Road and Alexandra Gate sites.

C. Land uses and activities

(1) Existing land uses: Industrial

(2) Appropriate land uses: Residential, retail/ town centre, cultural and office/workspace

(3) Priority should be given to office/workspace with a preference for workspace for the creative industries.

D. Built form, character and heritage

(1) Height of new buildings where they back onto the residential properties on Hornsey Park Road should be considered carefully to respect their residential amenity.

(2) Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Rec and Bruce Castle. Development should be designed to protect this view.

(3) New development along the new east-west route should frame the space creating a positive and safe town centre feel along its length.

E. Movement and public realm

(1) New development should enhance the public realm in this area by providing a new north south route through this site and incorporating appropriate landscaping to connect through to Alexandra Gate

(2) The east-west linkage should be as straight as possible between Wood Green High Road and Alexandra Gate

F. Environment and sustainability

(1) The adjacent Main River should be safeguarded and it should be ensured development does not adversely affect its flood risk, ecological or operational

functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(2) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(3) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) New street trees should be provided on this site and green the new route through to Alexandra Gate.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA10: Bittern Place



Tables and Figures 25. Xxx

Site Information	Details
Address	Bittern Place, Coburg Road, Wood Green, N22 6TP
Area (ha)	0.53
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Crossrail2 - Safeguarding Limits Cultural Quarter Metropolitan Town Centres Local Employment Area (LEA) Potentially Suitable for Tall Buildings Local Viewing Corridor Partially in Risk of Surface Water Flooding Area - Medium Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	180 homes (net) 4,500sqm town centre uses

Phasing	2028-2037
Ownership	Public and Private

Tables and Figures 26. Xxx

A. Proposal

(1) Employment-led mixed-use development of a prominent corner site to provide a greater density of town, workspace and residential uses, extending the Metropolitan Centre into the Cultural Quarter. Development will help to activate the public realm, particularly strategic east-west connections along Coburg and Brook Roads.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required but engagement with existing businesses on site should be undertaken to understand and cater to relocation requirements on site where there is a desire to return post-re-development

C. Land uses and activities

(1) Existing land uses: Industrial

(2) Appropriate land uses: Residential, retail/town centre, office/workspace, industrial, cultural and community uses

(3) Town centre and cultural uses, with an emphasis on leisure, food and drink, office/workspace, light industrial and research and development are appropriate on this site a to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood

(4) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

(5) Proposals should be mixed-use, employment-led development with replacement yard space suitable for light industry or last mile delivery businesses

D. Built form, character and heritage

(1) Active frontages which address the public realm will be provided around all edges of the Coburg Road, which forms the key east-west link through the area.

(2) Development should enhance the setting of the neighbouring former Duke of Edinburgh pub and Chocolate Factory 2 buildings.

(3) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

(4) Heights should be limited to avoid interrupting the designated viewing corridor from Alexandra Palace from Downhills Park Road. Development should be designed to ensure this view is carefully managed.

(5) Taller elements may be appropriate to the west of the site, away from adjacent residential houses on Mayes Road which will continue to be an important local residential street.

E. Movement and public realm

(1) Improvements to the public realm along Coburg Road should be secured, in accordance with the principles of the Wood Green Public Realm Framework, alongside a public route through the site running north south.

(2) Adequate yard space should be incorporated into the scheme to provide for the needs of modern business and industry.

(3) Transport for London intends to install a bus stand and drivers' toilets on Silsoe Road. Applicants should liaise with TfL to ensure access to these facilities is maintained throughout the development of the scheme.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Additional tree planting should be secured to address a canopy cover deficiency in this area, and to enhance the east-west route on Coburg Road

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA11: Mallard and Kingfisher Place



Tables and Figures 27. Xxx

Site Information	Details
Address	Mallard and Kingfisher Place, Coburg Road, N22 6XF
Area (ha)	0.83
PTAL	4
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Local Employment Area (LEA) Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Local Viewing Corridor Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	HGY/2025/3217
Indicative capacities	190 homes (net) 5,000sqm (gross) employment, community
Phasing	2028-2037

Ownership	Public

Tables and Figures 28. Xxx

A. Proposal

(1) Redevelopment to provide a greater density and mix of employment, workspace and residential uses, supporting the Cultural Quarter. Active frontages and uses, and a dramatically improved public realm will create dynamic, creative environment along Coburg and Clarendon Road, as part of the strategic east-west Wood Green Cultural Corridor.

- Mallard Place has planning permission for the delivery of 150 new council homes, together with flexible workspace.

B. Masterplanning, engagement and delivery

(1) Development proposals for Kingfisher Place do not require a masterplan but must be coordinated with proposed development at Mallard Place having regard to the extant planning permission for the site.

C. Land uses and activities

(1) Existing land uses: Industrial, community (including education) uses

(2) Appropriate land uses: Residential, office/workspace, light industrial, cultural and community uses

(3) Employment uses should be provided including affordable and creative workspace, alongside cultural facilities to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood

(4) The employment quantum may be delivered predominantly on either Kingfisher or Mallard Place, but active frontages will be required on Coburg Road ground floor elevations

(5) Proposals should be mixed-use, employment-led development and not result in a reduction in employment floorspace

(6) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

D. Built form, character and heritage

(1) The site is within the Wood Green Cultural Quarter and is suitable for developments incorporating affordable and creative workspace, alongside cultural facilities.

(2) The Chocolate Factory 2 and former Duke of Edinburgh pub are important local assets in the area and new development should complement these assets.

(3) Active frontages to both sides of Clarendon Road will be required, which will demonstrably contribute to the cultural character of the area.

(4) Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to ensure this view is carefully managed.

(5) New development at the junction of Western and Coburg Roads should mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.

(6) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) Improvements to the public realm along Coburg Road should be secured, alongside a public route through the site running north south, in accordance with the principles of the Wood Green Public Realm Framework.

(2) The site fronts onto Coburg Road which is part of a new east-west connection through Wood Green. The delivery of an easily navigable and accessible pedestrian and cycling link from Wood Green High Road to Alexandra Palace via the Penstock foot tunnel, or suitable alternative link, should be explored, in accordance with the principles of the Wood Green Public Realm Framework.

(3) A new, high-quality public realm should be created at the centre of the Cultural Quarter around Clarendon Road to the north of the site in conjunction with WG SA 14. A Public Realm Strategy which engages with the wider redevelopment of the area including how this site interfaces with Alexandra Gate and Guillemot Place will be required

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Tree planting should be maximised along Coburg Road to enhance the green pedestrian link to Alexandra Palace.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA12: Guillemot Place



Tables and Figures 29. Xxx

Site Information	Details
Address	Haringey Job Centre, Mayes Road, and Guillemot Place, N22 6XJ
Area (ha)	1.2
PTAL	5
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Local Employment Area (LEA) Partially in Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Local Viewing Corridor Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Archaeological Priority Area (APA) - Tier 2 Partially in a Conservation Area Adjacent to Locally Listed Buildings

Relevant permissions	
Indicative capacities	160 homes (net) 4,500sqm (gross) employment
Phasing	2028-3032
Ownership	Public and Private

Tables and Figures 30. Xxx

A. Proposal

(1) The site contains old industrial and warehousing buildings in a good location within the Wood Green Cultural Quarter, and Local Employment Area. The site is suitable for comprehensive employment-led redevelopment enhancing the Wood Green Cultural Quarter, including creation of a new north south link between Clarendon Road and Wood Green Common, creating mixed use development.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

The masterplan should:

i. cover both Guillemot Place and the Job Centre site, to optimise site capacity and help establish a new north south route through to Wood Green Common at the interface of Guillemot Place and Haringey Job Centre. Provision for the route must be made in each land parcel.

ii. Ensure that the quanta of residential and employment uses on each land parcel is proportionate to their overall site size.

C. Land uses and activities

(1) Existing land uses: Industrial

(2) Acceptable land uses: Industrial, cultural, office/workspace, residential and community uses

(3) Employment uses should be provided including affordable and creative workspace, alongside cultural facilities to enhance the Cultural Quarter, provide modern replacement floorspace for existing businesses on site and to support the placemaking of this new neighbourhood

(4) Proposals should be mixed-use, employment-led development and not result in a reduction in employment floorspace

(5) Affordable workspace will be sought of the same typologies as existing on this site

(6) A replacement Job Centre should be provided or an alternative location in Wood Green secured.

(7) Adequate yard space should be re-provided to support the cultural and workspace typologies delivered on this site

(8) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

D. Built form, character and heritage

(1) The site is within the Wood Green Cultural Quarter and is suitable for developments incorporating creative workspace, alongside cultural facilities

(2) Part of the site is located within Wood Green Common Conservation Area. and any development should make a positive contribution to the setting of the Conservation Area, in particular the locally listed Alexandra Primary School, and 109 Mayes Road.

(3) Site is adjacent to Locally Listed Buildings (Cambridge House on 109 Mayes Road, and former Duke of Edinburgh Public House on 83 Mayes Road)

(4) Massing should be informed by development at the Chocolate Factory

(5) This site is within a viewing corridor of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle, and the new local view from Wood Green High Road, and development should be designed in such a way as to complement these views.

(6) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) An extension of Clarendon Road must be established through the site as a pedestrian and cycling route linking the Cultural Quarter with Wood Green

(2) A new, high quality public realm should be created as part of the north-south link that will act as the focal point for the Cultural Quarter on this the site in combination with the Chocolate Factory, in accordance with the principles of the Wood Green Public Realm Framework.

F. Environment and sustainability

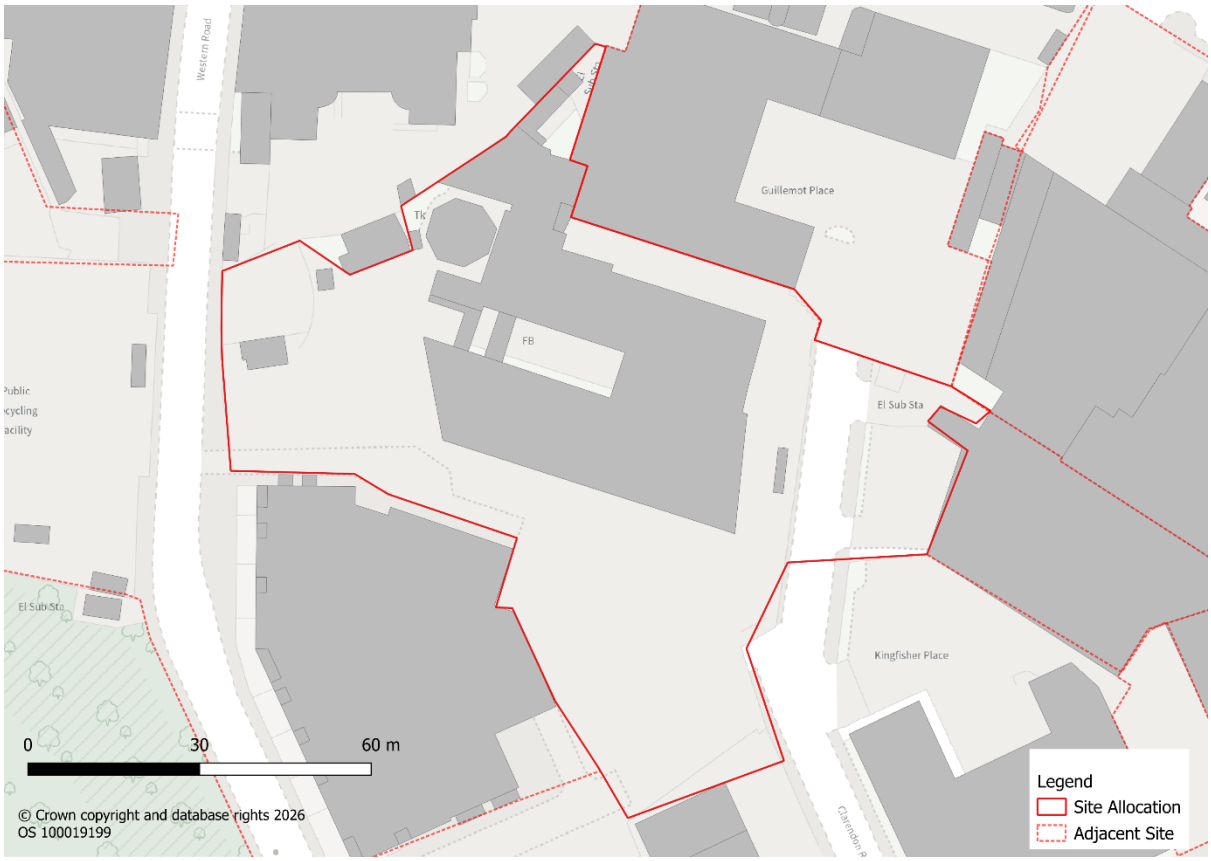
(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Additional tree planting should be secured to address a canopy cover deficiency in this area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA13: Chocolate Factory



Tables and Figures 31. Xxx

Site Information	Details
Address	Chocolate Factory, 1-3 Clarendon Rd, and John Raphael House, Wood Green, N22 6XJ
Area (ha)	1.4
PTAL	4
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Local Employment Area (LEA) Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Local Viewing Corridor Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to Archaeological Priority Area (APA) - Tier 2 Adjacent to Conservation Area
Relevant permissions	HGY/2017/3020

Indicative capacities	150 homes(net) (80 homes have already been delivered on this site) 10,657sqm office/workspace, community and cultural uses
Phasing	2028-3032
Ownership	Private

Tables and Figures 32. Xxx

A. Proposal

(1) Redevelopment with extensions to the existing Chocolate factory to create a mixed- use development with new homes, commercial, employment and community uses, new public realm, and replacement and enhanced affordable workspace.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should cover both this site and the adjacent Guillemot Place site to optimise site capacity and help establish a new north south route through to Wood Green Common at the interface of Guillemot Place and Haringey Job Centre.

C. Land uses and activities

(1) Existing land uses: Industrial

(2) Acceptable land uses: Office/workspace, residential, cultural and community

Development proposals should:

ii. provide a range of employment uses, including affordable and creative workspace and complementary cultural facilities, to enhance the Cultural Quarter, facilitate the retention and growth of existing businesses through modern replacement floorspace, and support the creation of a distinctive mixed-use neighbourhood.
iii. be mixed-use and employment-led, and as a minimum re-provide existing employment floorspace.

D. Built form, character and heritage

(1) Developemnt should conserve or enhance the significance and setting of the adjacent Wood Green Common Conservation Area.

(2) The original Chocolate Factory building should be retained

(3) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

iv. Heights of up to 18 storeys are appropriate as per the planning permission.
v. Any revised application should revisit heights in assessing potential harm upon the protected viewing corridor.

E. Movement and public realm

(1) Public realm should be provided in accordance with the planning permission quanta and principles

(2) Provision for the north south route linking Clarendon Road with Wood Green Common must be secured, in accordance with the principles of the Wood Green Public Realm Framework.

(3) Better east-west connectivity through the site, as secured in the planning permission linking Western Road with Clarendon Road should be delivered

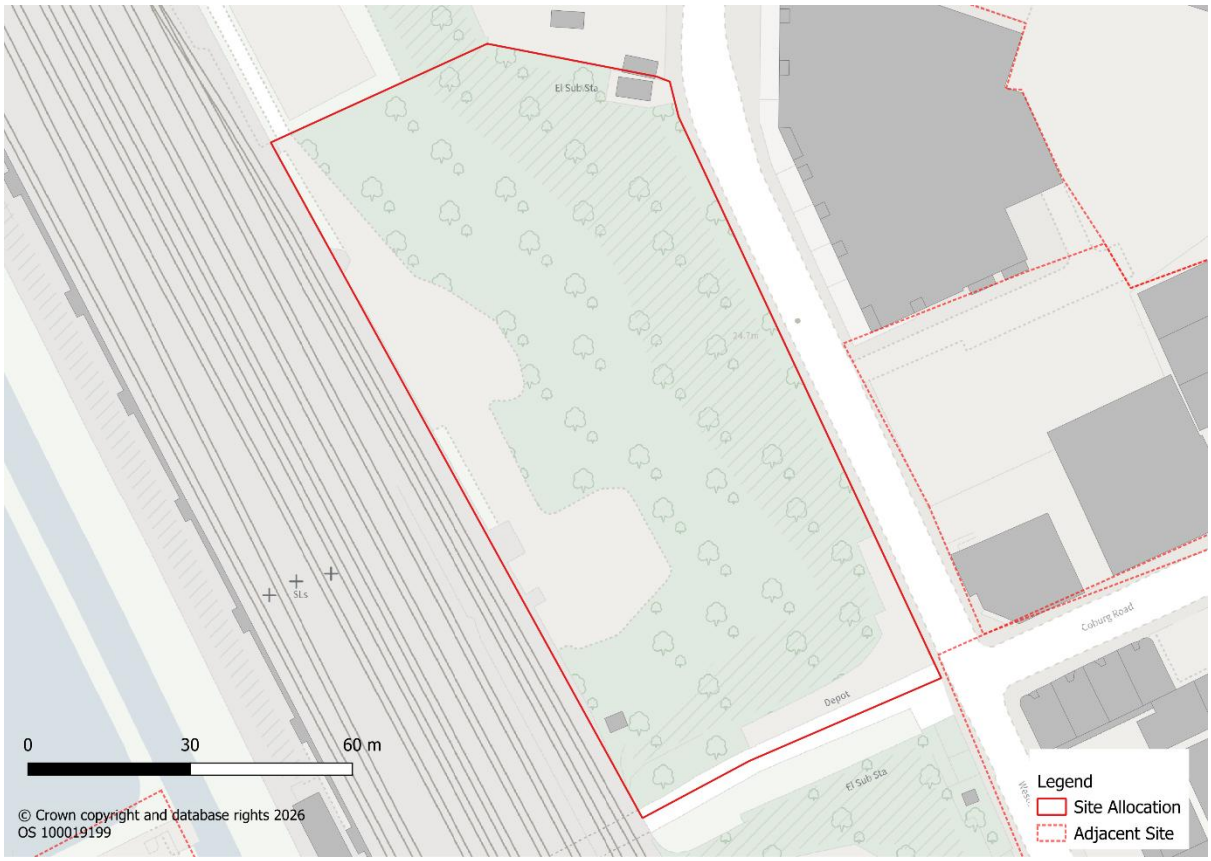
F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Additional tree planting should be secured to address a canopy cover deficiency in this area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA14: Land adjacent to Coronation Sidings



Tables and Figures 33. Xxx

Site Information	Details
Address	Land adjoining Western Road, the Penstock foot tunnel, and the Great Northern Rail Line, Wood Green, N22 6UB
Area (ha)	0.9
PTAL	3
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Crossrail2 - Safeguarding Limits Local Employment Area (LEA) Local Viewing Corridor Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Ecological Corridor
Relevant permissions	None

Indicative capacities	180 homes (net) 3,020sqm Office/workspace and industrial uses
Phasing	2038-2042
Ownership	Private

Tables and Figures 34. Xxx

A. Proposal

(1) Mixed use development of this mostly vacant land to provide new employment floorspace at ground level and an improved public realm, creating a more prominent, safe, activated and attractive route through to the Penstock Foot Tunnel. Significant green infrastructure should be provided to enhance the ecological corridor running alongside the railway line and preserve Western Road's character as a tree-lined green route.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) Engagement with Network Rail will be necessary given the adjacent railway and Hornsey Depot

C. Land uses and activities

(1) Existing land use: amenity land

(2) Acceptable land uses: Residential, office/workspace and industrial

(3) Industrial, workspace, research and design, and office uses are appropriate on this site given its employment land designation and its location away from neighbouring sites

(4) The site lies on the edge of the cultural quarter and so is also suitable for developments incorporating affordable and creative workspace, alongside cultural facilities

D. Built form, character and heritage

(1) The site marks the gateway to the Penstock Tunnel through to Alexandra Palace. Enhancements should be delivered that complement the public realm improvements to the tunnel itself.

(2) Local Viewing Corridor to Alexandra Palace should not be interrupted. Heights will be constrained by the impact on long views of Alexandra Palace from Downhill Park Road.

(3) Development should mark the corner of Western Road and the Penstock path

(4) Development at the corner of Western Road and the Penstock path should complement the development across Western Road to the west.

(5) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

vi. Be located where it reinforces the role of the site as a gateway to the Penstock Tunnel and wider east-west connection between Wood Green and Alexandra Palace;
vii. Conserve or enhance the setting of Alexandra Park and Alexandra Palace; and
viii. Respond appropriately to the scale of neighbouring development, including the development site opposite on Western Road.

E. Movement and public realm

(1) A new frontage to the Penstock path should be created, increasing passive surveillance of the path and the entrance to the tunnel

(2) Penstock Path will become part of the new east west route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.

(3) Development contributions for a dedicated cycle and pedestrian crossing of Western Road into Coburg Road should be secured

(4) Consideration should be given to retention of the mature trees fronting onto Western Road, while ensuring that new buildings face onto, and are accessed from Western Road.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) The site is currently part of a north-south ecological corridor running along the rail line. While accepting that the quantum of corridor in this area will be reduced, development will need to to ensure that the function of the corridor is protected through the development. At present the land is not considered to be positively contributing to the principles of the corridor, and any future development should ensure a positive contribution to the ecological corridor.

(3) Biodiversity Net Gain should prioritise habitats and species that will complement those in the Ecological Corridor

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA15: Quicksilver Place



Tables and Figures 35. Xxx

Site Information	Details
Address	Quicksilver Place, Car Park, Western Road, Wood Green, N22 6UH
Area (ha)	0.3
PTAL	4
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Crossrail2 - Safeguarding Limits Local Employment Area (LEA) Local Viewing Corridor Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to a Conservation Area Adjacent to an Ecological Corridor
Relevant permissions	None
Indicative capacities	100 homes (net)

	1650 sqm (gross) office/workspace, community and industrial
Phasing	2033-2037
Ownership	Public

Tables and Figures 36. Xxx

A. Proposal

(1) Redevelopment which increases employment floorspace alongside delivering residential uses on the site and addresses the needs of the emergency services to secure an intensified and optimal use of land within the Opportunity Area, and further the creation of a new mixed-use destination at the edge of the Cultural Quarter

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) Development should be designed to protect the amenity of users of Heartlands High School.

(3) Development proposals should demonstrate early engagement with the Metropolitan Police to understand operational requirements and secure the provision of any necessary replacement facilities either on-site or in an appropriate nearby location.

C. Land uses and activities

(1) Existing land use: Community (police base)

(2) Acceptable land uses: office/workspace, community, industrial and residential

(3) The site lies on the edge of the cultural quarter and so is suitable for developments incorporating affordable and creative workspace, alongside cultural facilities

D. Built form, character and heritage

(1) This site is not considered suitable for a tall building due to the potential impact on long views of Alexandra Palace from Lordship Rec and Lordship Lane/Bruce Castle

(2) The development should be designed in such a way that it contributes positively to the setting of Wood Green Common, and other buildings within the Conservation Area, in particular it should be designed to complement the characterful Decorium centre

E. Movement and public realm

(1) Access for the parking of vehicles in relation to any maintained patrol base will be necessary to meet operational requirements.

(2) A separate pedestrian and cycle access to the north of the site linking to the new river path should be explored.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Additional tree planting should be secured to address a canopy cover deficiency in this area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA16: Alexandra Gate



Tables and Figures 37. Xxx

Site Information	Details
Address	Land at Former Clarendon Gas Works, Clarendon Road, Hornsey Park Road, Mayes Road, Clarendon Road, N22 6TZ
Area (ha)	2.54
PTAL	4-6
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Cultural Quarter Partially in a Local Employment Area (LEA) Partially in Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Adjacent to a Designated Open Space Adjacent to an Ecological Corridor

Relevant permissions	HGY/2017/3117 (Hybrid Permission) HGY/2009/0503
Indicative capacities	955 homes (net) 2,500sqm (gross) office/workspace, community and cultural
Phasing	2028-3032
Ownership	Private

Tables and Figures 38. Xxx

A. Proposal

(1) Comprehensive masterplanned mixed use redevelopment to create a new destination within Wood Green, including new employment floorspace, new homes, and a new public square with ancillary retail and employment uses, community uses, and establishing a new north-south and east-west connections through the area.

B. Masterplanning, engagement and delivery

(1) Council-approved masterplans are in place for phases 1-4 of the allocation. Development proposals must accord with the most up-to-date approved masterplan in accordance with Policy D8.

(2) Further phases will be required to prepare a masterplan demonstrating how they contribute to the objectives of this allocation. It will need to:

(3) Cover both this site and the adjacent land to the rear of Hornsey Park Road, to optimise site capacity and help enhance the new east-west route along Coburg Road, and north south continuing along Clarendon Road with public open spaces secured in line with the planning permission

(4) Development of higher densities on land parcels still to come forward may be appropriate subject to a spatial framework showing how the development delivers on the design and amenity secured through the planning permission, would not interrupt protected views, and does not compromise co-ordinated development on the other land parcels within the allocation, and on surrounding sites.

C. Land uses and activities

(1) Existing land uses: Industrial, residential

(2) Acceptable land uses: Office/workspace and residential

(3) As per the permission, replacement employment floorspace should be provided and should seek to maximise the quanta permissioned in the outline permission. Priority should be given to the provision of affordable and creative workspace, alongside cultural facilities.

D. Built form, character and heritage

(1) Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view

(2) View of the site from Alexandra Palace & Park should be considered in any design. Development should address the Park across the rail line on upper levels where it will be visible from within Alexandra Park.

(3) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) New public realm has been created. Further improvements to the new north south route along Mary Neuner Way should be secured.

(2) An improved route for pedestrians and cyclists will be established along Coburg Road along with Mallard, Kingfisher and Guillemot Places. Part of this will be the principal new East-West Route through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road to Alexandra Palace via the Penstock foot tunnel, in accordance with the principles of the Wood Green Public Realm Framework. This route should be sufficiently wide to accommodate a range of activities and events throughout the year and development should be set back to allow this, and provide enhancements to the public realm interfacing onto this key route

(3) Provision for a new bus route, including a new bus stop on Mary Neuner Way, will be required.

F. Environment and sustainability

(1) It must be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) Development proposals should protect and enhance the nature conservation value of the adjacent Ecological Corridor.

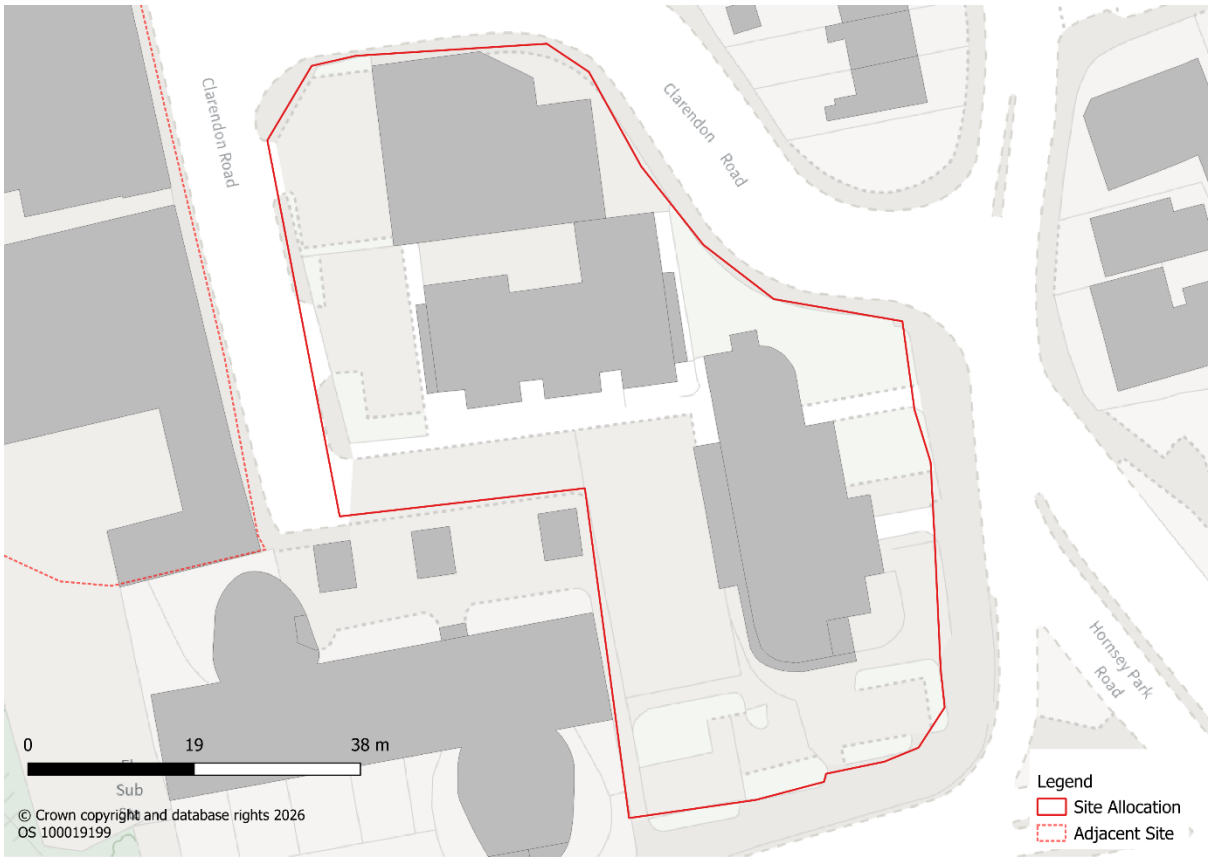
(3) The site is a former gas works and industrial site and land must be remediated as necessary.

(4) Additional tree planting should be secured to address a canopy cover deficiency in this area.

(5) The adjacent Main River should be safeguarded and it should be ensured development does not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(6) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA17: Clarendon Road Gateway



Tables and Figures 39. Xxx

Site Information	Details
Address	African Caribbean Cultural Centre, Clarendon Recovery College and Jessica Buttons, 9; 30-36 Clarendon Road, N8 0DJ
Area (ha)	0.4
PTAL	4
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to Ecological Corridor
Relevant permissions	HGY/2022/3846
Indicative capacities	130 homes (net) 4,000 sqm office/workspace and community uses
Phasing	2028-3032
Ownership	Public and Private

Tables and Figures 40. Xxx

A. Proposal

(1) Redevelopment for the creation of new mixed use development including community, employment and residential uses, and to complement the development at Alexandra Gate to the north. Planning permission has been granted at Jessica Buttons, 30-36 Clarendon Road for a 51 unit mixed use redevelopment (HGY/2022/3846). The redevelopment of this area which is currently of a mixed character that includes a mix of community, employment and residential uses can help establish a more coherent urban form, improved public realm, and modern community and employment floorspace.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) The masterplan should:

i. cover the African Caribbean Cultural Centre, Clarendon Recovery College and Jessica Buttons buildings and include a more coherent network of roads and pedestrian and cycle routes to increase connectivity to Turnpike Lane and Mary Neuner Road
ii. Be informed by engagement with the West Indian Cultural Centre and Clarendon Recovery College.

C. Land uses and activities

(1) Existing land uses: Employment (light industrial and general industrial) and community uses

(2) Acceptable land uses: Residential, employment, and community uses

(3) Industrial, workspace, research and design, and office uses are appropriate

(4) Opportunities should be explored to collaborate with existing community facilities providers in the area to improve the overall level of service.

(5) Community floorspace should be re-provided in accordance with Policy S2.

(6) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

(2) Heights should be restricted where they interface with the properties on Hornsey Park Road

(3) The design and massing of any development should reference and complement the permitted scheme at 30 Clarendon Road

E. Movement and public realm

(1) Improvements to the new north south route along Mary Neuner Way/Clarendon Road should be secured including the provision of landscaping and trees to enhance this key north-south route

(2) Provision for a new bus route, including a new bus stop on Mary Neuner Way/Clarendon Road, may be required

(3) Increased permeability through the site will be sought, with a public realm designed to mitigate the development from the busy intersection of Turnpike Lane and Hornsey Park Road.

F. Environment and sustainability

(1) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) Development proposals should protect and enhance the nature conservation value of the adjacent Ecological Corridor

(3) Additional tree planting should be secured on the perimeter of this site to address a deficiency in canopy cover in this area.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA18: Clarendon Road South



Tables and Figures 41. Xxx

Site Information	Details
Address	19-33 and 50 Clarendon Road, Civica Election Service, Hertie, Virgin Group and London Alevi Community Centre, N8 0DD
Area (ha)	1.08
PTAL	4-6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Potentially Suitable for Tall Buildings Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to an Ecological Corridor
Relevant permissions	HGY/2024/2279
Indicative capacities	400 homes (net) Retention and/or reprovision of employment and community floorspace
Phasing	2028-2037
Ownership	Public and Private

Tables and Figures 42. Xxx

A. Proposal

(1) The site is currently of a mixed character that includes community, employment (including election services) and residential uses. There is potential for the site to be used more intensively for the creation of new mixed use development including community, employment and residential uses, and to complement the development which is expected to take place on the adjacent sites to the east of Clarendon Road. The retention and expansion of election services and community uses within this area is supported.

B. Masterplanning, engagement and delivery

(1) A masterplan is required prepared in accordance with Policy D8. It will need to cover all land parcels within this allocation to ensure optimum site capacities can be achieved, with a proportionate split of employment and residential quanta.

(2) Engagement with the elections services operations is necessary to allow for their continued secure functioning on a 24hour basis.

(3) There are existing community uses on site, and engagement with them, including the Alevi Centre, will be essential to inform appropriate development options.

C. Land uses and activities

(1) Existing land uses: Employment and community

(2) Acceptable land uses: Residential, employment and community uses

(3) Retention and enhancement of existing community uses should be provided for e.g. the Alevi Centre

(4) Industrial, workspace, research and design, and office uses are appropriate on this site with a preference for workspace, office and community uses to support placemaking

(5) Adequate replacement yard space should be provided to cater for the industrial, and workspace floorspace

(6) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

D. Built form, character and heritage

(1) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

(2) The design of buildings should reference the recently completed developments at Alexandra Gate

(3) Residential uses should be appropriately screened and insulated from adjacent ongoing business uses. The agent of change principle will apply.

E. Movement and public realm

(1) Improvements to the new north south route along Mary Neuner Way/Clarendon Road should be secured including the provision of landscaping and trees to enhance this key north-south route

(2) Provision for a new bus route, including a new bus stop on Mary Neuner Way/Clarendon Road, may be required including safer pedestrian crossings

(3) Appropriate traffic/parking arrangements will be required having regard to existing patterns of traffic within the local area

F. Environment and sustainability

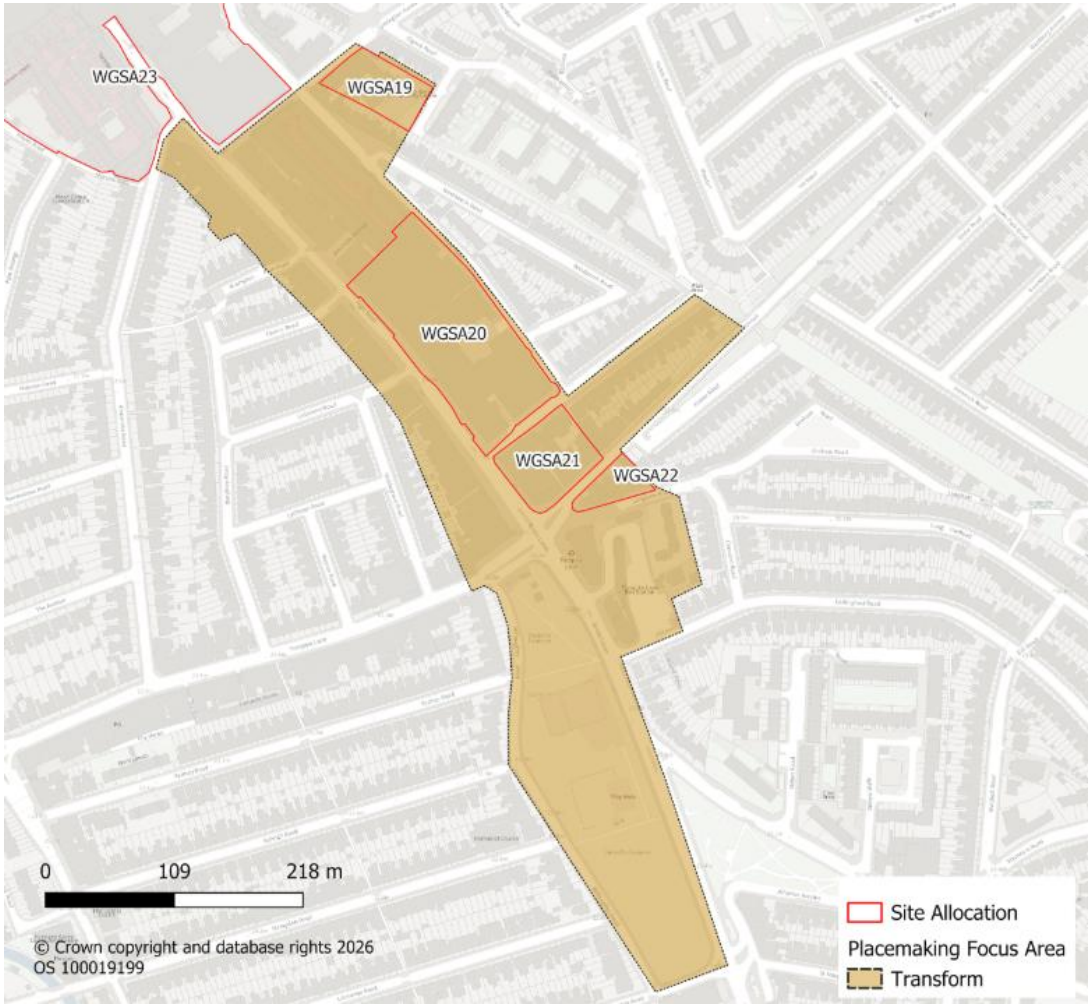
(1) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works. Close attention in the design of this site should be had to the impact of the railway embankment on future occupants of the site.

(2) Improvements to the adjacent ecological corridor should be sought, with Biodiversity Net Gain habitats on site complementing those found within the ecological corridor.

(3) Additional tree planting should be secured on the perimeter of this site to address a deficiency in canopy cover in this area.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA4: Wood Green High Road and Terraces



Tables and Figures 43. Map of Placemaking Focus Area PFA4

Strategy

11.54 Transformation of the eastern side of the High Road through significant redevelopment opportunities will introduce a greater density and mix of uses, while positively responding to the character of the historic retail terraces on the western side of the High Road. New activated laneways running perpendicular to the High Road will both enhance its connectivity and expand the frontage of the Metropolitan Centre.

11.55 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below, and the following initiatives:

- Supporting the continued transformation of the eastern side of the High Road to deliver new mixed use commercial floorspace and an improved urban environment through:
- Redevelopment of key sites including the Sainsbury's site and former BHS and adjacent sites to improve the public realm, expand the range of town centre uses available in the area and provide active ground floor frontages
- Delivering opportunities for new lanes running east-west between Bury Road and the High Road, and ensuring ground floor uses are created that make use of the pedestrianised urban realm in front of their active frontages

11.56 Using car parks for more productive uses including cultural and leisure activities, and exploring the potential for additional housing on these sites

- Establishing active frontages on the laneways running off the High Road in this area. High-quality public realm will be created which will help to attract users to spend time in these new "off the High Road" locations.
- Support for uses that are open in the day and also into the evening to bolster the centre's evening economy.
- Supporting meanwhile uses within the Bury Road Carpark where it provides a more activated town centre and addresses anti-social behaviour.
- Enhancement of the western side of the High Road to:
    - Preserve the terraces of individual smaller shop units within the area as identified as 'The Terraces' to retain the historical terraced frontages to Wood Green High Road, to preserve the streetscape rhythm and to preserve opportunities for independent traders.
    - Residential uses will be resisted above shop frontages, to preserve office units, as well as storage and ancillary spaces for the retail units, and to help encourage uses that open later into the evening to locate in this area.

  - Bolster community and other uses within this area of Wood Green by providing space for new cultural activities including replacement floorspace for existing community facilities and youth clubs if affected by redevelopment

- Increase the permeability of the area and the depth of the town centre through:
  - Creating and enhancing connections throughout Wood Green, including new laneways to create permeability along the east side of the High Road to Bury Road, new east west connections to link the High Road and cultural quarter areas and improving street layouts and creating space for shoppers and visitors.
  - Improvements to the small open space at the corner of Whymark Avenue and the Sandlings to optimise the cycle and pedestrian route, open space quality, and address issues of public safety.
  - Setting back of retail frontages to create greater circulation space on the High Road to improve the urban realm on Wood Green High Road
  - Laneways off the High Road should continue to make provision for market stalls.
- Taking steps to reduce air pollution.

Site Allocations

WG SA19: Salvation Army



Tables and Figures 44. Xxx

Site Information	Details
Address	Salvation Army, Lymington Avenue, Wood Green, N22 6JA
Area (ha)	0.33
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Source Protection Zone (SPZ) - Adjacent to a Conservation Area Adjacent to a Listed Building – Grade II
Relevant permissions	None
Indicative capacities	74 homes (net) 1,470 sqm town centre, office/workspace and community uses

Phasing	2033-2037
Ownership	Private

Tables and Figures 45. Xxx

A. Proposal

(1) There is opportunity to intensify this site, while replacing the existing community use, deliver new town centre or employment floorspace, and homes on the site and create new routes through the site with active frontages, enhancing the commercial offer of the Metropolitan Centre and linking in with the proposed laneways off the eastern side of the High Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required

C. Land uses and activities

(1) Existing land uses: Community

(2) Acceptable land uses: Community, retail/ town centre, office/workspace and residential

(3) Replacement community facilities for the Salvation Army should be provided in accordance with policy S2

D. Built form, character and heritage

(1) Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view.

(2) Views from the Noel Park Estate should be considered in the design of development on this site

(3) Development should complement the buildings in the Noel Park Estate Conservation Area to the north of the site.

(4) Grade II listed Church of St Mark. Development should conserve or enhance the significance and setting of this Heritage Asset.

(5) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

(6) Heights should be restricted along residential interfaces, and residential entrances should present onto the street.

E. Movement and public realm

(1) Development should contribute to the creation of a new Laneway off Lymington Avenue, with active frontages along their length linking to the Sandlings entrance

(2) An enhanced public realm will be sought at the front of this site on Lymington Avenue

F. Environment and sustainability

(1) Additional tree planting should be prioritised on this site to address deficiencies in canopy cover in this area.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA20: 16-54 Wood Green High Road



Tables and Figures 46. Xxx

Site Information	Details
Address	16-54 Wood Green High Road, N22 6BQ (excluding 44-46)
Area (ha)	1.57
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Primary Shopping Area Partially in Crossrail2 - Area of Surface Interest and Safeguarding Limits Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Partially in Archaeological Priority Area (APA) - Tier 2
Relevant permissions	The site has two planning permissions at the former BHS (HGY/2018/3145) and M&S buildings (HGY/2018/1472), with the development known as

	Icon Heights at the former M&S - 42-44 High Road now complete.
Indicative capacities	300 homes (net) 3,800 (gross) office/workspace 3,800 (gross) retail/town centre
Phasing	2028-2037
Ownership	Private

Tables and Figures 47. Xxx

A. Proposal

(1) The site has planning permission at the former BHS and M&S buildings, with the development known as Icon Heights at 42-44 High Road now complete. The remaining buildings along this frontage are suitable for comprehensive redevelopment for mixed use development consisting of town centre uses at ground and first floor level, with residential above.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework for the site allocation prepared in accordance with Policy D8.

(2) Part of the site is safeguarded for Crossrail 2.16-40 High Road is in the safeguarding limits subject to consultation and 16-26 High Road is an area of surface interest.

(3) Piccadilly Line runs in a shallow tunnel through this area. Consultation with TfL and Crossrail will be required.

C. Land uses and activities

(1) Existing land uses: retail/town centre uses

(2) Acceptable land uses: Residential, visitor accommodation, cultural, office/workspace, community and retail/town centre uses

(3) Town Centre uses are appropriate with a preference for retail uses and, provision of larger floorplate retail units aimed at national comparison retailers

(4) New employment floorspace will be supported on this site above ground floor including office or co-working SME office typologies.

(5) Opportunities should be explored to provide primary care facilities and an integrated health and wellbeing hub to address local needs. Proposals should be informed by engagement with the NHS and other relevant service providers to ensure provision responds to identified needs and service requirements.

D. Built form, character and heritage

(1) There is an opportunity to improve the High Road frontage, introduce a fine graining of the site to introduce new town centre uses off the High Road through the introduction of new Laneways, and increase residential and employment uses.

(2) Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhill Park Road. Development should be designed to protect this view

(3) Heights of buildings at the rear of the site should be sympathetic to the residential properties on the east side of Bury Road

(4) A podium level fronting onto Wood Green High Road may be suitable to respect the character of the terraced properties on the eastern side of Wood Green High Road as delivered at 42-44 High Road.

(5) Building lines should be set back at ground floor level to increase space for circulation along Wood Green High Road, through having a wider pavement width

(6) The Victorian shopping parade immediately north of the site on Wood Green High Road should be retained and enhanced by this site's development

(7) A materials palette should be used that complements the terraces opposite on Wood Green High Road, and the Noel Park Conservation Area.

E. Movement and public realm

(1) New lanes should be created running east-west off the High Road. These should have town centre frontages at ground floor level, and are suitable as zones to help improve Wood Green's evening economy. One or two new laneways should be created through comprehensive development on this site.

(2) New development should increase the amount of circulation space available on the pavements fronting Wood Green High Road.

(3) New development should deliver improvements to Bury Road consistent with the Wood Green Public Realm Framework

F. Environment and sustainability

(1) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) A piling statement will be required prior to any piling taking place due to Piccadilly line tunnels.

(3) Additional tree planting should be secured along the High Road and Bury Road Frontages to address a deficiency in canopy cover in this area.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA21: Land between Westbury and Whymark Avenue



Tables and Figures 48. Xxx

Site Information	Details
Address	Land between Westbury Avenue, Whymark Avenue, and the High Road, Wood Green, N22 6BX
Area (ha)	0.46
PTAL	6b
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Primary Shopping Area Partially in Crossrail2 - Safeguarding Limits Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Partially in Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to an Archaeological Priority Area (APA) - Tier 2

	Adjacent to Listed Building – Grade II
Relevant permissions	None
Indicative capacities	120 homes (net) 2,000 sqm retail/town centre and office/workspace uses
Phasing	2038-2042
Ownership	Private

Tables and Figures 49. Xxx

A. Proposal

(1) Redevelopment of this collection of buildings to provide an improved entrance to the town centre delivering new town centre uses, an improved public realm, and new employment and residential floorspace, in line with a site-wide masterplan

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) Due to the Piccadilly Line running shallow through this site Transport for London should be consulted as part of any planning application on site.

(3) The site is safeguarded for Crossrail 2 and is in the safeguarding limits subject to consultation zone.

C. Land uses and activities

(1) Existing land uses: retail/town centre and residential

(2) Acceptable land uses: retail/town centre and residential

(3) Town Centre, specifically retail and café, restaurants or drinking establishments are appropriate

(4) New employment floorspace will be supported on this site including office or co-working SME office typologies.

D. Built form, character and heritage

(1) A podium level fronting onto Wood Green High Road may be suitable to respect the character of the terraced properties on the eastern side of Wood Green High Road.

(2) The frontage to the High Road needs to create a high-quality active frontage. The opportunity for additional town centre uses at first floor level should also be explored

(3) Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings including responding positively to the adjacent Grade II listed Turnpike Lane Underground Station to the south

(4) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

(5) Height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue to preserve the amenity of adjoining terraced residential properties.

(6) The site may be capable of accommodating a tall building to mark the gateway to Wood Green from Turnpike Lane tube station, however heights should be sensitively arranged to conserve or enhance the significance and setting of the listed station.

E. Movement and public realm

(1) Building should be set back at ground floor level to increase space for circulation along Wood Green High Road, while also providing active frontages.

(2) Opportunity should be considered to enable an improvement to the cycle network between Wood Green and the south/west at the junction of The Sandlings and Whymark Avenue. There may be an opportunity to improve the existing small open space open space at the junction of The Sandlings and Whymark Avenue

(3) The urban realm around Turnpike Lane station should be of a high quality, and new development should enable this as it occupies a key gateway location into Wood Green

F. Environment and sustainability

(1) It should be demonstrated that adequate water infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

(2) A piling statement will be required prior to any piling taking place

(3) Additional tree planting should be secured along the High Road and Whymark Avenue Frontages to address a deficiency in canopy cover in this area.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA22: Turnpike Lane Triangle



Tables and Figures 50. Xxx

Site Information	Details
Address	Triangular piece of land between Westbury Avenue, Langham Road, Turnpike Lane, N22 6BS
Area (ha)	0.16
PTAL	6b
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Partially in Crossrail2 - Safeguarding Limits Partially in Risk of Surface Water Flooding Area – Medium & High Adjacent to Listed Building – Grade II
Relevant permissions	None
Indicative capacities	40 homes (net) 200sqm Class E
Phasing	2033-2037
Ownership	Private

Tables and Figures 51. Xxx

A. Proposal

(1) This site is ideally located to create a positive impression of Wood Green upon arrival at Turnpike Lane station. Redevelopment could create a mix of town centre and residential uses, to create an improved gateway to the town centre with the potential to realise Turnpike Lane as a multi-modal integrated transport hub.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan prepared in accordance with Policy D8.

(2) Due to the Piccadilly Line running shallow through this site Transport for London should be consulted as part of any planning application on site.

(3) Part of the site at 278 Langham Road is safeguarded for Crossrail 2 and is in the safeguarding limits subject to consultation zone.

C. Land uses and activities

(1) Existing land uses: retail/ town centre and residential uses

(2) Acceptable Uses: retail/ town centre and residential uses

(3) Town Centre uses, specifically retail and café, restaurants or drinking establishments are appropriate

(4) New workspace will be supported on this site including office or co-working SME office typologies.

D. Built form, character and heritage

(1) Development should conserve or enhance the setting of the listed station.

(2) This site should provide a distinctive new building when exiting Turnpike Lane station. Subject to environmental and architectural justification, a high quality, mid-rise with a sleek appearance will be supported.

(3) Heights should be restricted at the interface with the residential buildings to the east on Langham Road and Westbury Avenue.

E. Movement and public realm

(1) The ground floor of the Westbury Avenue frontage of the building could be a suitable location for a secure cycle hub linked to Turnpike Lane station.

(2) New high quality urban realm that prioritises safe and accessible pedestrian travel integrated with the Turnpike Lane station should be secured.

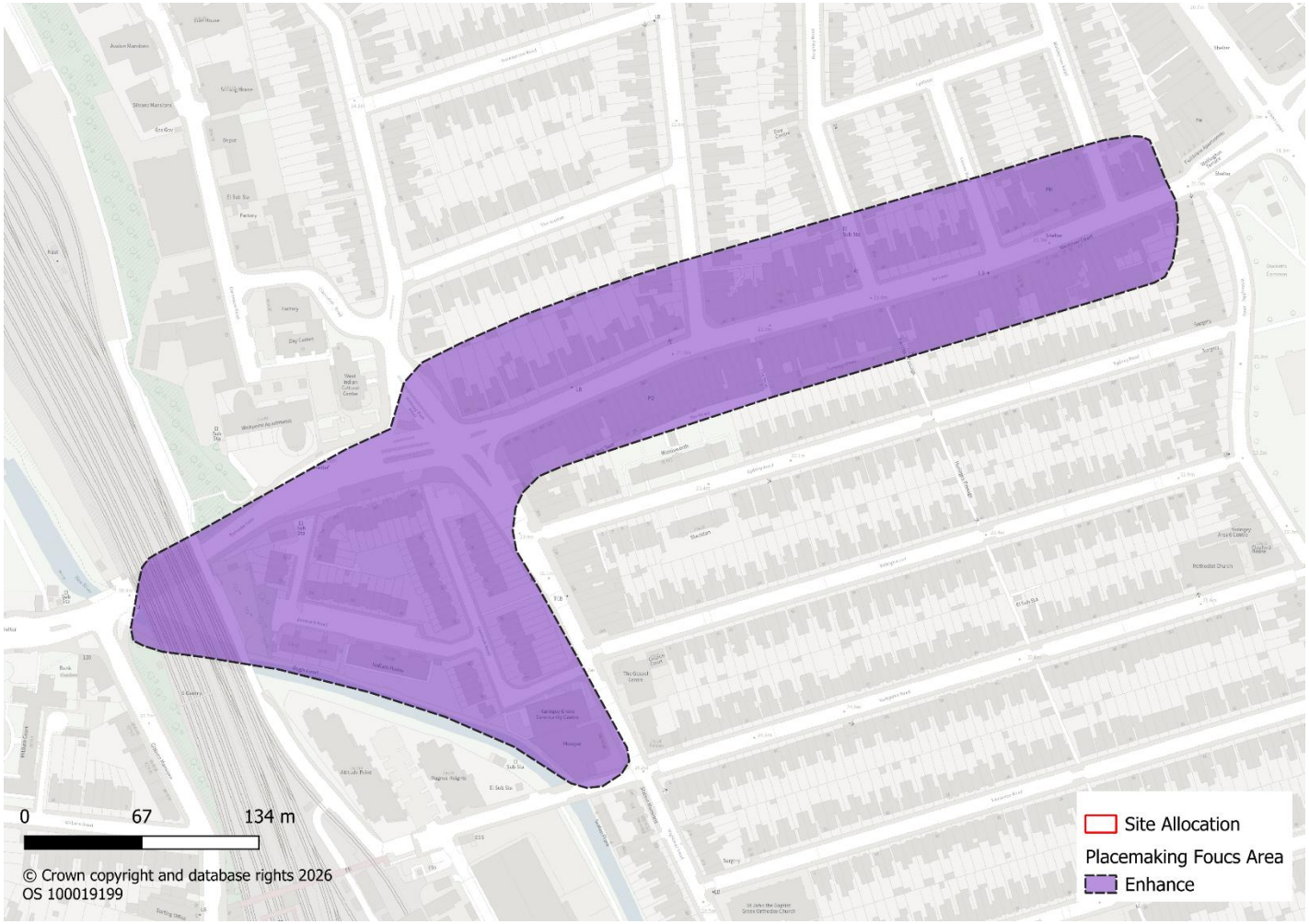
(3) This site should contribute to providing an important node on the borough's cycling network by enabling a connection from Frome Road through the bus station, and Duckett's Common towards Hornsey and the West of the borough.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development. A piling statement will be required prior to any piling taking place.

(2) Additional tree planting should be secured along the High Road and Graham Road Frontages to address a deficiency in canopy cover in this area.

WG PFA5: Turnpike Lane Corridor



Tables and Figures 52. Map of Placemaking Focus Area X

Strategy

11.60 Development and placemaking interventions along Turnpike Lane Corridor will enhance its character as an eclectic shopping corridor and food destination, and its role as an important link between the east and west of the borough building on public realm work already underway through the Turnpike Lane Improvement Plan including:

- Improving the junction on the western end of Turnpike Lane to enhance safety, walkability and accessibility
- Added street greenery at Burghley and Waldegrave Road junctions terraces
- Installing cycle parking at Vernon and Waldegrave Road junctions to support active travel

11.61 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- Delivery of improved public realm, open spaces and pedestrian environment to make Turnpike Lane a more appealing destination, through:
    - Delivering on the Turnpike Lane Improvement Plan designs for a unique visual identity and wayfinding system that will be integrated into public realm improvements through engraved artwork set into granite slabs at key locations, guiding pedestrians and reinforcing Turnpike Lane's distinctive character
    - Further improving Duckett's Common as a local open space asset
    - Establishing an improved entrance to Wood Green from the south/east/ west at Duckett's Common & Turnpike Lane station.
    - Improved pedestrian connection linking the Harringay Ladder to Burghley Road, to enhance the pedestrian route to Wood Green High Road.
    - Improved cycle access, including provision of a new cycle parking facility to serve the significant catchment east of Turnpike Lane station
    - Consolidation of public realm furniture and options to improve and rationalise frontages on the north side including removal of redundant vehicle crossovers Securing enhancements to the vitality of the centre by working with businesses to deliver improvements to Turnpike Lane shop frontages to create a more coherent street scene through the shopfront improvement programme focused on the entrances to Turnpike Lane to help make the street more welcoming for residents, commuters and shoppers

    - Supporting a more coherent frontage along the north side of Turnpike Lane through redevelopment or extension proposals

- Taking steps to reduce air pollution

WG PFA6: The Mall and High Road



Tables and Figures 53. Map of Placemaking Focus Area PFA 6

Strategy

11.62 The Mall's transformation will strengthen its role as the retail heart of the Metropolitan Centre. Land use, development and placemaking improvements in the short, medium & long term will improve pedestrian and cycle linkages to the surrounding street networks, provide a higher quality public realm with more green infrastructure, attractive street frontages, and a range of town centre uses, prioritising its retail offer.

11.63 Longer term comprehensive redevelopment of the Mall presents an exciting opportunity to establish a new higher-density built form and street network, accommodating a significant uplift in town centre uses as well as new homes.

11.64 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below, and the following initiatives:

- Strengthen the attractiveness and role of the Metropolitan Centre through:
- Prioritising and marketing available units for core comparison retailing within the larger units in the Mall and adjacent sites to bolster the Primary Shopping Area.
- Re-purposing of spare capacity on the roofs of the existing car parks for leisure and cultural uses
- Provision of expanded and rejuvenated market spaces within the Mall and within expanded public realm spaces.
- Delivering smaller scale infill developments on vacant and underutilised land around the periphery of the Mall to enhance the commercial offer the centre and deliver new homes above.
- Supporting comprehensive redevelopment of the Mall subject to preparation of a supplemental plan
- Improving the sense of place and public realm by:
    - Creating both new and improved inclusive public realm including aiding improvements to the open space by the Library and delivery of a new town square or significant piece of public realm through rationalisation of service yards to create access through from Wood Green Library site to the cultural quarter and improved links through the Penstock Tunnel to Alexandra Park
    - Additional planting, seating and activation of public space outside the Mall
    - Investigating the potential to celebrate the Moselle River (culverted at present) which runs underground to the northern end of this area.

  - Removal of the bridge at the Mall, and improvements to the urban realm around this stretch of Wood Green High Road to create a more pedestrian focussed environment.

- Taking steps to reduce air pollution.

Site Allocations

WG SA23: The Mall



Tables and Figures 54. Xxx

Site Information	Details
Address	The Mall, Wood Green High Road, N22 6DS
Area (ha)	4.22
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Transform Area Metropolitan Town Centres Primary Shopping Area Potentially Suitable for Tall Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Proximity to a Statutory Main River Blue Ribbon Network Adjacent to a Conservation Area
Relevant permissions	None

Indicative capacities	100 homes (net) 2,000sqm (net) town centre uses
Phasing	2028-2042
Ownership	Private

Tables and Figures 55. Xxx

A. Proposal

(1) The Mall represents the focal point of the Wood Green Metropolitan Centre. Opportunities to improve the public realm around this building will be supported, and limited infill developments will be supported on potential surplus service yard plots, car parks and underutilised land by Gladstone Mews.

B. Masterplanning, engagement and delivery

(1) Should there be future potential for a comprehensive redevelopment scheme forward, the Council will produce a Supplementary Plan with input of key stakeholders and communities consulted on separately.

(2) Development proposals should demonstrate they would not frustrate the wider redevelopment of the Mall in the future.

C. Land uses and activities

(1) Existing land uses: Retail/ town centre, residential, car parking and cultural and leisure uses

(2) Acceptable land uses: Retail/ town centre, residential, car parking and cultural and leisure uses

(3) Development proposals that deliver comparison retail space should be prioritised, supporting the site's role as a key anchor for the Metropolitan Centre within the Primary Shopping Area.

(4) New employment floorspace will be supported including office, co-working, and other small-medium enterprise office typologies.

(5) Opportunities should be considered to expand and enhance the prominence of the existing market onto Caxton Road, in alignment with development around Caxton Square development.

D. Built form, character and heritage

(1) The eastern side of the Mall lies adjacent to a Conservation Area and development should positively enhance its setting.

(2) Use of redundant car parking spaces is encouraged for leisure and cultural uses, including pop up bars, cinema or entertainment spaces.

(3) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study.

E. Movement and public realm

(1) The quality of urban realm facing onto the High Road should be improved. Proposals that improve the frontages to the High Road will be supported

(2) The pedestrian link between the High Road and Parklands Road adjacent to this site is identified as being a key site for a new public square. Any proposals on the service yard adjoining this should aid in the delivery of this public realm and key east-west link, and must be masterplanned in conjunction with the adjacent Library site.

(3) The public realm along Gladstone Mews should be improved, with a better east-west linkage secured including active frontages where possible.

(4) Activation and delivery of a new pedestrian route should be delivered behind Caxton Square running parallel with Caxton Road and joining up Mayes Road with a new public square between the Mall West and the Wood Green Library site, in accordance with the principles of the Wood Green Public Realm Framework.

(5) Proposals to remove the bridge over the High Road and create a level pedestrian crossing to join the two sides of the mall will be supported.

(6) Greater open space for circulation should be created in order to make this section of the High Road a more pleasant place to visit.

(7) A finer-grain street layout should be established which enables greater permeability through the area

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Development should safeguard the adjacent Main River and not adversely affect its flood risk, ecological or operational functions. Early engagement with the Environment Agency is required, and any necessary Flood Risk Activity Permits must be secured prior to the commencement of works.

(3) Development should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network, and investigate opportunities to deculvert the Moselle Brook and restore it as an accessible blue-green asset.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment

and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA7: Station Road and Commons



Tables and Figures 56. Map of Placemaking Focus Area PFA 7

Strategy

11.65 Development and placemaking interventions in the Station Road and Commons area will enhance its strong heritage value and generous green spaces, providing a more activated and attractive environment connecting the Metropolitan Centre and Cultural Quarter through to Alexandra Palace Station and Muswell Hill.

11.66 This strategy will be implemented through adherence to Policy WGN1 and WGN2, the site allocations outlined below, and the following initiatives:

- Improving the nature conservation corridor running along the alignment of the disused Palace Gates rail line between Station Road and Wood Green Common at Park Avenue
- Continue to enhance Wood Green Common and Barrett Gardens, as key local recreational assets, and seek better integration with Caxton Gardens
- Creation/enhancement of town centre uses and street scene along Station Road heading west to Mayes Road, creating a new “arm” to the town centre providing a range of active uses on the route between Wood Green Underground and Alexandra Palace Station, and supporting additional commercial and employment uses on sites in the vicinity of Alexandra Palace station
- Enhancing the public realm and entrance to the area at Alexandra Palace Station including supporting proposals for improved pedestrian and cycle crossing and station enhancements across the railway
- Supporting development that enhances the Wood Green Common Conservation Area
- Enabling a new pedestrian and cycle north-south link between the Cultural Quarter and the southern end of Wood Green Common to be established

Site Allocations

WG SA24: 143-145 Station Road



Tables and Figures 57. Xxx

Site Information	Details
Address	143-145 Station Road and adjacent land
Area (ha)	0.15
PTAL	5
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Enhance Area Crossrail2 - Area of Surface Interest and Safeguarding Limits Ecological Corridor Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to a Conservation Area
Relevant permissions	None
Indicative capacities	26 Homes (net) 100sqm retail, office/workspace, community uses
Phasing	2028-2032
Ownership	Private

Tables and Figures 58. Xxx

A. Proposal

(1) Redevelopment to provide for a higher density mixed-used redevelopment scheme Subject to removal of Crossrail 2 safeguarding, this site is suitable for more intensive use to provide for a mixed-use redevelopment scheme creating a more attractive and activated streetscape next to Alexandra Palace Station with employment or commercial floorspace at ground floor level. Meanwhile commercial uses or temporary residential accommodation in temporary buildings will be supported until the safeguarding issue is resolved.

B. Masterplanning, engagement and delivery

(1) The site is subject to Crossrail 2 safeguarding. Early engagement with both Crossrail 2 and Network Rail will be necessary due to the site's proximity to Alexandra Palace Station and mainline railway.

C. Land uses and activities

(1) Existing land uses: retail, community

(2) Acceptable land uses: retail, office/workspace, community uses and residential

(3) Commercial uses including small scale shops, cafes or bars are appropriate on this site providing active frontages at ground floor level, along Station Road.

(4) Residential uses must be temporary while Crossrail 2 safeguarding remains in place.

D. Built form, character and heritage

(1) Heights towards the south-western corner of the site adjoining the railway line should form the tallest elements of any scheme

(2) The site currently negatively impacts on the adjacent Wood Green Common Conservation Area and its setting. Development should enhance the historic significance of the conservation area and its setting, including that of the adjacent Alexandra Palace Station and Starting Gate Public House which are of architectural and historic note.

E. Movement and public realm

(1) New development should enhance the public realm in this area and seek to improve the site's relationship with the adjacent Alexandra Palace Station such as by providing additional circulation space for pedestrians as well as

contributing to improving crossing over the railway line to Bedford Road/Alexandra Palace Way.

(2) Secure cycle parking associated with the adjacent train station will be supported as a ground floor use on this site

F. Environment and sustainability

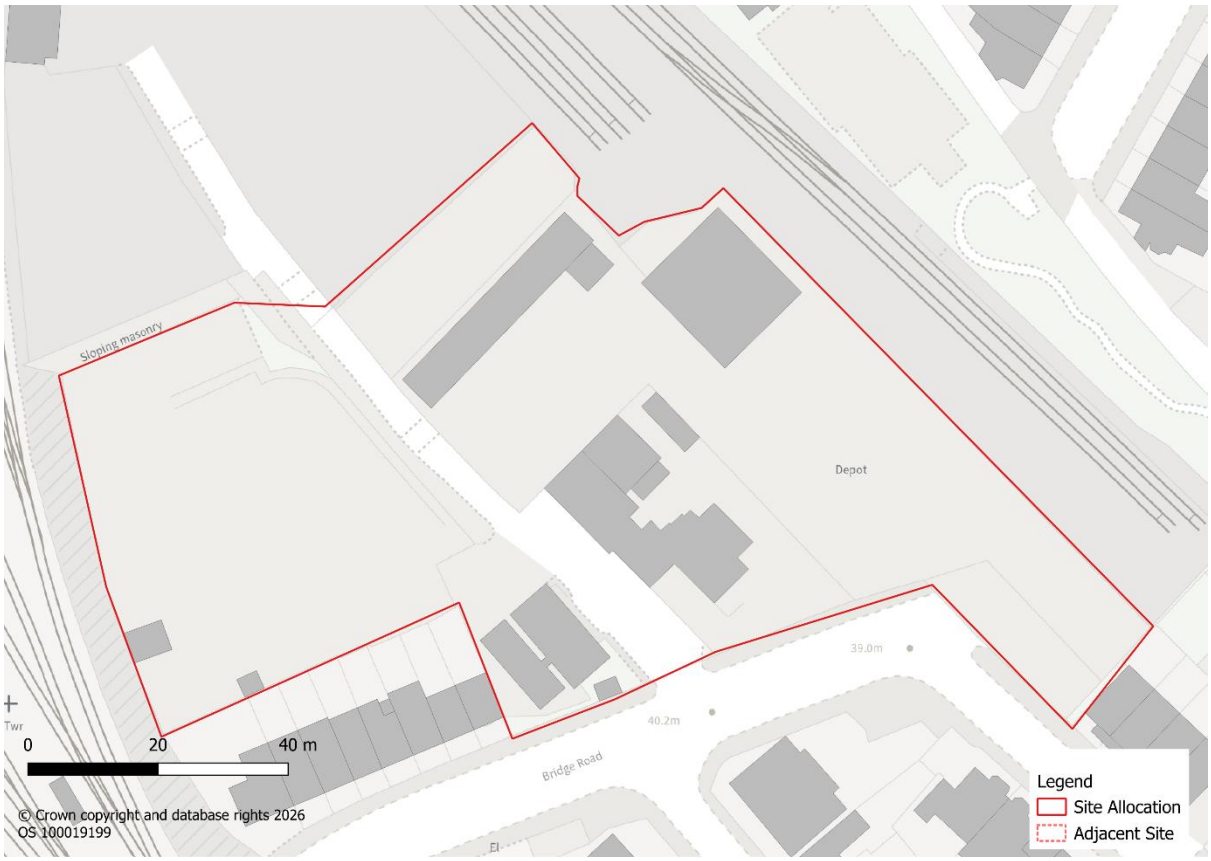
(1) Development should protect existing mature trees including those on the western boundary adjoining the railway.

(2) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(4) There may be land contamination on this site due to previous uses. Applications should be accompanied by a land contamination study.

WG SA25: Land to the rear of Bridge Road



Tables and Figures 59. Xxx

Site Information	Details
Address	Land to the north of Bridge Road, N22 7SN
Area (ha)	0.88
PTAL	5
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Enhance Area Crossrail2 - Area of Surface Interest and Safeguarding Limits Ecological Corridor Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to a Conservation Area Adjacent to Locally Listed Buildings
Relevant permissions	None
Indicative capacities	162 homes (net) 1,260 sqm industrial and office/workspace uses
Phasing	2038-3042
Ownership	Private

Tables and Figures 60. Xxx

A. Proposal

(1) Comprehensive redevelopment to provide an increase in employment floorspace, with the potential for this to occur as part of an employment-led mixed-use development.

(2) The site benefits from excellent public transport accessibility and is within 100m of the Crescent Road Local Shopping Parade.

B. Masterplanning, engagement and delivery

(1) Comprehensive redevelopment of the site relies on securing adequate access and parking for Network Rail operations on the adjacent depot. Early engagement with Network Rail is required to ensure retention and improvements, if necessary, to the access road to meet their operational needs.

(2) The site is subject to Crossrail 2 safeguarding. Early engagement with both Crossrail 2 and Network Rail will be necessary due to the site's proximity to Alexandra Palace Station and mainline railway. Comprehensive redevelopment will rely on the removal of safeguarding protections.

C. Land uses and activities

(1) Existing land uses: Industrial

(2) Acceptable land uses: office/workspace, industrial, residential

(3) Office, research and development and light industrial) are appropriate

(4) Other employment uses may be appropriate subject to an appropriate relationship with adjacent residential properties

D. Built form, character and heritage

(1) Development should conserve or enhance the setting and historic significance of the adjacent Wood Green Common Conservation Area and nearby locally listed buildings on Bridge Road.

(2) This site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10, the Haringey Tall Buildings study and the following principles:

(3) Tall buildings may be suitable towards the rear of the site adjacent to the depot.

E. Movement and public realm

(1) New development should incorporate appropriate landscaping and areas of public open space to complement the commercial uses and provide space for residents to enjoy.

(2) New high-quality urban realm that prioritises safe and accessible pedestrian links integrated with the Alexandra Palace station, should be secured.

F. Environment and sustainability

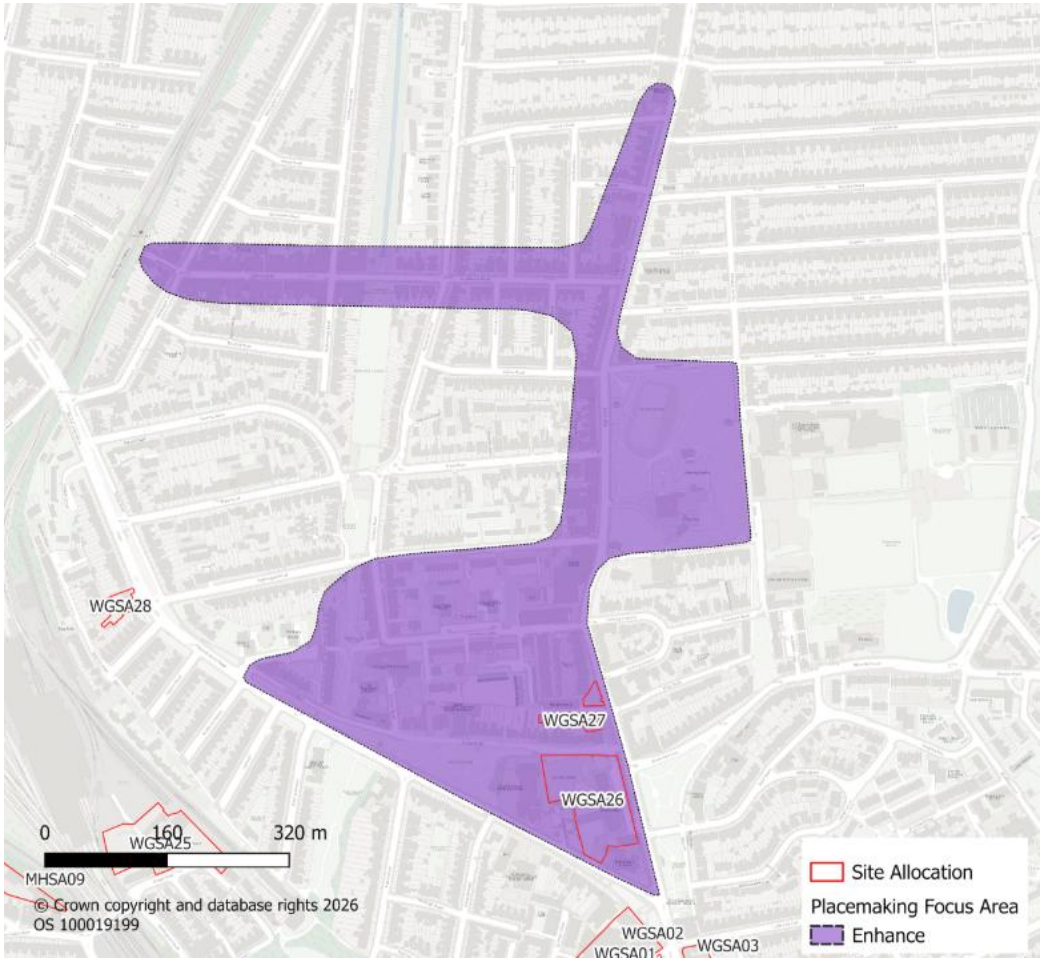
(1) There may be land contamination on this site due to previous uses. Applications should be accompanied by a land contamination study.

(2) The site includes an Ecological Corridor. Proposals should enhance this corridors biodiversity value, and planting and landscaping should prioritise these habitats and species.

(3) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA8: High Road North and Myddleton Road



Tables and Figures 61. Map of Placemaking Focus Area PFA 8

Strategy

11.69 The area to the north of Wood Green Metropolitan Centre will be enhanced to celebrate its civic history. This includes through restoration and expansion of the Grade II Listed Civic Centre and improved connections to, and enhancements of, its many historic parks and gardens. Infill and redevelopment opportunities will help to create a more active and attractive streetscape, particularly along the High Road and within local centres.

11.70 Development and re-use of buildings, alongside public realm improvements will strengthen Myddleton Road's character as a unique local high street, providing a mix of active town centre uses on the ground floor, driving down vacancy rates and enabling restoration of its historic shopfronts.

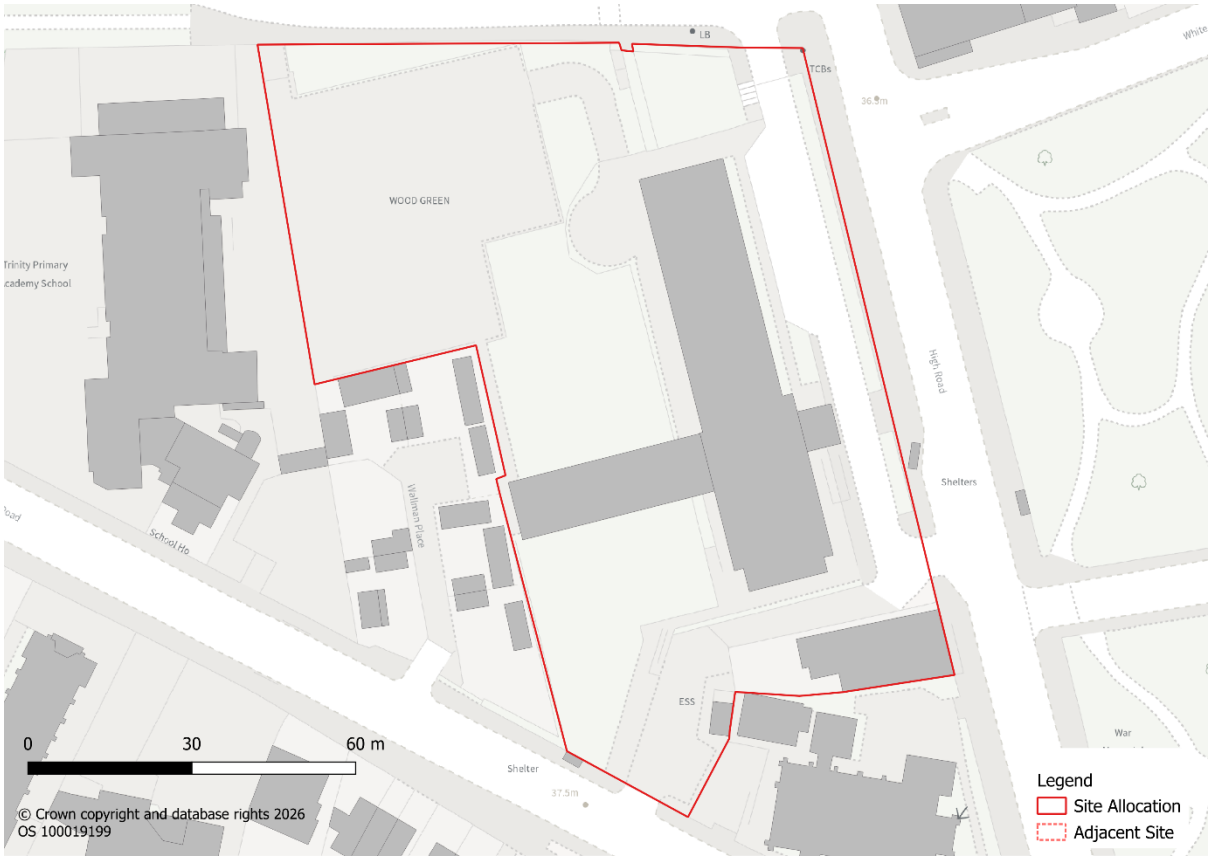
11.71 This strategy will be implemented through adherence to Policy WGN1, the site allocations outlined below, and the following initiatives:

- Leveraging the large number of community, cultural and civic facilities around Crescent Gardens and Trinity Gardens to establish a civic hub using the restored Civic Centre, with new employment and Council functions, as a catalyst. This could be further enabled through public realm and connectivity improvements.
- Enhancing the vitality of key local shopping centres through:
    - Restoration and continued use of ground floor premises for town centre uses, community or employment uses in Myddleton Road Local Centre and other designated local shopping parades.
    - Utilising infill and redevelopment opportunities along the High Road north of Wood Green Metropolitan Centre and within Myddleton Road to improve the relationship of development with the street, and deliver active frontages and inclusive access to all commercial units within local shopping parades alongside improved cycle and delivery parking.
    - Along the High Road, opportunities should be explored for more comprehensive development with neighbouring properties.
- Improving the area's open spaces and connectivity to nature, including:
    - Building upon the success of Myddleton Road Community Garden to deliver further enhancements to the public realm, including opportunities to activate the open space and improve safety along the New River Path.
    - Enhancement of public parks and civic spaces including Trinity Gardens, Finsbury Gardens and Woodside Park, specifically in delivering biodiversity enhancements and other priorities of the Woodside Park management plan.

- Maximising tree planting on development sites and on the public realm to address deficiencies in canopy cover in this part of Wood Green.

Site Allocations

WG SA26: Civic Centre



Tables and Figures 62. Xxx

Site Information	Details
Address	Haringey Civic Centre, High Road, Wood Green, N22 8HF
Area (ha)	1.09
PTAL	6a
Planning designations and constraints	Article 4 - HMOs Wood Green Opportunity Area PFA Enhance Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Partially in Critical Drainage Area Listed Building – Grade II Locally Listed Buildings Conservation Area
Relevant permissions	HGY/2023/1044
Indicative capacities	4,400m sqm of office/workspace and community uses
Phasing	2028
Ownership	Public

Tables and Figures 63. Xxx

A. Proposal

(1) Conservation-led extension and refurbishment of the Grade II listed Civic Centre for a mix of employment, community and cultural uses.

(2) Planning permission has been granted for the refurbishment and extension of the Civic Centre with work underway to deliver this.

B. Masterplanning, engagement and delivery

(1) N/A permissioned scheme is under construction

C. Land uses and activities

(1) Existing land uses: office

(2) Acceptable land uses: Office, community and cultural uses

(3) This site should deliver an increase in high-quality civic and office floorspace

D. Built form, character and heritage

(1) The Civic Centre is a Grade II Listed Building. Development should conserve or enhance the significance of this heritage asset and its setting.

(2) Development should conserve or enhance the significance of the Trinity Gardens Conservation Area and its setting.

(3) Development should conserve or enhance the significance of nearby heritage assets and their settings

E. Movement and public realm

(1) New civic spaces at the front of the site must be created to enhance the public realm fronting the High Road and enhance the setting of this listed building.

(2) Improved connections and linkages to Crescent Gardens and Trinity Gardens should be explored, helping to better activate these valued and historically significant public spaces.

F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment

and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG SA27: Wood Green Timber Yard



Tables and Figures 64. Xxx

Site Information	Details
Address	Timber merchants, 289-295 High Road, Wood Green, N22 8HU
Area (ha)	0.09ha
PTAL	6a
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Adjacent to Designated Open Space Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area Partially in a Conservation Area Adjacent to Locally Listed Building
Relevant permissions	None
Indicative capacities	36Homes (net) 250sqm office/workspace uses
Phasing	2028-3032
Ownership	Private

Tables and Figures 65. Xxx

A. Proposal

(1) Redevelopment of the site to provide a mixed use development with employment floorspace at ground floor and residential development above.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required

C. Land uses and activities

(1) Existing land uses: Industrial, storage

(2) Acceptable land uses: Office/workspace, residential and community and cultural uses

(3) This site should deliver employment floorspace at ground floor level, with a priority for workspace, office or research and development typologies to complement the adjacent Civic Centre redevelopment

D. Built form, character and heritage

(1) The adjacent 287 High Road is locally listed, and the site is in proximity to the Grade II Listed Civic Centre. Development should conserve or enhance the setting of these heritage assets.

(2) Development should conserve and enhance the significance of the Trinity Gardens Conservation Area and its setting.

(3) Heights will need to respect the prevailing three storey buildings immediately adjacent.

E. Movement and public realm

(1) New public ream at the front and to the side of the site must be created to enhance the public realm fronting the High Road and onto Neville Place and enhance the setting of adjacent locally listed building.

(2) An enhanced pocket park should be established in Neville Place, adjoining the established amenity green space on site.

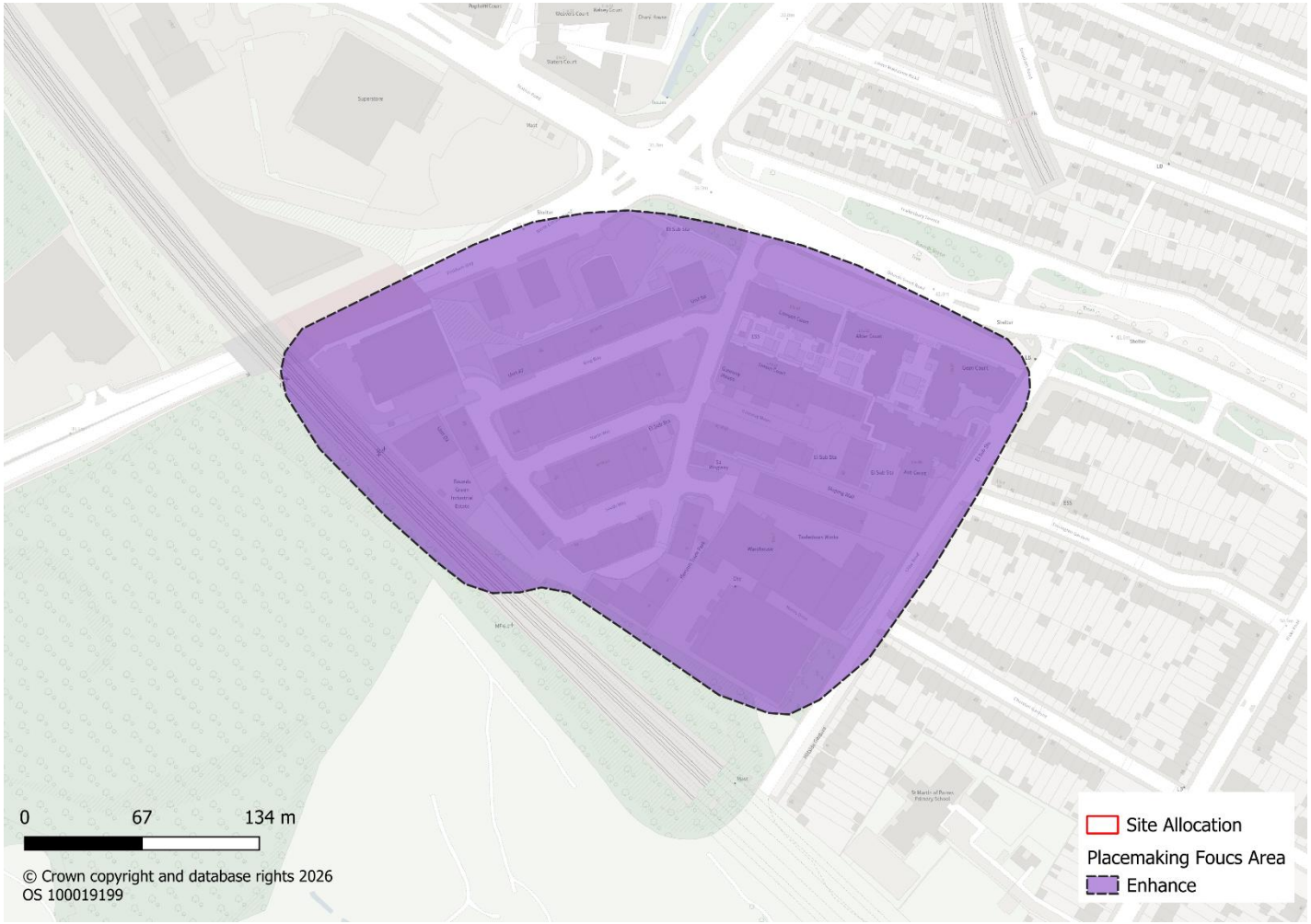
F. Environment and sustainability

(1) Engagement is needed with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Tree planting should be prioritised on the High Road frontage to address canopy deficiency in this area.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

WG PFA9: Bounds Green Industrial Estate



Tables and Figures 66. Map of Placemaking Focus Are

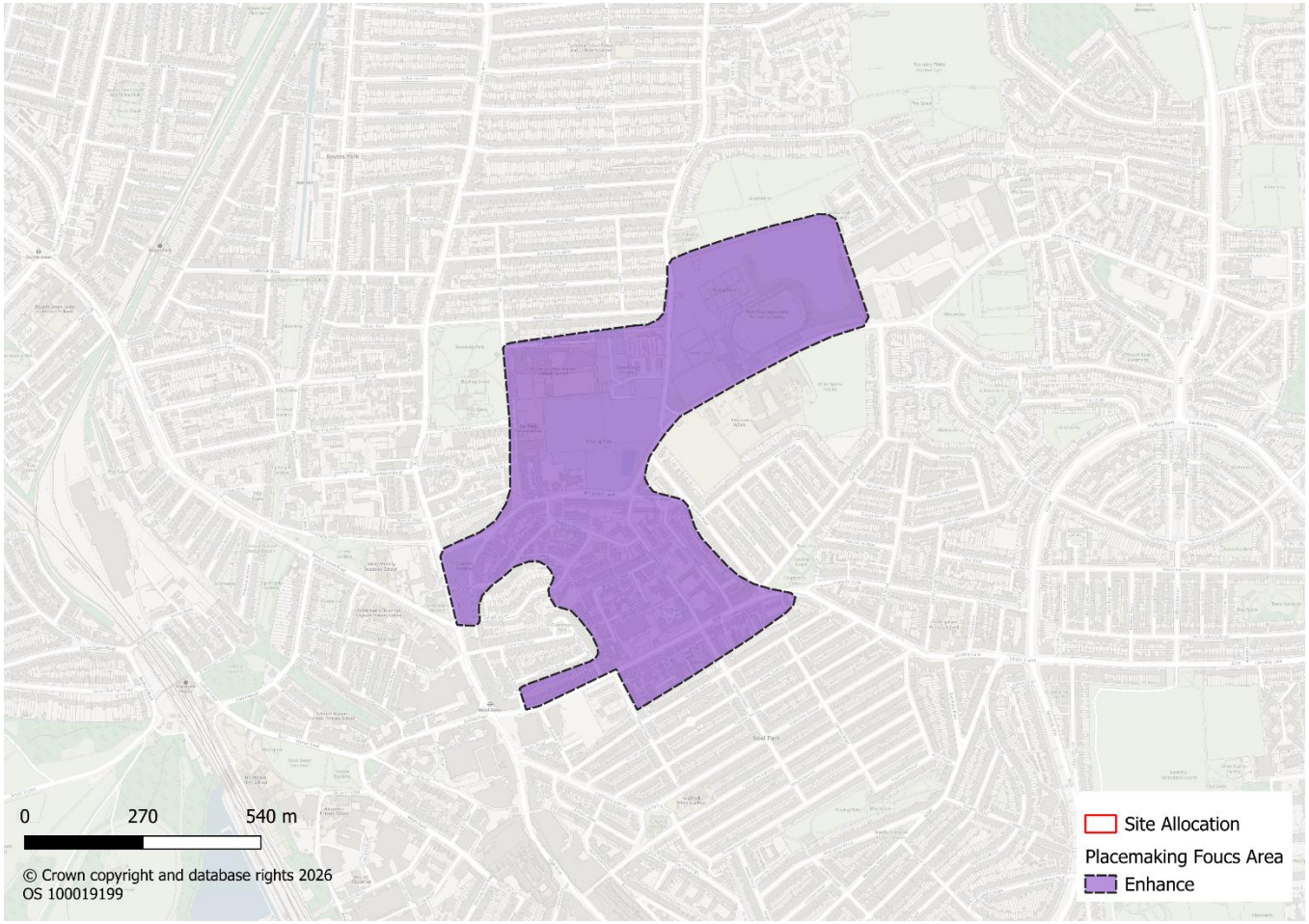
Strategy

11.72 The Bounds Green Industrial Estate is a Locally Significant Industrial Site. It will be enhanced to provide additional jobs through intensification and multistorey development, helping to meet the significant demand for industrial and employment premises in the borough. Affordable workspace should form a component of new employment floorspace. Given the area's strategic location adjacent to the A406 by delivering logistics, storage and distribution floorspace, helping to meet the borough's identified need for industrial and logistics floorspace. Such uses should be delivered alongside a range of complementary employment floorspace, including higher-density workspace, to maximise job creation and support a diverse employment offer.

11.73 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- Early engagement with nearby landowners and businesses to identify and pursue opportunities for more comprehensive masterplanned redevelopment that enables greater optimisation of development potential.
- Taking opportunities to enhance and expand the ecological corridor/ Significant Ecological Area alongside the railway line.
- Prioritising new logistics and distribution floorspace to meet local demand for these uses.
- Contributing to the provision of affordable workspace within the neighbourhood.
- Delivering improvements to walking and cycling access, alongside public realm improvements through the industrial estate linking in with the surrounding residential properties on Cline Road.

WG PFA10: White Hart Lane and Lordship Lane Corridors



Tables and Figures 67. Map of Placemaking Focus Are

Strategy

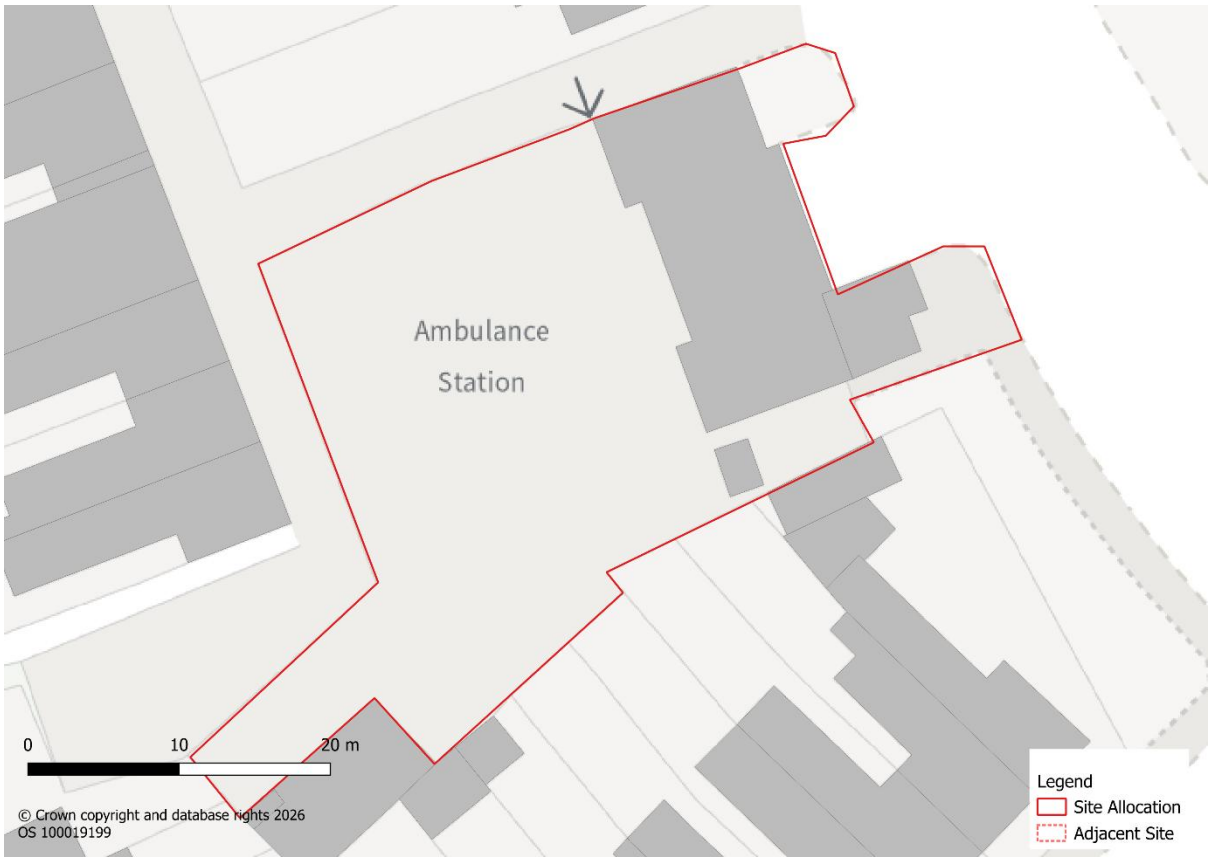
11.74 The White Hart Lane and Lordship Lane Corridors will be enhanced to improve the quality, offer and usability of its extensive green spaces, sports, recreation and community facilities. Incremental development, including estate improvements, will provide opportunities to create more attractive street fronts, strengthen the character of key corridors, enhance pedestrian, cycling and public transport connections, and provide a more coherent movement network.

11.75 This strategy will be implemented through adherence to Policy WGN1, and the following initiatives:

- Improving the area's open spaces and connections to nature, including:
    - Enhancements to the public realm along Lordship Lane and White Hart Lane. There are opportunities to provide better wayfinding to key destinations such as the New River sports complex and Wood Green Crown Court, alongside enhanced green linkages
    - Improvements to the quality of White Hart Lane Recreation Ground and Woodside Park including new play and recreation facilities
    - Delivery of enhanced cycling and walking routes heading east to Tottenham along White Hart Lane and Lordship Lane, including segregated cycle lanes.
- Enhancing the leisure and community offer through:
    - Delivery of the Wolves Lane Market Garden City for food growing, distribution, employment and skills development
    - Support for new or enhanced sporting and leisure facilities at New River Sports complex.
- Support for sensitive infill or development of existing estate land where improved open space, street fronts, movement networks, and amenities for existing residents can be delivered.
- Development and placemaking improvements should take opportunities to improve views to and appreciation of the Wood Green Crown Court, a landmark building within the area.

Other Site Allocations in Wood Green

WG SA28: 69a Bounds Green Road (Former Ambulance Station)



Tables and Figures 68. Xxx

Site Information	Details
Address	69a Bounds Green Road, London N11
Area (Ha)	0.09ha (approx.)
PTAL	4
Planning designations and constraints	Article 4 - HMOs Adjacent to Designated Open Space Partially in Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	Community and enterprise floorspace with retained residential accommodation
Phasing	2028-3032
Ownership	Private

Tables and Figures 69. Xxx

A. Proposal

(1) Adaptation and re-use of the former fire/ambulance station with replacement social infrastructure/community uses at ground floor and complementary outdoor space at the rear.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Early, proactive engagement should be undertaken with neighbouring landowners and local community groups.

Development proposals should respond to identified local community needs for social infrastructure/community uses and maximise opportunities to deliver public benefits having regard to the previous valued use of the site.

C. Land uses and activities

(1) Existing land uses: former emergency services/ambulance station depot, external rear yard, residential flat on the first floor

(2) Acceptable land uses: social infrastructure and/or community uses

D. Built form, character and heritage

(1) The original 1930s two-storey red-brick station building is a characterful local landmark that contributes positively to the street scene and should be retained, restored and sensitively adapted.

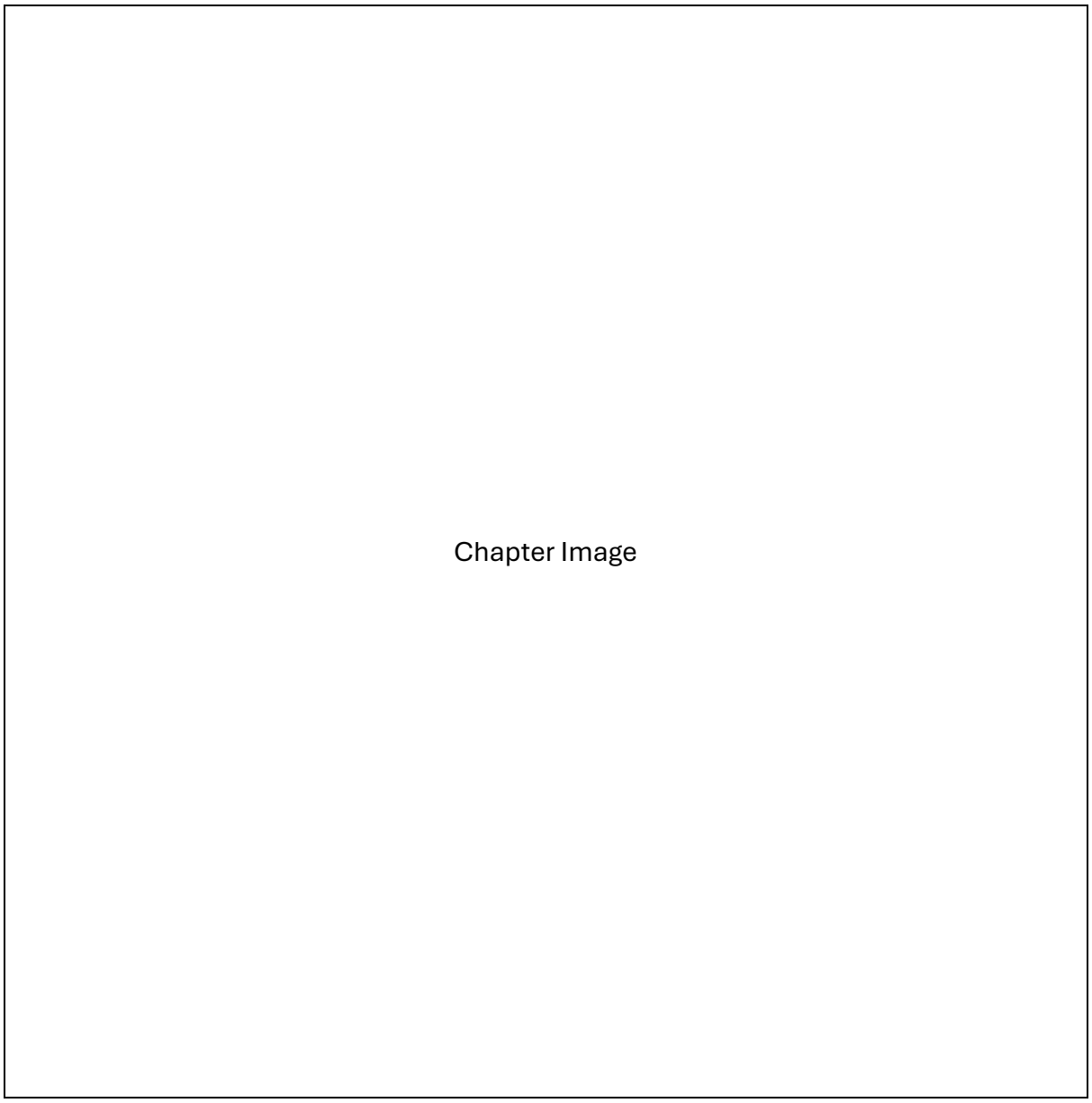
E. Movement and public realm

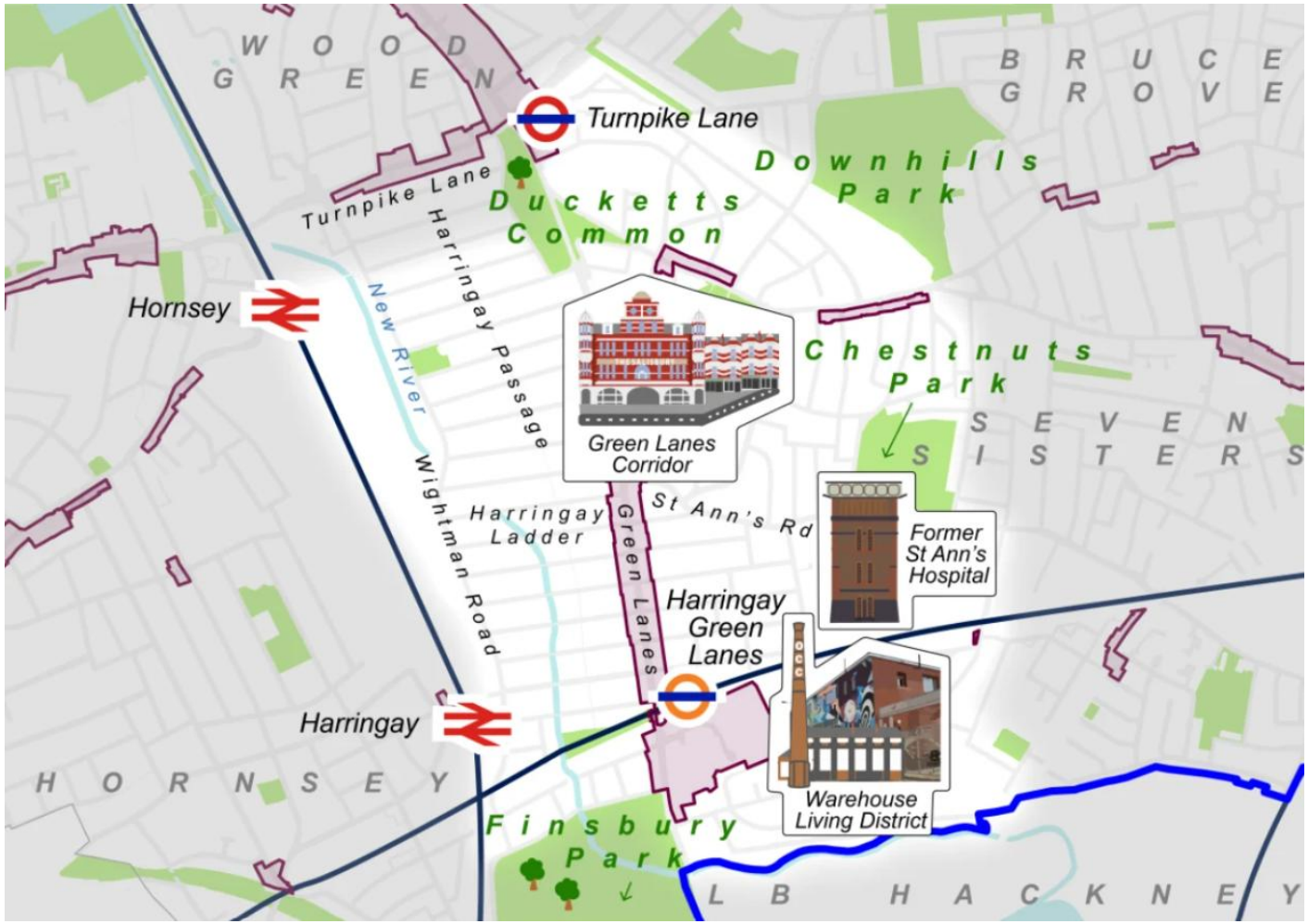
(1) The public realm fronting Bounds Green Road should be enhanced having regard to the landmark character of the building and to provide a clear, welcoming and accessible pedestrian access to the building/site.

F. Environment and sustainability

(1) The predominantly hard-surfaced rear yard provides an opportunity for substantial urban greening with scope to deliver environmental gain and enhanced climate resilience

CHAPTER 12: HARRINGAY GREEN LANES NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

12.1 The Harringay Green Lanes neighbourhood is in the south of the borough. To the west it is bounded by the East Coast Mainline railway, to the south it is bounded by the London Borough of Hackney, to the east it blends into Seven Sisters and to the north it blends into Bruce Grove and Wood Green neighbourhoods.

History

12.2 The neighbourhood is centred around a section of the ancient throughfare of Green Lanes which as early as the 18th century connected the City of London to Hertfordshire. From the late 19th century, the neighbourhood experienced rapid suburban expansion including the building of the Harringay Ladder, a strong grid of tightly grained terraces to the west of Green Lanes. As with other parts of the borough, the development of railways in the area was critical to the development of housing and as of the late 19th century the area was amongst the best served in London.

12.3 In the early 20th century, a sizeable area of land around Vale Road was developed for industrial use. Firms included the wine gum manufacturers Maynards and piano makers Eavestaffs and Brasteds.

12.4 The largest portion of east Harringay, an area known today as ‘The Gardens’, was developed by the Provident Association of London. The houses were smaller than most houses to the west of Green Lanes.

12.5 Along Green Lanes, the style of development of the shops mirrored that of the residential areas in that almost the whole of the eastern side was built as a single development whilst building on the western side was more piecemeal. Completed in 1899, the eastern side was developed almost entirely as the architecturally unified Grand Parade.

12.6 By the early 20th century, Harringay Green Lanes was a fully developed suburb of London and remains largely unchanged in character. Harringay Stadium, a major greyhound racing and motorcycle speedway venue in Harringay, was built in 1927. It was closed and demolished in 1987 to make way for the Arena Retail Park, a ‘big box’ retail development, and housing to the east.

12.7 In recent years the biggest development has been 590-598 Green Lanes which delivered over 100 new homes and a purpose-built health centre, which the West Green Surgery relocated to. In 2023, planning permission was granted for the mixed-use re-development of part of the St Ann’s hospital site for close to 1000 new homes with the first completed homes delivered in 2026.

Connectivity

12.8 The neighbourhood is characterised by Green Lanes, a busy through route with an important and distinctive Major Centre with Victorian terraces to either side. The road is on several major bus routes but suffers from significant congestion. It is heavily car-dominated and does not promote easy movement for pedestrians and cyclists. The Council is carrying out an ongoing traffic and transport review to seek to address traffic and transport issues on Green Lanes and the adjacent Harringay Ladder.

12.9 The neighbourhood is well served with public transport links. The Piccadilly Line runs north-south through the neighbourhood with Turnpike Lane and Manor House stations a short walk from the neighbourhood to the north and south respectively. The Suffragette overground line runs east west through the neighbourhood connecting Barking Riverside to Gospel Oak including a station at Harringay Green Lanes within Harringay Green Lanes Major Centre. To the west the neighbourhood is bounded by the East Coast Mainline with two nearby stations: Harringay and Hornsey. A downside of the railways in the neighbourhood is the barrier they cause to local movement through the cutting of access routes.

Economy & Town Centre

12.10 At the heart of the neighbourhood is Harringay Green Lanes Major Centre, a traditional style linear high street with parades along the ground floor and residential flats on the upper floors. This is the main activity node in the neighbourhood with high footfall throughout the day and evening. Multi-cultural restaurants and independent shops give the area richness and diversity and make it a key destination for global cuisines. There are some additional shops in the neighbourhood along West Green Road but these have far less footfall. The Arena Retail Park to the south of the Major Centre adds major retailer presence to the area but feels and operates very separately from the main high street.

12.11 The main industrial uses within the neighbourhood are concentrated to the south along part of Hermitage Road, Vale Road and Eade Road. These are mostly characterised by light industrial uses such as textile and carpet industries.

Landmarks, culture and heritage

12.12 Significant landmarks and buildings in the area include The Salisbury Hotel public house, a Grade II* Listed building, and the Grand Parade, which are both located on the east side of Green Lanes.

12.13 The neighbourhood has a strong cultural offer and will play a major role during the Borough of Culture 2027. It is home to the Harringay Warehouse Living District, an area of industrial sites which over time came to provide for a cluster of warehouse living, a specific type of land use providing a low-cost, collaborative and communal living and working environment. The district comprises a unique and valuable ecosystem of integrated living and creative production which particularly supports the borough's creative industries and creative economy. The neighbourhood is also home to the London Islamic Cultural Society and Mosque, Turkish Cypriot Community Association, Kurdish Community Centre and Chestnuts Community Centre.

Green and blue infrastructure

12.14 Harringay Green Lanes is a heavily urbanised neighbourhood with few open spaces. Chestnuts Park is a large open space to the east, Fairland Park is a small open space to the west on Harringay Ladder, and Duckett's Common sits on the northern boundary with the adjacent Wood Green neighbourhood. Harringay Green Lanes neighbourhood is however close to Finsbury Park, the borough's flagship park. The channel of the New River, an early 17th-century aqueduct built to supply London with fresh drinking water, flows through the middle of the western section of Harringay Ladder and helps provide an open setting along its course. It helps provide for quiet recreational opportunities but the walking route is broken at various parts and does not provide continuous access. The neighbourhood also contains Railway Fields, one of the borough's five Local Nature Reserves which provides important respite from the busy environment of Green Lanes.

Harringay Green Lanes Vision

Harringay Green Lanes in 2043 will continue to be a thriving, diverse neighbourhood. Harringay Green Lanes itself will have strengthened its reputation for providing global cuisines and will support an expanded daytime and evening economy. The historic fabric of the high street will have been maintained and enhanced, and opportunities will have been taken to reduce congestion and vehicle dominance and give greater priority to those walking, wheeling and cycling.

The mixed-use redevelopment of part of the St Ann's hospital site will have been completed, and a flourishing new neighbourhood will have been established centred around the St Ann's Peace Garden. The garden will be a place for recreation and relaxation for residents and visitors and will link into existing ecological corridors to provide a wider connection for nature. The development will have provided a significant number of affordable homes, alongside workspaces and the restoration of historic hospital buildings.

Arena Retail Park will have been transformed into a thriving new neighbourhood with new homes, workspace and town centre uses. It will provide a high-quality gateway into Harringay Green Lanes Major Centre and include substantially better connections to the Major Centre including new positive and active ground floor frontages facing onto Harringay Green Lanes.

The neighbourhood's industrial and cultural heritage assets have been reinforced with architectural quality better showcased. A long-term sustainable future will have been secured for the Harringay Warehouse Living District and developed through engagement and collaboration with the community.

Opportunities will have been taken wherever possible to create new and improved connections for pedestrians and cyclists connecting Harringay Green Lanes, the Warehouse Living District and the two new neighbourhoods. New development will have included high-quality new green space and contributed to enhanced green links including to and along the New River.

Policy GLN1: Harringay Green Lanes Neighbourhood

A. The Council will support development proposals which contribute to the Harringay Green Lanes Vision.

B. The neighbourhood will deliver at least 2,500 new homes (net) over the plan period and deliver an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Transform
St Ann's Hospital
Arena Retail Park
Enhance
Harringay Warehouse Living District
Harringay Green Lanes Major Centre
West Green Road (West)

Tables and Figures 2. xxxxxxxx

C. Development proposals should protect the role of Harringay Green Lanes Major Centre as a regional cultural destination as well as supporting a broader range of town centre uses. The priority for new town centre uses are healthy food and beverage, retail, cultural, community and leisure facilities, and workspace. Proposals for evening and night-time economy uses will be supported where they contribute to a safe and welcoming environment, help to diversify the existing offer and attract a range of patrons, including families.

D. Development proposals should protect, enhance and optimise designated employment land, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area, including through:

(1) Reinforcing the Harringay Warehouse Living District's role as a strategic creative industries cluster within the Haringey Creative Enterprise Zone, supported by a diverse range of affordable and flexible workspaces for creative, cultural and maker industries; and

(2) Supporting the retention and provision of warehouse living where it contributes to the area's creative ecosystem, economic function and distinctive character.

E. The rich built heritage and character of the neighbourhood should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) Preserve the coherent and consistent urban form of the Harringay Ladder

(2) Conserve and enhance the industrial character and heritage within the Harringay Warehouse Living District through a retrofit-first approach.

(3) Strengthen the sense of enclosure along the neighbourhood's key corridors and protect and enhance the views and vistas of key townscapes and landmarks.

(4) Retain, restore and reinstate the locally distinctive features of historic shopfronts and facades, contributing to an active and vibrant street scene.

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) Rebalancing street space along Green Lanes in favour of more sustainable transport modes.

(2) Improving pedestrian and cycling connections between new and existing communities and key destinations and attractors such as blue and green spaces, railway stations and Harringay Green Lanes Major Centre.

B. Development proposals should contribute to the delivery of new and enhanced public realm that supports social interaction and reinforces the character and identity of the neighbourhood's distinct places.

G. A priority for new development should be to provide new and enhanced open space to support a growing population and improve connections to and between existing green and open spaces and the New River.

Supporting Text

Placemaking Strategy

12.15 In the next 15 years major transformation of the neighbourhood will be focussed on the delivery of two new mixed-use neighbourhoods at St Ann's Hospital and on Arena Retail Park. This new development will play a key role in delivering new open space in the neighbourhood and helping deliver access and movement improvement to help stitch the Harringay Green Lanes neighbourhood into a cohesive whole with Green Lanes itself as an enhanced focal point for both residents and visitors.

Major Centre

12.16 Harringay Green Lanes Major Centre contains a strong food and beverage offer, with a reputation as London's premier destination for Mediterranean & Turkish cuisine. New development should seek to preserve and build on this cultural reputation while offering a wider range of town centre uses, to provide a diversity of services and experience.

12.17 Development of the Arena Retail Park offers an opportunity to introduce new and improved town centre retail alongside community and cultural facilities, food markets, and new creative workspace to complement the creative industries cluster within the Harringay Warehouse Living District.

12.18 Harringay Green Lanes is recognised in the London Plan as having a night-time economy of more than local importance. Its evening and night-time offer is diverse and vibrant and includes a mix of traditional pubs, such as the iconic Grade II-listed Salisbury Hotel, alongside contemporary bars, restaurants serving late-night desserts, and live music venues. This policy encourages proposals that broaden the night-time offer, particularly through non-alcohol-based activities. This includes initiatives that attract a wider range of patrons, such as families and older residents, through creative and inclusive uses of space. Examples include evening art classes hosted in cafés or community hubs, which contribute to a more balanced and accessible night-time environment. At the same time, careful management of these uses is essential to minimise any negative impacts on nearby residents, ensuring that Green Lanes remains a welcoming and safe destination after dark.

Employment, industrial land, and warehouse living

12.19 The Harringay Warehouse Living District is a unique environment containing a strong creative industries cluster within the Haringey Creative Enterprise Zone. This eclectic area includes many maker spaces, as well as event spaces, bars, cafés, and more traditional industrial activities. Warehouse Living units contribute to this creative ecosystem, providing affordable, communal, flexible spaces for creatives to live and create in as part of a community.

12.20 Many of the area's buildings need improvements to meet energy performance and safety standards. Retrofit, and in some cases infill and/or redevelopment, provide an opportunity to better optimise sites and deliver an uplift in employment floorspace, particularly low cost and flexible creative workspace to build on sectoral strengths in the creative industries.

12.21 The area makes a significant cultural contribution but much of this is not visible. A master planned and co-ordinated approach to development offers an opportunity to not only optimise employment intensification but also to showcase and promote the exciting creative activities taking place, and to better integrate the area with its surrounding residential and town centre context. This can be achieved through enhanced connectivity, improved public realm, effective management of activities, and the provision of opportunities for residents to interact with the creative community such as attending exhibitions, music events, or workshops, and socialising in shared spaces.

Heritage and Character

12.22 The Harringay Green Lanes neighbourhood has a varied and unique character. Valued features which development should preserve and enhance include the coherent and consistent form of the Harringay Ladder, with the grand parade of Victorian shops along

Green Lanes complemented by residential Victorian terraces on either side. Enhancing the coherence and quality of frontages along Green Lanes is crucial for maintaining the aesthetic appeal and functionality of the streetscape. High-quality frontages contribute to a vibrant and active street scene, encouraging pedestrian activity and supporting local businesses.

12.23 Development should improve views and vistas towards local landmarks like the prominent Grade II* listed Salisbury Hotel, Mayfield House, the Grade II* listed St Ann's Church, and St Ann's water tower.

12.24 Within the Harringay Warehouse Living District a range of late Victorian and inter-war industrial buildings contribute to the area's distinctive bohemian, industrial, and creative character, anchored by the prominent and locally listed former Maynard's Sweet Factory. The creative retrofit of these buildings presents an opportunity not only to deliver improved creative workspace and warehouse living accommodation, but also to curate a strong sense of place in an area with significant potential as a destination for creativity and culture.

Connectivity

12.25 Green Lanes is a busy and important route with many competing demands on its space and particular challenges regarding pedestrian and cyclist safety and air pollution. New development and placemaking projects should help rebalance how the space is used, making it safer and more enjoyable for people, encouraging walking, wheeling, cycling, and public transport, while still supporting its role as a key transport corridor.

12.26 The redevelopment of key site allocations, including St Ann's Hospital, Arena Retail Park, and sites within the Harringay Warehouse Living District, offers an opportunity to create new and improved connections between the neighbourhood's distinct Placemaking Focus Areas. These interventions can help stitch the area together, making it easier for residents to access and experience its town centres, creative clusters, parks, and open spaces.

12.27 Improvements should be in accordance with the Council's Walking and Cycling Action Plan and emerging Kerbside Strategy.

Public Realm

12.28 Public realm improvements should be designed to respond to the character and function of their surroundings in accordance with the Haringey Streetscape Design Guide. In the Major Centre, this may include features such as lighting, seating, and space for outdoor eating and drinking to support a vibrant town centre environment. Within the Harringay Warehouse Living District, public realm should provide informal spaces where creative residents and the wider community can meet, socialise, and collaborate—supporting the area's unique cultural and creative identity.

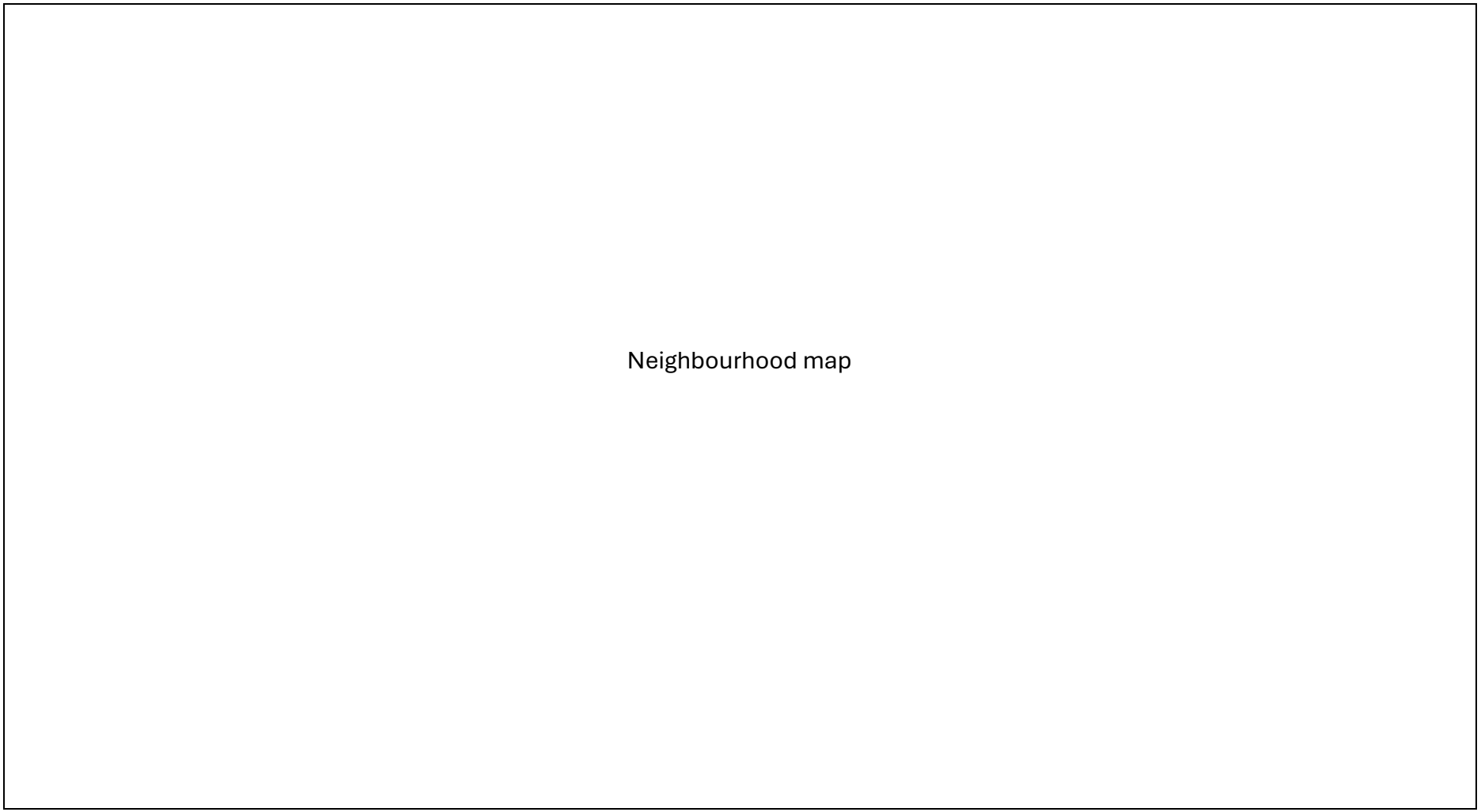
Open Space and the New River

12.29 Securing new publicly accessible green and open spaces within key redevelopment sites such as Arena Retail Park and St Ann's Hospital is essential to improving quality of life for a growing population. These spaces should be well-connected to surrounding areas, offering seamless access to nature and recreational opportunities.

12.30 Improving links to existing green, blue and open spaces, including Finsbury Park, Duckett's Common, Railway Fields, and the New River will strengthen the neighbourhood's green infrastructure network. These connections support biodiversity, encourage physical activity, and provide valuable spaces for relaxation and recreation.

12.31 Development proposals should explore ways to secure environmental improvements and reduce antisocial behaviour along the New River, helping to create a safer, more welcoming environment for all.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

GL PFA1: St Ann's Hospital



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

12.32 The St Ann's hospital site will be transformed through redevelopment to create a new mixed-use neighbourhood in the west of the site and retained enhanced medical facilities in the east. As part of this, the locally listed Mayfield House and other historic buildings on the site, including the existing water tower, will be retained, refurbished and reused. A new walking and cycling access point will be provided in the south-west corner of the site creating substantially improved connectivity to the south. The development will connect to existing streets through the creation of new entrances onto St Ann's Road and the provision of a pedestrian and cycle route through to connect Warwick Gardens.

12.33 This strategy will be implemented through adherence to Policy GLN1, the site allocation outlined below, and the following initiatives:

12.34 Delivery of a new mixed-use neighbourhood with improved connectivity to Green Lanes, designated employment areas to the south, and Chestnuts Park

- Provision of modern, accessible new medical facilities and associated uses, and a significant number of new homes
- Provision of new workspace and ancillary café and leisure facilities
- Increasing the amount of open space on site as part of a landscape-led masterplan, including delivering an enlarged and expanded Peace Garden for the benefit of future residents and the wider public, and an increased number of trees and canopy cover

Site Allocations

GL SA01: St Ann's Hospital



Tables and Figures 5. xx

Site Information	Details
Address	St Ann's Hospital, St Ann's Road, N4
Area [ha]	11.4
PTAL	1-2
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Creative Enterprise Zone (CEZ) Partially in an Ecological Corridor Adjacent to Designated Open Space Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Partially in Site of Importance for Nature Conservation (SINC) - Local Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area Locally Listed Buildings Partially in a Conservation Area

Relevant permissions	HGY/2022/1833
Indicative capacities	995 homes (net) 5,000sqm (gross) office/workspace and community
Phasing	2028-2032
Ownership	Public and Private

Tables and Figures 6. Xxx

A. Proposal

(1) Delivery of high-quality homes and new non-residential uses on an under-utilised former hospital site in line with the extant 2022 planning permission. The west part of the site will be re-developed primarily for residential use with consolidation of medical facilities on an enhanced medical campus to the east.

B. Masterplanning, engagement and delivery

(1) A Council-approved masterplan is in place for the allocation. Development proposals must accord with the most up-to-date approved masterplan, in accordance with Policy D8.

C. Land uses and activities

(1) Existing land use: Community (healthcare)

(2) Acceptable land uses: Residential, employment, retail, community

(3) Development should broadly accord with the land use mix established through the extant planning permission, including residential, specialist older persons housing, community-led housing, affordable workspace, community uses, a small supermarket and consolidated medical facilities.

D. Built form, character and heritage

(1) The site is appropriate for buildings of between 3 and 9 storeys in height as per the extant planning permission

(2) The existing boundary wall should be integrated into the development in line with operational and design aspirations in the planning permission

(3) The site lies within the St Ann's Conservation Area and the development should conserve or enhance the character of the conservation area, its significance

(4) Surviving heritage buildings within the site such as the locally listed Mayfield House should form focal points for new streets and spaces, thus creating a gradual transition between the historic character of the site and its new, taller buildings forming the remainder of the development.

(5) Heights adjoining properties on Warwick Gardens should respect the amenity of neighbouring properties.

(6) The refurbishment of buildings around the central 'Peace Garden' should be community focused, lined with affordable workspace and community uses within the refurbished hospital buildings.

E. Movement and Public Realm

(1) A new safe, direct, inclusive walking, wheeling and cycling route to Green Lanes is required at the southwest corner of the site. This should be integrated into the cycle and pedestrian network to provide connections to Green Lanes, Harringay station and the west of the borough.

(2) The new connection to Green Lanes should not adversely impact the occupants of the residential block at the southern end of Warwick Gardens.

F. Environment and Sustainability

(1) In line with the extant permission, the development should follow a landscape-led masterplan approach with a generously expanded Peace Garden at its heart, supported by a well-considered network of street planting and shared planted courtyards, plus an enhanced nature conservation area to the south.

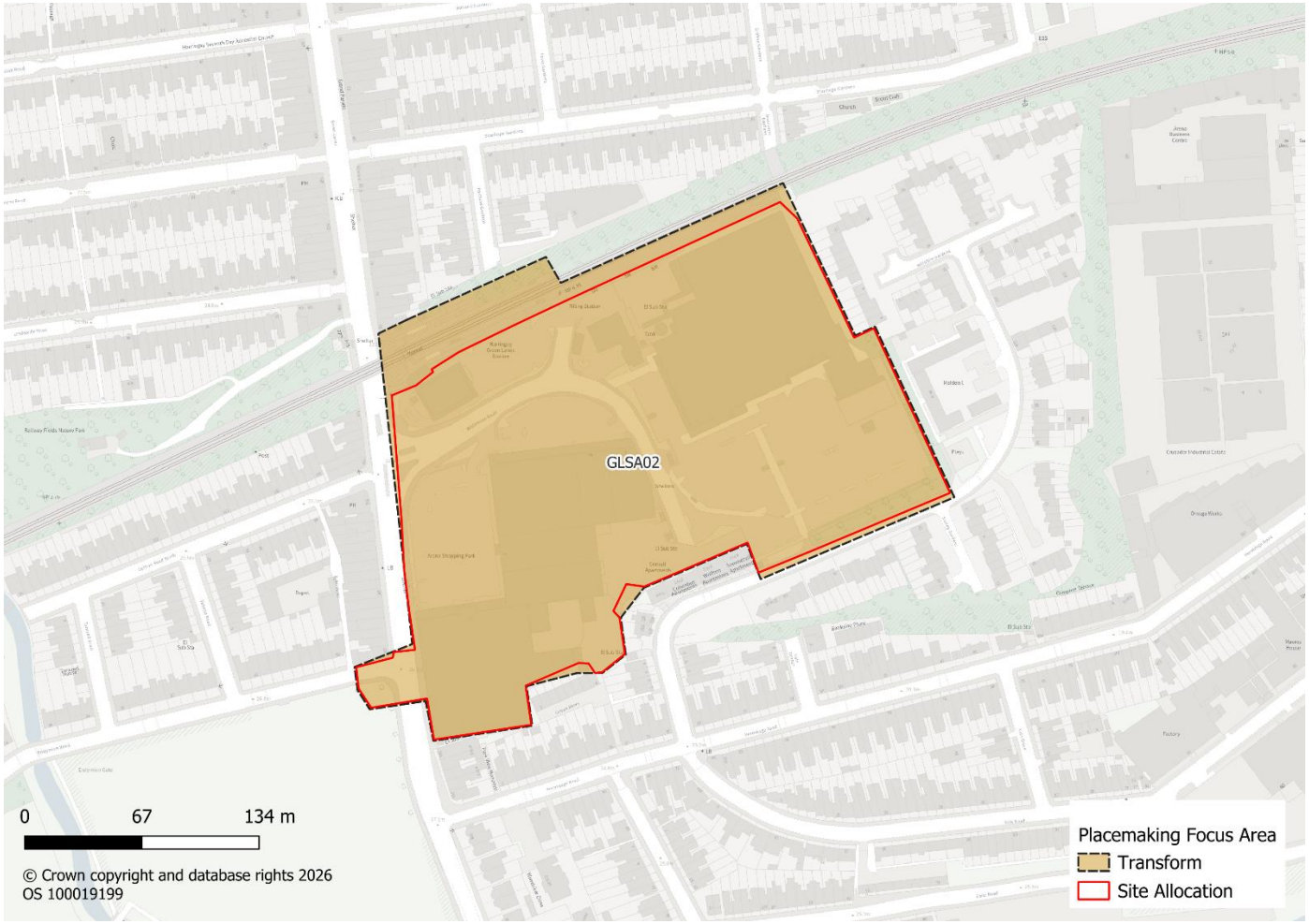
(2) Trees should be retained where possible and a large amount of new tree planting will be required to maximise the amount and quality of trees on site.

(3) The site has two Sites of Importance for Nature Conservation close to its southern boundary. There is also a woodland Tree Preservation Order (TPO) and an Ecological Corridor by this site boundary. Care must be taken to ensure that the area remains protected and extended. The south-west link will disturb one part of the SINC and there should be an overall increase of the ecological area to compensate for this.

(4) Applicants should engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL PFA2: Arena Retail Park



Tables and Figures 7. Map of Placemaking Focus Area XXXXX

Strategy

12.35 The Arena Retail Park will be transformed from a car-dominated retail environment into a walkable, mixed-use residential neighbourhood. Alongside a significant increase in homes, redevelopment will deliver new public spaces, social and cultural infrastructure, and a diverse mix of town centre uses that contribute to and integrate with the wider Harringay Green Lanes Major Centre.

12.36 Development will establish an active and attractive high street frontage along Green Lanes, helping to reinforce its role as a vibrant local centre. A finer-grained, pedestrian-oriented street network will improve permeability, linking key destinations —including St Ann's Hospital, the Harringay Warehouse Living District, Harringay Station, and Finsbury Park—with safe and accessible pedestrian routes.

12.37 The area will embrace its proximity to Finsbury Park, the ecological corridor along the Suffragette Railway Line and Sites of Importance for Nature Conservation (SINC) by enhancing existing green infrastructure, introducing new green spaces, and creating new green links through the site to support biodiversity and wellbeing.

12.38 Its historical significance as the former location of the Harringay Arena, a key sports and events venue, will be celebrated through the design and identity of the new neighbourhood, helping to foster a strong sense of place.

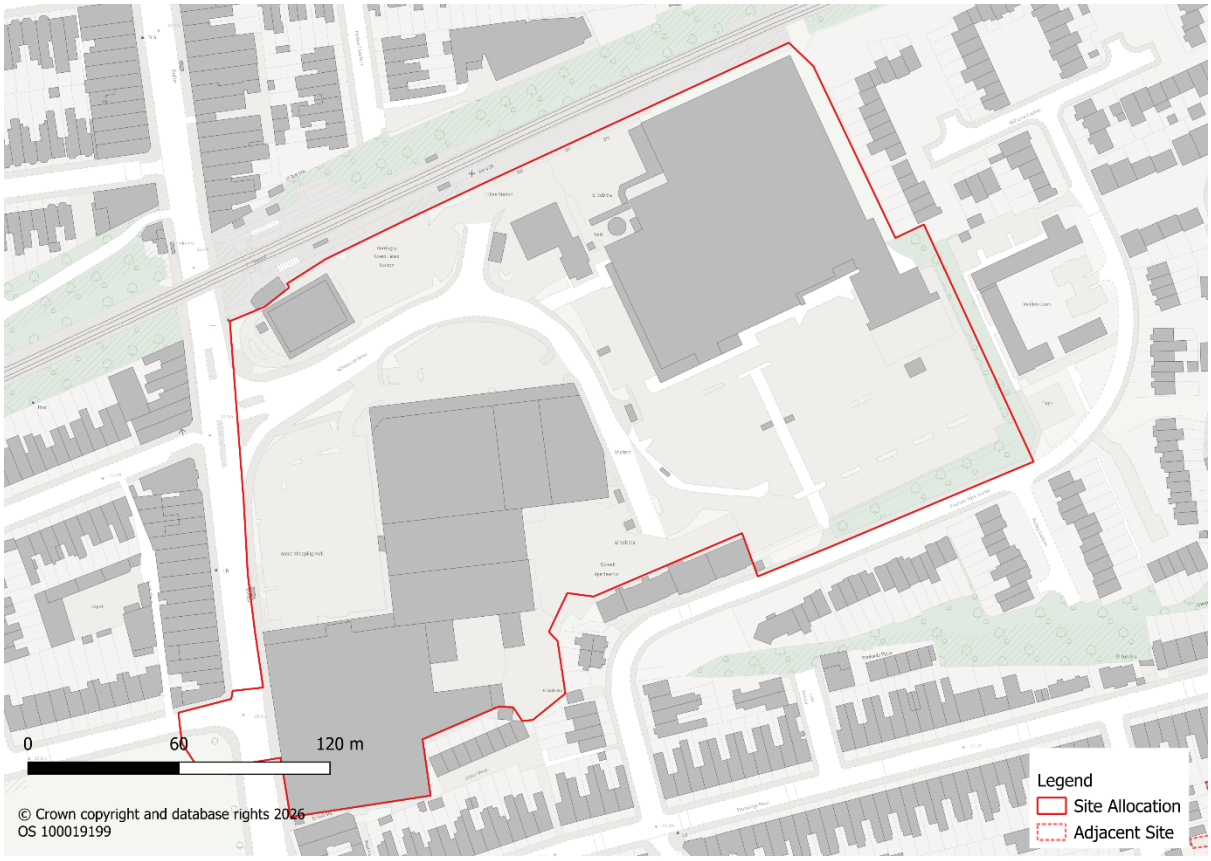
12.39 This strategy will be implemented through adherence to Policy GLN1, the site allocation outlined below, and the following initiatives:

- Introducing a mix of town centre uses alongside reprovision of the existing supermarket. This should include an improved retail and leisure offer, with scope for workspace and offices, including a mix of unit sizes to diversify the Harringay Green Lanes Major Centre.
- Delivering new social infrastructure to service and support a growing population.
- Establishing a distinctive and coherent skyline that relates well to the surrounding areas and can be appreciated from key viewpoints.
- Creation of a new public realm network, including a new small public square to support the Major Centre.
- Improving safe walking and cycle routes to Finsbury Park and creating views that draw people toward it, using green infrastructure to help people feel more connected to the park, even from a distance.
- Working with Network Rail and Transport for London to establish an easier and more prominent access route to the Harringay Green Lanes Station, including pedestrian and cycle access to the 'Gardens' area

- Reconfiguration of the Green Lanes frontage to create a more welcoming public realm, replacing blank walls and fences with active frontages that support street life and improve the experience of the Major Centre.
- Delivery of a new east-west route through to the Harringay Warehouse Living District.
- Significantly reducing vehicular traffic to and from the site, through establishment of a new urban form that prioritises walking, wheeling and cycling and the implementation of the car parking standards set out in Policy T5.

Site Allocations

GL SA02: Arena Retail Park



Tables and Figures 8. Xxx

Site Information	Details
Address	Arena Retail Park, Williamson Road, N4 1ED
Area [ha]	5.52
PTAL	3-6a
Planning designations and constraints	Article 4 - HMOs PFA Transform Area Creative Enterprise Zone (CEZ) Major Centres Potentially Suitable for Tall Buildings Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Adjacent to Metropolitan Open Land (MOL) Adjacent to Designated Open Space Registered Parks and Garden (RPG) Adjacent to Historic Parks Archaeological Priority Area (APA) - Tier 2 Listed Buildings

	Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	None
Indicative capacities	1,500 new homes (net) 10-12,000sqm (gross) town centre uses
Phasing	2033-2042
Ownership	Private

Tables and Figures 9. Xxx

A. Proposal

(1) The Arena Retail Park will be transformed through comprehensive, masterplanned development into a vibrant new residential and commercial neighbourhood. The scheme will deliver new high street frontages, significant public realm improvements, and enhanced access to key destinations including Harringay Green Lanes Station, Finsbury Park and the Harringay Warehouse Living District.

A. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a Spatial Framework, prepared in accordance with Policy D8.

(2) The Spatial Framework should be supported by additional masterplans for individual phases, development parcels or landholdings.

(3) Masterplans must be supported by a Meanwhile Uses Strategy and Implementation Plan.

(4) Development proposals must be supported by a comprehensive and meaningful programme of engagement with local communities and stakeholders. Engagement should accord with the Council's Placemaking Approach and the principles of the Haringey Deal, and demonstrate how feedback has informed the design and delivery of development

(5) Early engagement with Transport for London and National Rail is essential due to the site's proximity to the railway line.

B. Land uses and activities

(1) Existing land uses: town centre uses (retail park with large format retail warehouses, supermarkets and smaller food and beverage units) and surface level car parking

(2) Acceptable land uses: Residential, community, employment and town centre uses

(3) Development proposals should provide a significant increase in new homes, with conventional Class C3 housing comprising the predominant residential use. Purpose-built student accommodation and large-scale purpose-built shared living accommodation will only be supported where they form a complementary and limited component of the overall residential mix, facilitate the provision of genuinely affordable housing, and contribute to the creation of a mixed and balanced community.

(4) An element of specialist older persons' accommodation should be provided to help meet the diverse housing needs of Haringey's communities and support social integration.

(5) Development should provide approximately 10,000-12,000 sqm of town centre and employment floorspace, supporting the site's role within the Major Centre.

(6) Development should provide replacement supermarket, of appropriate size to serve the local community, with a reduced level of parking reflecting the site's town centre location and high public transport accessibility.

(7) Development should provide a significant quantum of workspace to help meet identified employment needs and support a diverse and resilient local economy, with priority given to creative workspace to support the nearby creative cluster within the Harringay Warehouse Living District.

(8) Development should provide an appropriate amount of community and cultural floorspace to ensure the Major Centre offers a diverse range of services, activities and experiences for residents, workers and visitors.

(9) Development should concentrate active uses, including retail, leisure, community and cultural uses at ground floor level along principal routes, around public spaces and in other prominent locations.

(10) Development should provide consistent active frontages along Green Lanes.

(11) Residential uses should generally be located on upper floors.

(12) Development should provide new social infrastructure, including community, education, learning and other non-residential institutional uses, where necessary to support the needs of existing and future communities and address identified local needs.

(13) Development should direct community and cultural uses towards prominent and accessible locations, where they can contribute to activity, vitality and the creation of a strong sense of place.

C. Built form, character and heritage

(1) The site is significantly underutilised and its existing built form does not represent the optimal use of land. Comprehensive redevelopment should therefore be pursued to deliver the objectives of the allocation, rather than a retrofit-first approach.

(2) Development should create a high-quality urban realm along Green Lanes to link Manor House Station to Harringay Green Lanes Station by foot.

(3) The site may be appropriate for tall buildings. Tall buildings should be located and designed in accordance with Policy D10 and the Haringey Tall Buildings study and the following principles:

(4) Taller elements should be concentrated towards the centre of the site.

(5) Building heights should reduce towards the site's northern, southern and eastern edges to provide an appropriate transition in scale to neighbouring residential areas.

(6) Development along Green Lanes should respond positively to the prevailing character, scale and townscape of the street.

(7) References to the site's sporting and cultural history should be incorporated into the design of the site.

D. Movement and Public Realm

(1) Development proposals should deliver a coherent, high-quality and pedestrian-focused public realm network that improves permeability, connectivity and access to surrounding destinations, including Finsbury Park, Green Lanes Station and the Harringay Warehouse Living District.

(2) Development proposals should provide a new public square towards the western side of the site. It should be easily accessible and legible from Green Lanes and Green Lanes Station and, where feasible, benefit from direct visibility from these locations.

(3) Development proposals should facilitate improved pedestrian and cycle access to the north-eastern corner of Finsbury Park, including through the reconfiguration of the Green Lanes/Endymion Road junction where feasible.

(4) Development proposals should safeguard and help deliver a new pedestrian and cycle connection to the Harringay Warehouse Living District via the vacant land between 80 and 82 Finsbury Park Avenue.

(5) Development of this site should reduce motor-vehicle trip generation/traffic impacts. A comprehensive transport assessment will be required. This should consider opportunities to improve the existing junction at Endymion Road, the current retail park access points, and address the effects of through traffic, ensuring a safer and more efficient street environment.

(6) A micro-consolidation centre should be provided to support sustainable transport and deliveries in the area.

E. Environment and Sustainability

(1) Development should deliver significant greening of the site and be informed by a comprehensive landscape strategy. A landscape-led approach should

deliver a network of high-quality green spaces, including smaller pocket parks, to help address local deficiencies in publicly accessible green space.

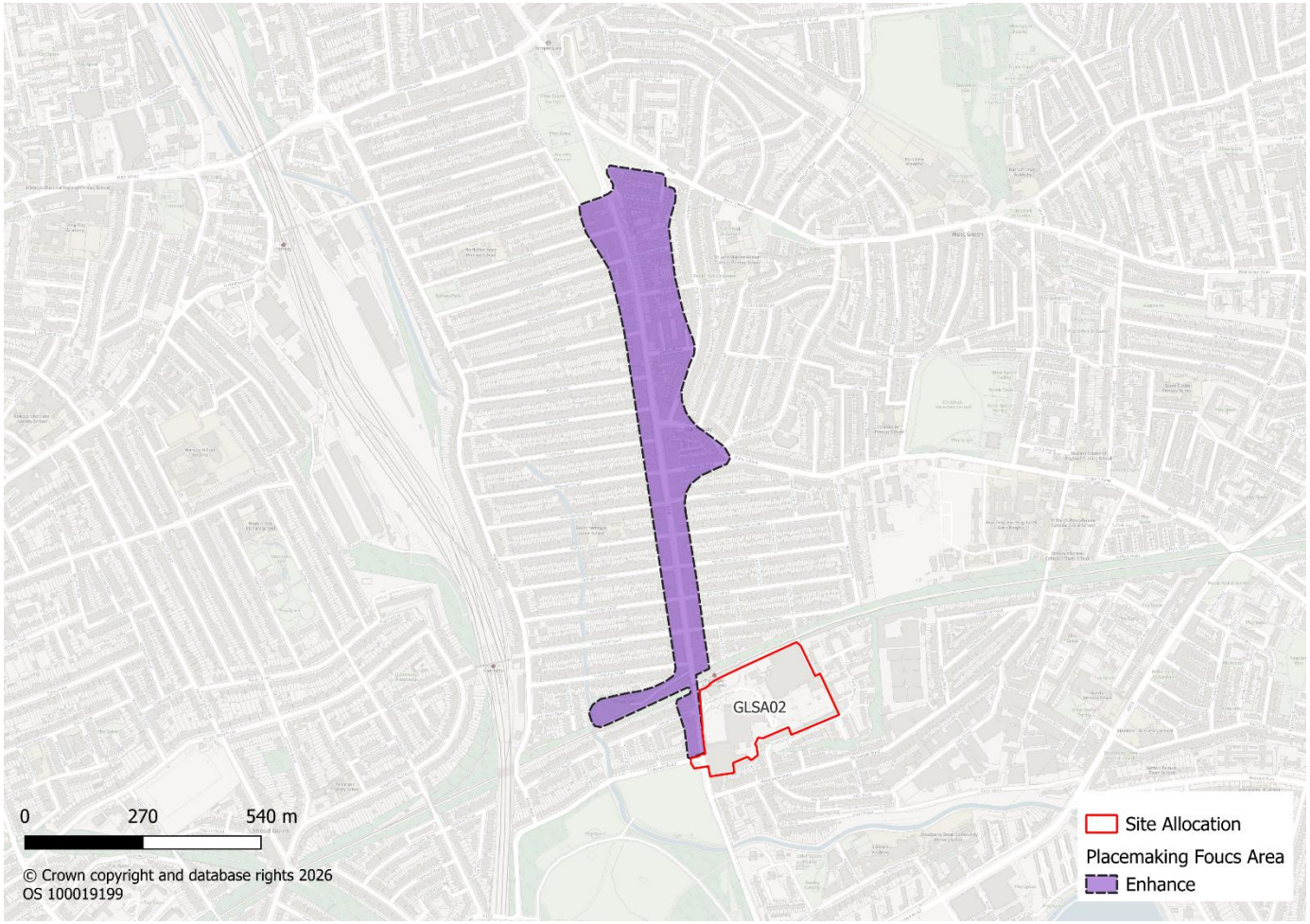
(2) Development should maximise the retention and protection of existing trees in accordance with Policy G6. Particular regard should be given to retaining the site's mature trees, which should form a key component of the landscape strategy and help shape the character of new development.

(3) Development should enhance the ecological corridor running along the southern edge of the railway line. A new section of ecological corridor linking through to Finsbury Park via Finsbury Park Avenue should be considered as part of the design for this site.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(5) It should be demonstrated that adequate water and wastewater infrastructure capacity is available to support development. Where appropriate, this should be informed by modelling of potential impacts on the water and wastewater network and early engagement with Thames Water, including consideration of any capacity constraints at the sewage treatment works.

GL PFA3: Harringay Green Lanes Major Centre



Tables and Figures 10. Map of Placemaking Focus Area XXX

Strategy

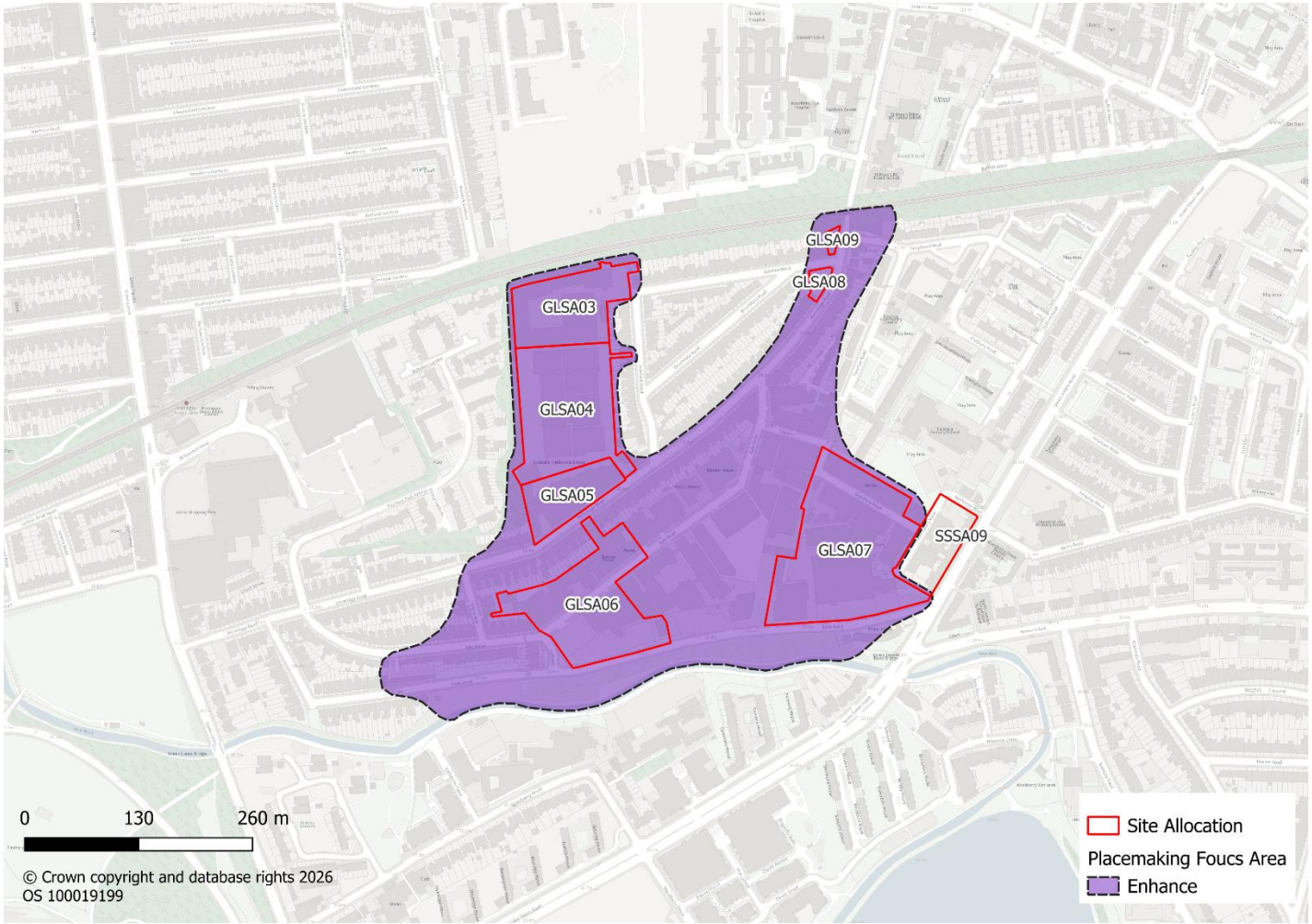
12.40 The character of Harringay Green Lanes Major Centre will be enhanced through the retention of, and improvements to, shop frontages, which will support the vitality of the area. Opportunities to improve the streetscape and rebalance road space in favour of pedestrians and cyclists will create a more human-centred high street and help facilitate improved outdoor dining and planting to enhance its reputation as a destination for eating and drinking and support businesses to thrive.

12.41 This strategy will be implemented through adherence to Policy GLN1, and the following initiatives:

- Seeking coherency of shop frontages
- Improved and expanded public realm along Green Lanes through enhanced wayfinding and signage throughout the Major Centre and in conjunction with highways improvements
- Providing for more efficient loading, servicing and deliveries, including space for delivery vehicles.

12.42 Delivery of improved waste management and storage facilities Taking steps to reduce air pollution including through additional greening and planting of street trees.

GL PFA4: Harringay Warehouse Living District



Tables and Figures 11. Map of Placemaking Focus Area XXX

Strategy

12.43 The Harringay Warehouse Living District will be enhanced as a key employment location and an important creative industries cluster within the Haringey Creative Enterprise Zone.

12.44 The intensification of existing employment sites will be supported where this helps deliver additional high-quality employment space and supports an uplift in jobs.

12.45 Development of existing warehouse living sites will be retrofit-led, with some infill and redevelopment, delivering high-quality affordable creative workspace. This will be complemented by retrofitted and new warehouse living units, offering flexible and affordable opportunities for creatives to live and work locally.

12.46 Masterplanned and co-ordinated development will improve the wider Placemaking Focus Area, including enhanced walking and cycling routes, public art, and upgraded public realm. A more active and engaging street front will be established, conserving valued industrial heritage and reinforcing a strong sense of local identity.

12.47 This strategy will be implemented through adherence to Policy GLN1, Policy C6, the site allocations outlined below and the following initiatives:

- Increasing the quantum of employment floorspace through development of employment sites and warehouse living sites.
- Supporting the creative industry cluster by prioritising the delivery of creative workspace.
- Ensuring the important cultural, creative and economic contribution of existing warehouse living sites is protected and enhanced.
- Seeking to maintain the unique character of the area through retention of existing buildings which contribute positively to character and through high-quality new buildings which build and complement it.
- For warehouse living developments, active management of premises and spaces and implementation of improved waste storage and management arrangements
- Improving the road network to facilitate the presence of deliveries and related movements associated with the area’s employment activities
- Securing public realm improvements including cycling, walking and connectivity improvements to Green Lanes

- Ensuring existing issues of noise and anti-social behaviour are addressed through design solutions including ensuring any residential accommodation meets relevant environmental and space standards
- Working with Thames Water to pursue opportunities to increase access to the New River and secure contributions from development towards the improvement of this important green/blue link

Site Allocations

GL SA03: Arena Design Centre



Tables and Figures 12. Xxx

Site Information	Details
Address	Arena Design Centre, Ashfield Road, N4 1FF
Area [ha]	0.95
PTAL	1-2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Warehouse Living Site Local Employment Area (LEA) Adjacent to an Ecological Corridor Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	None
Indicative capacities	None identified

Phasing	2028-2037
Ownership	Private

Tables and Figures 13. Xxx

A. Proposal

(1) Retrofit and/or redevelopment to provide new and improved workspaces and warehouse living units to maintain and grow the creative industries.

A. Masterplanning, engagement and delivery

(1) Development proposals for comprehensive redevelopment must be supported by a masterplan, prepared in accordance with Policy D8. It will need to be informed by early and meaningful engagement with the existing site occupiers/warehouse living community on the site and demonstrate how the site positively integrates with surrounding residential and employment uses.

(2) Engagement with TfL and national rail is essential due to the proximity to the railway line, and to explore the delivery of access through to the site from the north under the railway line to the former St Ann's hospital site.

B. Land uses and activities

(1) Existing land use: Warehouse living and industrial/ workspace

(2) Acceptable land uses: Warehouse living and industrial/ workspace

(3) Development proposals including new or refurbished warehousing living will be supported where they accord with Policy C6.

(4) The site is within a creative industry cluster and should provide workspace to support the creative industries, including affordable workspace.

C. Built form, character and heritage

(1) None of the buildings must be retained but any new development must be designed to maintain the unique warehouse character of the area's buildings.

(2) The height of development needs to be respectful of the housing on Finsbury Park Avenue to the west and Ashfield Road on the east. Noting there is a significant slope up to these buildings, heights will be restricted near the properties on Ashfield Road.

(3) Development at the southern edge of the site should respond appropriately to neighbouring industrial uses.

D. Movement and Public Realm

(1) Redevelopment should look at the feasibility of connection up to the quietways network through the disused tunnel in the north-west corner of the site, linking through to the former St Ann's hospital site

(2) Linkages into the Crusader Industrial Estate to the south should also be explored

(3) The gate onto Ashfield/Oakdale Road should be removed.

(4) The public realm should enable safe pedestrian and cycling routes through the site.

(5) Adequate yard space should be maintained or provided to service the employment and creative floorspace

E. Environment and Sustainability

(1) Edge treatment should complement the Gospel Oak to Barking rail line ecological corridor, through a new green route, linking the slopes behind Finsbury Park Avenue towards Finsbury Park.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA04: Crusader Industrial Estate



Tables and Figures 14. Xxx

Site Information	Details
Address	Crusader Industrial Estate, Hermitage Road, N4 1LZ
Area [ha]	1.58
PTAL	1-2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Local Employment Area (LEA) Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Partially in Risk of Surface Water Flooding Area - Medium Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	None
Indicative capacities	None identified
Phasing	2027-2041
Ownership	Private

Tables and Figures 15. Xxx

A. Proposal

(1) Potential redevelopment of the site to create new intensified employment floorspace increasing the number of jobs and job density on the site as well as delivering a more accessible layout to increase north south permeability, connecting up to the Arena Design Centre site to the north and Omega Works to the south.

B. Masterplanning, engagement and delivery

(1) Proposals for comprehensive development of the site must be supported by a masterplan in accordance with Policy D8. This should carefully consider the interface with the adjacent Arena Design Centre and Omega Works and the opportunity to create greater permeability through the employment area.

C. Land uses and activities

(1) Existing land use: Employment floorspace in Classes E and B

(2) Acceptable land uses; Employment floorspace for use classes B2 and B8, alongside Class E(g)

(3) The Council will require new or replacement high equality employment on this site, including affordable workspace

D. Built form, character and heritage

(1) The height of development needs to respect the terraced housing on Ashfield Road to the east, and Finsbury Park Avenue to the west. Noting there is a significant slope up to these buildings, a reduction in height at the western side of the site to preserve the amenity of properties on Ashfield Road is appropriate

(2) Opportunities should be taken to secure a unified boundary treatment with adjacent sites

E. Movement and public realm

(1) An improved site entrance/frontage should be provided onto Hermitage Road

(2) Redevelopment should secure a north-south route through the site with potential to link to adjacent sites

(3) The pedestrian route through to Ashfield Road should be maintained.

(4) A pedestrian link to Finsbury Park Avenue should be explored as part of any future redevelopment with the objective to provide a new east-west link to the Arena Retail Park site

F. Environment and sustainability

(1) Development should protect and enhance the SINC running to the west of the site.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA05: Omega Works



Tables and Figures 16. Xxx

Site Information	Details
Address	Omega Works, Hermitage Road, N4 1LZ
Area [ha]	0.57
PTAL	1-2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Warehouse Living Site Local Employment Area (LEA) Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	None identified
Phasing	2028-2037
Ownership	Private

Tables and Figures 17. Xxx

A. Proposal

(1) Retrofit and/or redevelopment to provide new and improved workspaces and warehouse living units to maintain and grow the creative industries.

B. Masterplanning, engagement and delivery

(1) Development proposals for comprehensive redevelopment must be supported by a spatial framework, prepared in accordance with Policy D8. This will need to consider how an improved interface can be secured with the adjacent Crusader Industrial Estate and be informed by early and meaningful engagement with the existing site occupiers/warehouse living community on the site.

C. Land uses and activities

(1) Existing land use: Warehouse living and industrial/ workspace

(2) Acceptable land uses: Warehouse living and industrial/ workspace

(3) Proposals including new or refurbished warehousing living will be supported where they accord with Policy C6.

(4) The site is within a creative industry cluster and should provide workspace to support the creative industries, including affordable workspace.

D. Built form, character and heritage

(1) Height on the Hermitage Road frontage should be limited to respect the amenity of the homes opposite.

(2) Any new buildings should be designed to maintain the unique warehouse character of the area

(3) The central façade on Hermitage Road should be retained, creating an entrance to a courtyard. This should be linked through to pedestrian access to Finsbury Park Avenue

E. Movement and Public Realm

(1) A pedestrian link to Finsbury Park Avenue should be considered as part of any future redevelopment with the objective to provide a new east-west link to the Arena Retail Park site

(2) Redevelopment should seek to provide a pedestrian and cycling connection to the adjacent Crusader Industrial Estate to link in with the north south routes proposed through the Crusader and Arena Design Centre sites.

(3) Adequate yard space should be maintained or provided to service the employment and creative floorspace

(4) Improved waste storage and waste management solutions should be investigated as part of proposals within this allocation

F. Environment and sustainability

(1) Development should protect and enhance the SINC running to the west of the site

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA06: Vale and Eade Road



Tables and Figures 18. Xxx

Site Information	Details
Address	Vale and Eade Road, 85-87 Eade Road, 91-95 Vale Road, 136 Hermitage Road, Harringay N4 1TJ
Area [ha]	1.55
PTAL	2-4
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Warehouse Living Site Local Employment Area (LEA) Adjacent to Locally Significant Industrial Site (LSIS) Adjacent to Locally Listed Buildings Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Adjacent to Ecological Corridor Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	None

Indicative capacities	None identified
Phasing	2028-2042
Ownership	Private

Tables and Figures 19. Xxx

A. Proposal

(1) Retrofit and/or development of existing employment and warehouse living sites to deliver an uplift in local employment and maintain and grow creative industries.

B. Masterplanning, engagement and delivery

(1) Development proposals for comprehensive redevelopment must be supported by a masterplan or spatial framework, prepared in accordance with Policy D8. It will need to be informed by early and meaningful engagement with the existing site occupiers/warehouse living community on the site and consider and carefully manage the impact on adjacent uses whether employment or warehouse living and the adjacent Locally Significant Industrial Site and to ensure re-development contributes to improved permeability in this part of the Harringay Warehouse Living District.

(2) Development proposals affecting warehouse living sites should be informed by early and meaningful engagement.

C. Land uses and activities

(1) Existing land use: Warehouse living and industrial/ workspace

(2) Acceptable land uses: Warehouse living and industrial/ workspace

(3) Development proposals including new or refurbished warehousing living will be supported where they accord with Policy C6.

(4) The site is within a creative industry cluster and should provide workspace to support the creative industries, including affordable workspace.

D. Built form, character and heritage

(1) Development adjacent to residential properties on Vale Road and Hermitage Road should avoid overlooking

(2) There is a significant slope from Eade Road down to Vale Road and heights can be increased at the eastern edge where there is a more industrial character

(3) A north-south connection through the site from Hermitage Road to Eade Road should provide a buffer between any more human-oriented live/work uses on this site and the adjacent LSIS land

E. Movement and Public Realm

(1) A north-south connection will be sought through the sites connecting Hermitage Road to Eade Road and eventually linking St. Ann's and Woodberry Down

(2) The public realm should enable safe pedestrian and cycling routes through with delineation between predominantly warehouse living and employment premises

(3) Adequate yard space should be maintained or provided to service the employment and creative floorspace

(4) Improved waste storage and waste management solutions should be investigated as part of proposals within this allocation

F. Environment and Sustainability

(1) Development should contribute to improvements to the New River corridor.

(2) Development should positively contribute to the SINC and Ecological corridor running to the south of the site.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA07: Overbury and Eade Road



Tables and Figures 20. Xxx

Site Information	Details
Address	85-87 Eade Road, 91-95 Vale Road, 136 Hermitage Road, Harringay N4
Area [ha]	2.35
PTAL	1b-4
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Creative Industries Cluster (CIC) Warehouse Living Site Local Employment Area (LEA) Adjacent to Locally Significant Industrial Site (LSIS) Adjacent to Designated Open Space Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 Adjacent to Ecological Corridor Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area

Relevant permissions	HGY/2023/0728 (subject to S106)
Indicative capacities	None identified
Phasing	2028-2042
Ownership	Private

Tables and Figures 21. Xxx

A. Proposal

(1) Retrofit and/or redevelopment to provide new and improved workspaces and warehouse living units to maintain and grow the creative industries.

B. Masterplanning, engagement and delivery

(1) Development must be supported by a masterplan or spatial framework prepared in accordance with Policy D8 Spatial Frameworks and Masterplans. It will need to be informed by early and meaningful engagement with the existing site occupiers/warehouse living community on the site and demonstrate how the site positively integrates with surrounding residential and employment uses. This should carefully consider the interface with adjacent uses and contribute to an improved local environment.

C. Land uses and activities

(1) Existing land use: Warehouse living and industrial/ workspace

(2) Acceptable land uses: Warehouse living and industrial/ workspace

(3) Proposals for new or refurbished warehousing living will be supported where they accord with Policy C6.

(4) The site is within a creative industry cluster and should provide workspace to support the creative industries, including affordable workspace.

D. Built form, character and heritage

(1) New buildings should continue be designed to maintain the unique warehouse character of the area

(2) As per the (subject to S106) planning permission for the corner of Eade Road and Seven Sisters Road, new development must mark a gateway to the Harringay Warehouse Living District from Seven Sisters Road

(3) None of the buildings need to be retained, although business relocation should be considered as necessary before redevelopment can proceed

E. Movement and Public Realm

(1) Development should contribute to a more fine-grained street network encouraging pedestrian permeability

(2) The public realm should enable safe pedestrian and cycling routes with delineation between predominantly warehouse living and employment premises

(3) Adequate yard space should be maintained or provided to service the employment and creative floorspace

(4) Parklets and improved waste storage solutions should be investigated as part of proposals within this allocation

F. Environment and Sustainability

(1) Development should contribute to improvements to the New River corridor.

(2) Development should positively contribute to the SINC and Ecological corridor running to the south of the site.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA08: Former Oakdale Arms



Tables and Figures 22. Xxx

Site Information	Details
Address	283 Hermitage Road, N4 1NP
Area [ha]	0.07
PTAL	2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Risk of Surface Water Flooding – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	HGY/2005/0734 / APP/Y5420/A/06/1197720
Indicative capacities	9 homes (net)
Phasing	2032-2037
Ownership	Private

Tables and Figures 23. Xxx

A. Proposal

(1) The site has planning permission for a comprehensive redevelopment scheme to deliver new residential accommodation and improved landscaping to the corner of Hermitage and Oakdale Roads.

B. Land uses and activities

(1) Existing land use: Vacant land (formerly a public house)

(2) Acceptable land uses: Residential

C. Built form, character and heritage

(1) Heights should be limited to three storeys adjoining the terraced homes on Hermitage and Oakdale Roads

D. Movement and Public Realm

(1) New landscaping marking this corner site should create a buffer between the site and the road

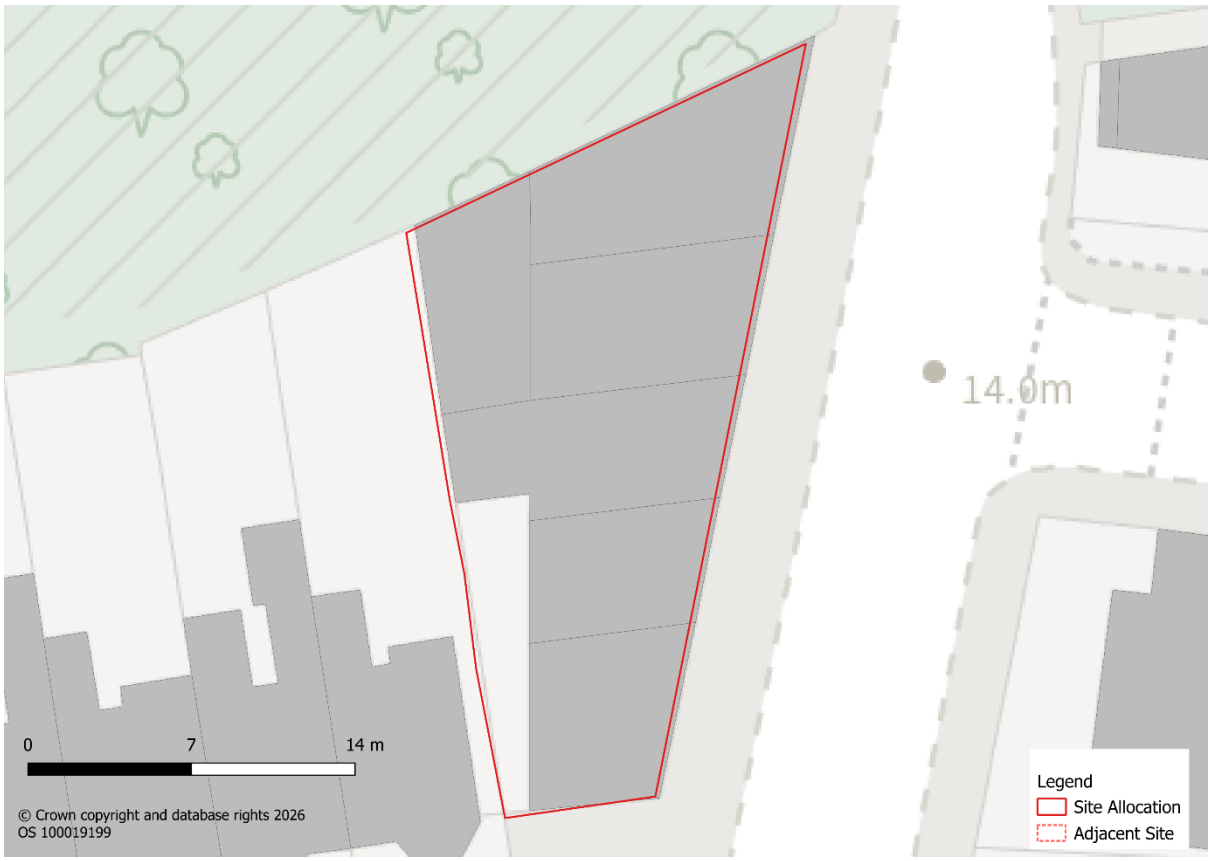
E. Environment and Sustainability

(1) Applicant shosuld engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Tree planting opportunities should be maximised on the perimeter of this site.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL SA09: Hermitage Road Local Shopping Parade



Tables and Figures 24. Xxx

Site Information	Details
Address	285-293 Hermitage Road, N4 1NT
Area [ha]	0.03
PTAL	2
Planning designations and constraints	Article 4 - HMOs PFA Enhance Area Creative Enterprise Zone (CEZ) Partially in a Local Centre Partially in Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Adjacent to Ecological Corridor Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2
Relevant permissions	None
Indicative capacities	10 homes (net) 60sqm (gross) town centre uses
Phasing	2033-2042

Ownership	Private

Tables and Figures 25. Xxx

A. Proposal

(1) This site offers the opportunity for comprehensive redevelopment to deliver new retail and commercial floorspace at ground level and residential accommodation above in an intensified scheme to provide a new, enhanced local shopping offer.

B. Masterplanning, engagement and delivery

(1) A site wide masterplan should demonstrate how the entirety of this site could be redeveloped to meet the aims of this allocation to deliver flatted residential accommodation above town centre uses at ground floor level

C. Land uses and activities

(1) Existing land use: Residential and town centre

(2) Acceptable land uses: Residential and town centre

(3) Convenience retail or food and beverages uses are appropriate

D. Built form, character and heritage

(1) Heights should be limited to three storeys adjoining the terraced homes on Oakdale Roads

(2) Higher heights of up to five storeys may be acceptable adjacent to the railway bridge

(3) Active ground floor frontages will be required delivering new Class E floorspace

E. Movement and Public Realm

(1) New public realm at the front of this site should prioritise improving the relationship between the commercial units and the highway

F. Environment and Sustainability

(1) Engagement should take place with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(2) Development should protect and enhance the ecological corridor and SINC on the railway embankment above and adjacent to this site.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

GL PFA5: West Green Road (West)



Tables and Figures 26. Map of Placemaking Focus Area

Strategy

12.48 West Green Road will be enhanced through taking opportunities to deliver new public realm and maximising any redevelopment opportunities to create an improved gateway to Green Lanes and West Green Road on and around the estates adjacent to Turnpike Lane station. Pedestrian access and wayfinding between the station and Downhills Park along West Green Road will be improved, with further redevelopment of the shopping parades on the northern side of West Green Road maximising opportunities to improve the local shopping and town centre offer. Better use of existing green spaces and tree planting, and increased cycle parking should enhance the experience of this local centre and associated shopping parades.

12.49 This strategy will be implemented through adherence to Policy GLN1, and the following initiatives:

- Continuation of active frontages along West Green Road through redevelopment opportunities, linked by new public realm improvements and better activation of estate amenity land bordering the road;
- Opportunity for infill development on estate land alongside more comprehensive assembly of sites to the northern edge of West Green Road to deliver new commercial and residential floorspace
- Taking steps to reduce air pollution.

Other Site Allocation in Harringay Green Lanes

GL SA10: Jewson's Wightman Road



Tables and Figures 27. Xxx

Site Information	Details
Address	Jewson's Wightman Road
Area [ha]	0.22
PTAL	3
Planning designations and constraints	Article 4 - HMOs Partially in an Identified High Street Adjacent to an Ecological Corridor Adjacent to a Conservation Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Partially in a Critical Drainage Area
Relevant permissions	None
Indicative capacities	48 homes (net) 840sqm (gross) industrial and office/workspace
Phasing	2028-2032
Ownership	Private

Tables and Figures 28. Xxx

A. Proposal

(1) This site offers the opportunity for comprehensive redevelopment and enhanced east-west pedestrian and cycling connections through new Class E or Class B floorspace alongside new homes as part of a mixed-use scheme.

B. Masterplanning, engagement and delivery

(1) Engagement with Network Rail will be required to investigate opportunities to improve the Railway Approach and bridge at Harringay station to improve accessibility and east-west connections.

C. Land uses and activities

(1) Existing land use: Industrial (builders yard)

(2) Acceptable land uses: Residential, industrial, office/workspace

D. Built form, character and heritage

(1) Higher buildings may be possible along the railway line, taking account of the slope from north (high) to south (low).

(2) Heights along the Wightman Road frontage should reflect those on the eastern side of the street.

(3) The building line of Mermaid Court should be continued along Wightman Road.

(4) The design of new buildings on this site should mitigate the noise from the road and adjacent rail links.

(5) Development should demonstrate how it will make a positive contribution to the setting of the Stroud Green Conservation Area to the west.

E. Movement and Public Realm

(1) Measures to reduce the gradient of the bridge into Burgoyne Road should be considered as part of establishing an improved east-west connection over the railway line

(2) Enhanced public realm, incorporating safe and accessible pedestrian links and wayfinding, should be provided along Wightman Road to connect to the bridge onto Harringay station.

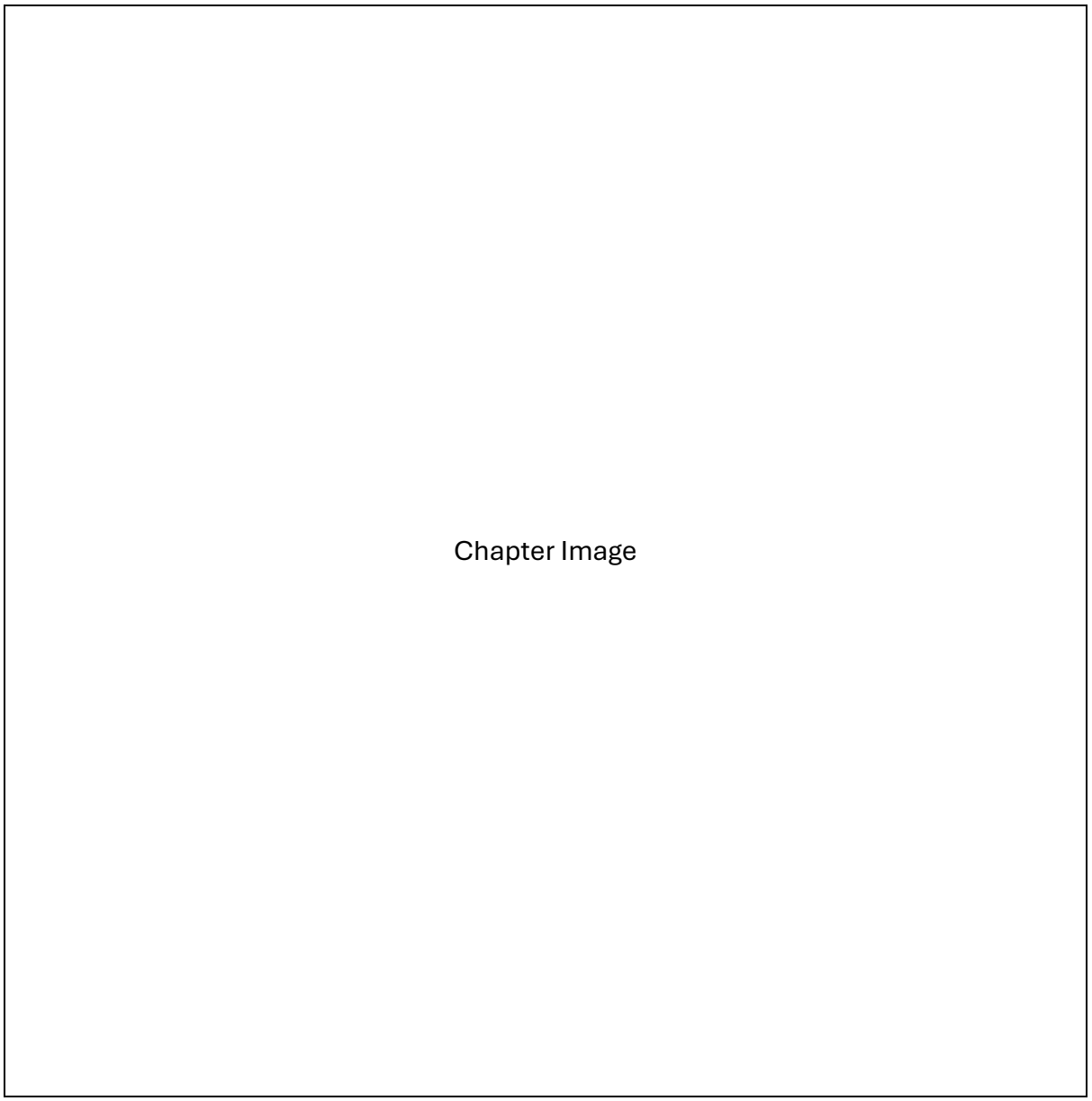
F. Environment and Sustainability

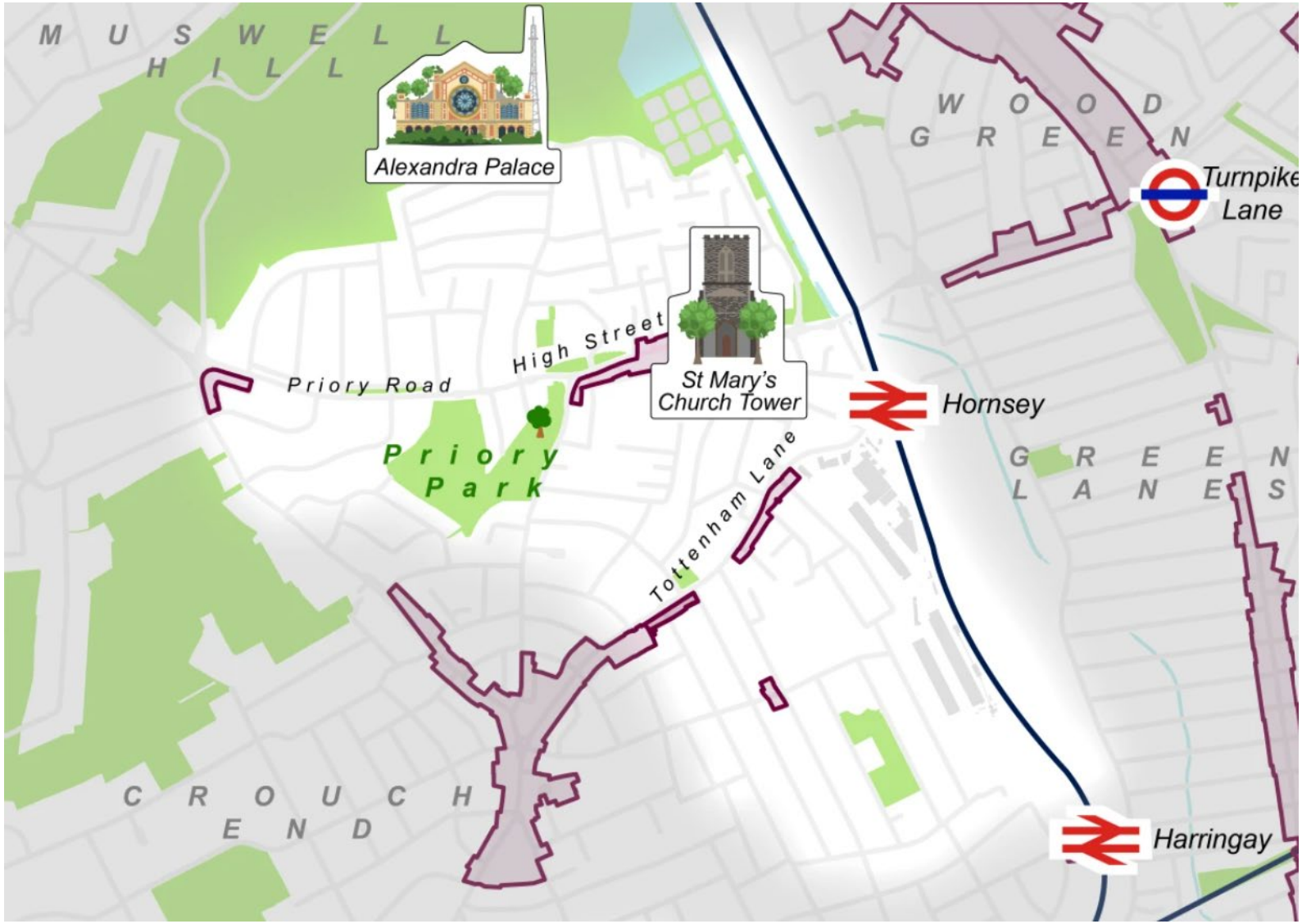
(1) The site adjoins a north-south ecological corridor running along the rail line, and this should be protected and conserved, mitigating impacts to biodiversity.

(2) Tree planting and new open space located to the rear of the site should be provided which complements and enhances the ecological corridor running along the rail line.

(3) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

CHAPTER 13: HORNSEY NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

13.1 Hornsey neighbourhood is in the centre of the borough separated from Wood Green by the East Coast Main Line railway. The historic Hornsey High Street runs east west through the centre of the neighbourhood providing a direct connection to the east of the borough via Turnpike Lane. Alexandra Park and the New River provide an open setting to the north and east of the neighbourhood. To the west, Hornsey merges into Muswell Hill and Crouch End neighbourhoods.

13.2 Hornsey Water Works adjoining the eastern end is a former water-based industrial area that begun with the construction of the New River in the 17th century.

History

13.3 The first written evidence of a settlement in Hornsey dates from 1291 when the Church of St Mary was listed for taxation. Evidence of a moated manor, first mentioned in 1578, has been found near the Hornsey Water Works site. In the early 17th century, the settlement was transformed via the delivery of New River, an artificial waterway transporting fresh drinking water from Hertfordshire to Central London. However, until the 18th century, Hornsey remained a rural village surrounded by common pasture containing some large medieval estates such as Grove House, Campsbourne Lodge and Rectory House.

13.4 The introduction of Hornsey railway station in 1850 was the main stimuli for the rapid development of Hornsey. Linked to population growth, the Hornsey water treatment works was constructed in 1862 to abstract water from the New River and supply treated potable water to Hornsey and surrounding districts.

13.5 Most of the buildings that make up the current High Street were built or remodelled in the final years of 19th century. Hornsey High Street's built environment has not changed much since 1945. Following the Second World War, the Lightfoot Estate, Campsbourne and Grove House Estates, initially laid out in the 1860s, were extensively redeveloped.

13.6 To the north of Hornsey High Street, and immediately to its south are housing estates built during 1970s and 1980s, surrounded by the late Victorian terraces. To the south-west of the High Street is Priory Park, a pleasant urban green space opened in 1926.

13.7 Major new development has happened in recent decades off Hornsey High Street in the Cross Lane area and to the south of the Water Works. The site now contains New River Village which comprises a series of large apartment blocks.

Connectivity

13.8 Hornsey railway station is located on the East Coast Main Line and provides excellent connectivity into London. Accessibility to the station requires improvement though and

the station itself would benefit from investment so that it is attractive and welcoming. The railway itself forms a hard eastern edge to the neighbourhood which creates severance issues for pedestrians and cyclists. Connections to the east are limited with the recently enhanced Penstock Foot Tunnel providing the principal link.

13.9 The High Street is a major route through the middle of the neighbourhood and is well served by buses to Wood Green, Seven Sisters, Finsbury Park and Archway. However, public transport accessibility is generally low away from the High Street and Station. Accessibility to the station is poor.

Economy & Town Centres

13.10 Hornsey derives much of its character from Hornsey High Street, a historic connecting route running through the centre of the neighbourhood. The High Street, designated a local centre, has a core of retail/commercial uses with parades along the ground floor and residential flats in the upper floors. It is the main activity node within the area with high footfall, although some shops appear to be poorly maintained. Shops are also located along Tottenham Lane within the Tottenham Lane East Local Centre.

13.11 There is a concentration of industrial uses along the railway line within the Cranford Way Estate which is designated as a Locally Significant Industrial Site.

Landmarks, culture and heritage

13.12 Hornsey has a rich, varied and valued history which is reflected by the existence of five conservation areas in the neighbourhood: Alexandra Palace and Park, Hornsey Water Works and Filter Beds, Hornsey High Street, Hillfield, and the Campsbourne Cottage Estate. Each of these has a different character and contributes to Hornsey being a unique neighbourhood. The Hornsey Water Works and Filter Beds Conservation Area is listed on Historic England's Heritage at Risk Register.

13.13 Hornsey has numerous landmark buildings and buildings of historical interest including St Mary's Tower and various Listed and Locally Listed buildings on, or set back from, the High Street.

Green and Blue Infrastructure

13.14 The area has an undulating topography with Alexandra Park and New River forming the landscape edge and setting to the area. There are several public open spaces within the neighbourhood that enhance the landscape setting of the area such as Priory Park, Rectory Gardens and St Mary's Churchyard. Small pockets of green verges, allotments and playing fields soften the largely urban appearance of the terraces. Street trees along residential terraces create a pleasant suburban feel and greatly enhance the physical appearance of the area. There is a potential to link green verges along the High Street with New River to create a continuous green link. The New River forms part of the eastern boundary of the area and is a part of a walking route through Haringey.

Hornsey Vision

Hornsey in 2043 will have strengthened its character as a vibrant and historic village connecting the west of the borough to the east.

The neighbourhood's historic environment will have been protected and enhanced with investment in key areas of public realm such as around Hornsey railway station. The New River and its associated footpath will continue to be an important recreational asset and key pedestrian route and opportunities to enhance and expand the path will have been realised.

The High Street will continue to be the heart of Hornsey with a strong sense of identity as well as diverse heritage, offering local shopping opportunities and a vibrant food and drink offer. The historic Edwardian and Victorian high street frontages will have been retained and enhanced, celebrating the rhythm and features of the past.

Connections within the neighbourhood and to other neighbourhoods will have been enhanced including to Hornsey railway station and under the railway line with the Penstock Tunnel transformed into a well-lit and welcoming route for pedestrians and cyclists.

The Hornsey Filter beds site will have been restored and enhanced for nature conservation, biodiversity, heritage, and appropriate public access and the long-term future of the site as a high-quality nature and heritage asset will have been secured.

Employment at Cranford Way will have been intensified, providing greater job opportunities, and the interface of the estate to Tottenham Lane will have been enhanced.

Policy HYN1: Hornsey Neighbourhood

A. The Council will support development proposals which contribute to the Hornsey Vision.

B. The neighbourhood will deliver at least 200 new homes (net) over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Hornsey Filter Beds and Campsbourne
Hornsey High Street
Tottenham Lane and Cranford Way

Tables and Figures 2. xxxxxxxx

C. Hornsey's rich built heritage should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) protect and enhance the Edwardian and Victorian character along Hornsey High Street

(2) adopt a proactive approach to securing the long-term future of the Hornsey Water Works and Filter Beds Conservation Area

D. On Hornsey High Street, ground floor conversions from commercial to residential use will be resisted.

E. Development proposals should protect, enhance and optimise designated employment land, supporting business growth and job creation. Development should support the economic role, objectives and priorities identified for each Placemaking Focus Area.

F. Development proposals should reinforce Hornsey's green character and contribute to a clear, well-designed and managed public realm network, enhancing strategic connections to Alexandra Palace and Park, Priory Park and nearby town and local centres.

G. Development proposals should deliver and contribute to improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) direct pedestrian routes connecting Hornsey High Street and Alexandra Palace

(2) enhancement of the New River Path and creation of a continuous route into the Green Lanes neighbourhood

(3) a new east-west route linking Alexandra Palace with the Penstock foot tunnel and Wood Green

(4) a new cycle route along Tottenham Lane

H. Proposals should protect and seek to enhance the Moselle Brook including exploring opportunities for deculverting, aligned with Policy G8.

Supporting Text

Placemaking Strategy

13.15 Hornsey will experience modest change over the next 15 years with major change limited by its built form and historic environment. Most new homes will be accommodated in Placemaking Focus Areas where there is good access to public transport and services, facilities and amenities, particularly in and around Hornsey rail station and along key corridors.

Built heritage

13.16 Hornsey has a rich built heritage to conserve, enhance and celebrate. The Edwardian and Victorian frontages along Hornsey High Street are integral to the area's historic character and architectural heritage. Conserving these elements not only maintains the aesthetic appeal but also strengthens the community's sense of identity and continuity. A welcoming public realm enhances social interaction, promotes local businesses, and improves the overall quality of life for residents and visitors. The Hornsey Water Works and Filter Beds Conservation Area is on Historic England's Heritage at Risk register and the Council will take a proactive approach to securing its long-term future to ensure this valued asset is safeguarded for future generations.

Economy & Town Centres

13.17 The Cranford Way industrial estate is designated as a Locally Significant Industrial Site and provides a significant amount of local employment. It contains a mix of dated and more modern purpose-built industrial units and there are opportunities to support further business growth and job creation via new high-quality employment development.

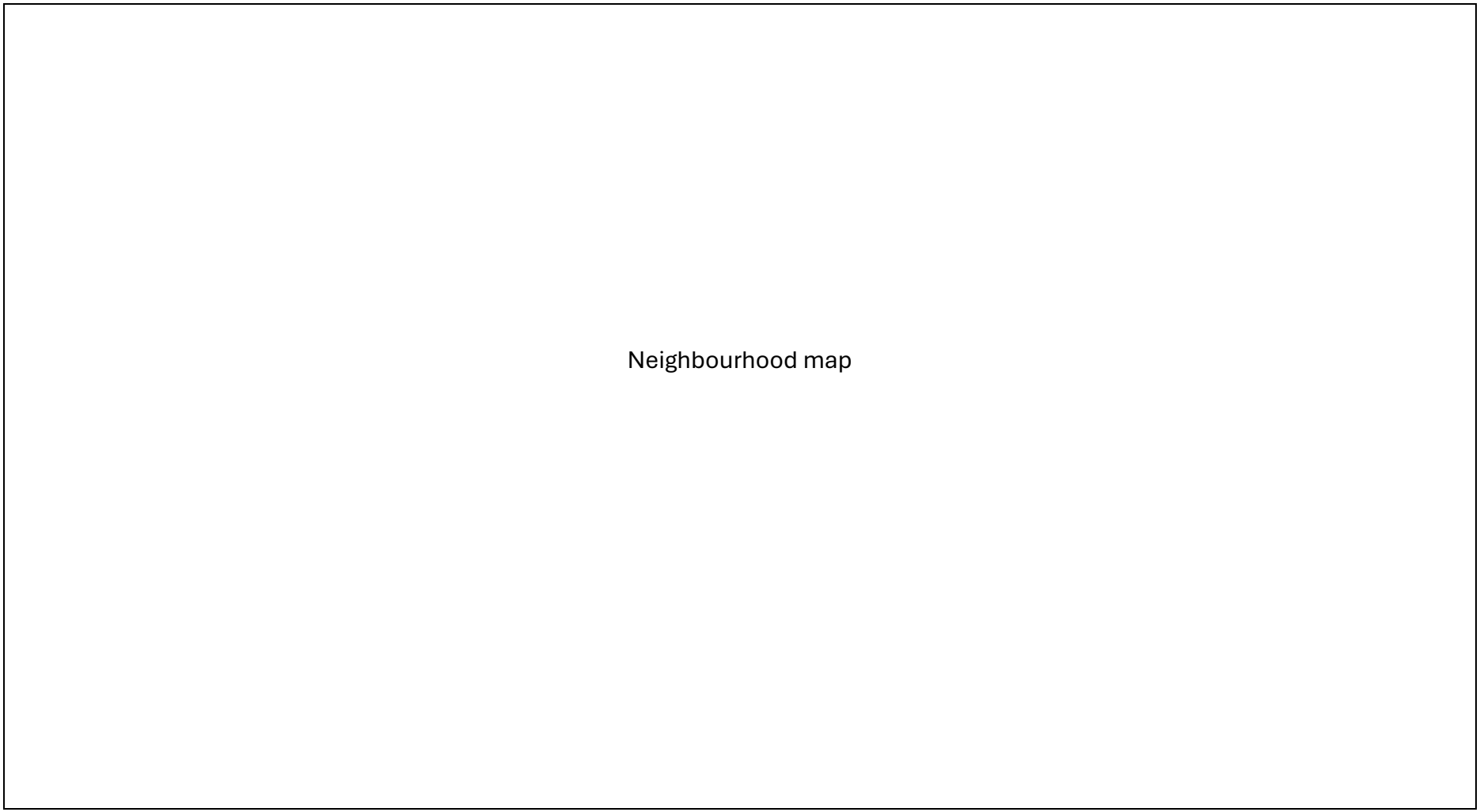
13.18 On Hornsey High Street, the Council will resist applications for ground floor conversions from town centre to residential uses, including through permitted development rights, as town centre uses contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community.

Public realm and connectivity

13.19 There is a key opportunity via public realm and connectivity improvements to further expand on the neighbourhood's strengths including the vitality and vibrancy of its

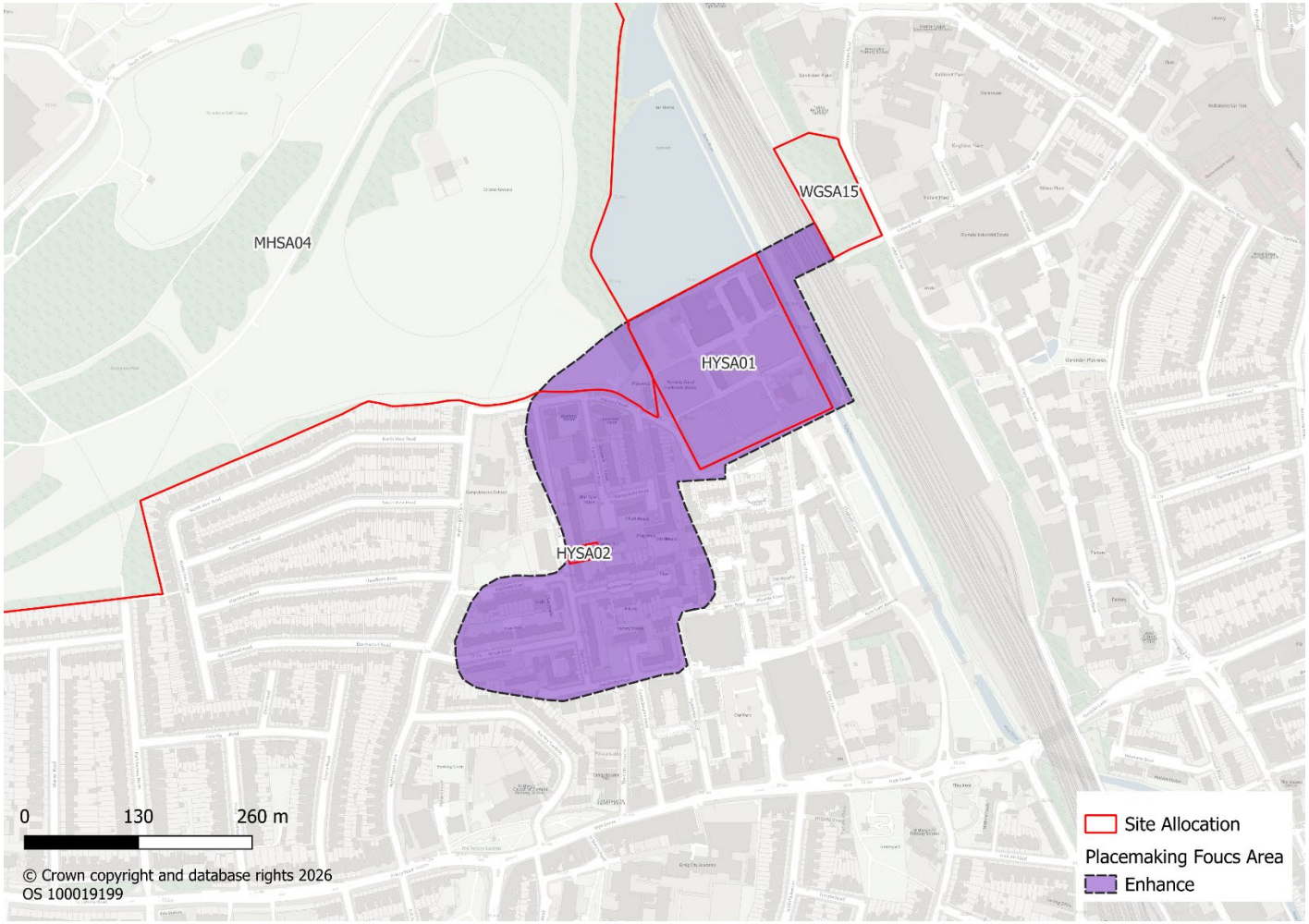
centres, its accessibility by rail and its central location close to key assets such as Alexandra Park and Wood Green Cultural Quarter. Key areas for public realm improvement are along Hornsey High Street and the bridge under the railway, at the entrance/exit to Hornsey station, and to the Penstock foot tunnel. The focus of connectivity improvements will be upon providing more direct pedestrian routes between Hornsey High Street and Alexandra Park, creation of a continuous route along the New River into the Green Lanes neighbourhood and a new east-west route linking Alexandra Palace with the Penstock foot tunnel and Wood Green.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

HY PFA1: Hornsey Filter Beds and Campsbourne Area



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

13.20 The Hornsey filter beds will be enhanced as a high-quality nature and heritage asset and will deliver publicly accessible wetlands alongside a range of community benefits. Use and development will be shaped by local stakeholders, support nature restoration and recovery, enhance public access to both nature and industrial heritage, and provide improved east/west connections between Alexandra Park and Wood Green High Road via the Penstock foot tunnel.

13.21 Development should enhance the Hornsey Water Works & Filter Beds Conservation Area, which is currently on Historic England's Heritage at Risk register, as well as maximise the heritage value that can be experienced on the site.

13.22 Essential water infrastructure that is still required will be maintained, and where possible water infrastructure will be rationalised.

13.23 The adjacent Campsbourne estate and surrounding areas will be enhanced via a more coherent streetscape and building lines, the inclusion of more active frontages and rationalisation of servicing arrangements. Better connectivity, and links from the High Street to Alexandra Park will be established including wayfinding.

13.24 This strategy will be implemented through adherence to Policy HYN1, the site allocations outlined below, and the following initiatives:

- Creation of a network of open water, reedbed and wetland habitats which complements the adjacent Local Nature Reserve and reservoir habitats
- Conserving elements of industrial heritage and otherwise taking opportunities to reference the historical interest of the filter beds.
- Improving east-west pedestrian routes by creating a straighter and more direct east-west route through the filter beds site that links up to the Penstock foot tunnel
- Improving the pedestrian environment from the High Street to Alexandra Park through better wayfinding, and the delivery of public realm enhancements associated with redevelopment sites
- Addressing gaps in the streetscape and taking opportunities to restore the character of the Campsbourne area through a more coherent design that reflects the areas terraced street history
- Retaining Campsbourne school and buildings as key local assets

Site Allocations

HY SA01: Hornsey Filter Beds



Tables and Figures 5. Xxx

Site Information	Details
Address	Hornsey Filter Beds, Newland Road, Hornsey
Area [ha]	3.2
PTAL	0-2
Planning designations and constraints	PFA Enhance Area Wood Green Opportunity Area Metropolitan Open Land (MOL) Designated Open Space Partially in Site of Importance for Nature Conservation (SINC) - Grade 1 Historic Parks Locally protected views Archaeological Priority Area (APA) - Tier 2 Conservation Area Locally Listed Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area

	Adjacent to the Blue Ribbon Network Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	Heritage and nature-led restoration with potential for limited enabling residential development
Phasing	2033-2037
Ownership	Private

Tables and Figures 6. Xxx

A. Proposal

(1) The Council seeks the restoration and enhancement of the site for nature conservation, biodiversity, heritage, and appropriate public access. There is a key opportunity to deliver a publicly accessible wetland landscape centred on the retention and transformation of the disused filter beds, alongside the continued operation of essential water treatment infrastructure.

(2) Development proposals will be supported which secure the long-term future of the site as a high-quality nature and heritage asset that benefits residents, communities and biodiversity.

(3) Limited residential development on a portion of the site may be appropriate where it is demonstrated to be necessary to support the delivery of the wider wetland restoration project and associated public benefits.

(4) Development must minimise harm to the Metropolitan Open Land and must be heritage and nature-led commensurate with the historical and environmental significance of the site and its wider setting.

B. Masterplanning, engagement and delivery

(1) A Spatial Framework is required for the entire site to ensure the coordinated delivery of ecological restoration, heritage conservation, flood resilience measures, public access improvements and any supporting development, including ensuring harmony between new uses and development and remaining functional water treatment facilities

(2) Early engagement will be required with key stakeholders including local community groups, Historic England, Natural England, the Environment Agency and Alexandra Palace

C. Land uses and activities

(1) Existing land uses: infrastructure (Thames Water treatment facility), unused filter beds and reservoir

(2) Acceptable land uses: wetlands and biodiversity enhancement, community uses, limited residential

D. Built form, character and heritage

(1) New uses and any new built development should support the restoration of the historic filter beds and associated water infrastructure as part of a comprehensive wetland and heritage-led scheme which conserves and enhances the significance of the Conservation Area.

(2) An assessment of the site's heritage significance is essential to be able to fully assess the current significance and the impact of proposed development

(3) Development should be respectful of the site's location within a Conservation Area, and the nearby Grade II listed Alexandra Palace.

(4) The significance of the locally listed Hornsey Reservoir, and the site's contribution to the Hornsey Water Works and Filter Beds Conservation Area should be a primary consideration in determining the form of any development.

(5) Development should enhance and strengthen the legibility and association with the historic New River and its infrastructure.

(6) Development should facilitate the restoration of industrial heritage with the aim of securing the conservation area's removal from Historic England's Heritage at Risk register. The scale of development should relate to the priority to conserve and enhance the site's most important heritage features which include the remaining square filter beds.

(7) Development should provide an appropriate interface between the Alexandra Park, the Reservoir, and New River Village.

(8) The site sits on the edge of an Archaeological Priority Area

(9) Appropriate separation must be secured between the remaining operational infrastructure and any new homes

E. Movement and Public Realm

(1) A new connection should be established through the site between the Penstock foot tunnel and Alexandra Park via as direct a route as feasible. This should enhance safety for pedestrians and cyclists during both day and night time, particularly women and girls

(2) The primary entrance to the site should be from the western side

(3) Pedestrian and cycle access into the site will be sought from the south via a continuation of Chadwell Lane.

F. Environment and Sustainability

(1) A comprehensive wetland and heritage restoration scheme should be delivered across the disused filter beds, creating a network of open water, reedbed and wetland habitats to complement the adjacent Local Nature Reserve and reservoir habitats.

(2) New public access to nature should be provided.

(3) The adjacent SINC should be protected and enhanced with a focus on providing habitat and nature connectivity. An 8m buffer is required between any development and the New River.

(4) The habitats and species within the adjacent Local Nature Reserve should be protected and enhanced.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY SA02: Wat Tyler House Car Park



Tables and Figures 7. Xxx

Site Information	Details
Address	Car park adjacent to Wat Tyler House, Boyton Rd
Area [ha]	0.06
PTAL	1b
Planning designations and constraints	PFA Enhance Area Risk of Surface Water Flooding - Medium Critical Drainage Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	HGY/2022/3858 & HGY/2023/1835
Indicative capacities	15 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 8. Xxx

A. Proposal

(1) Redevelopment of the car park adjacent to Wat Tyler House for residential development, with enhanced public realm, amenity space and improved play provision

B. Land uses and activities

(1) Existing land use: surface car park

(2) Acceptable land uses: residential

C. Built form, character and heritage

(1) Development should complement the form and massing of existing housing

(2) Heights should be limited to 7 stories maximum

D. Movement and Public Realm

(1) Car free development is supported with disabled parking to be provided on-street

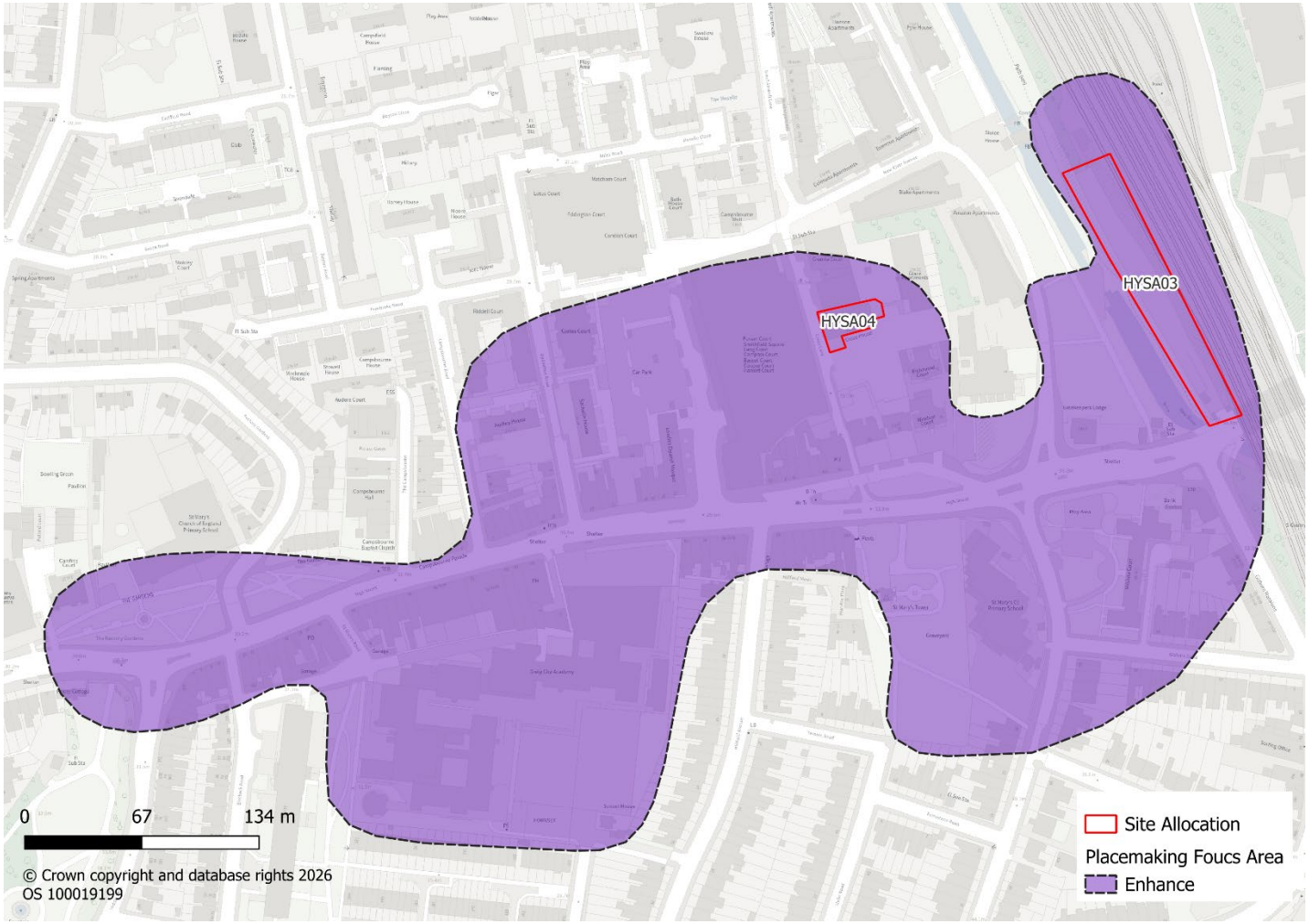
(2) Enhanced pedestrian footways should be delivered through the site

E. Environment and Sustainability

(1) Landscaping and public realm improvements should be delivered with an emphasis on increasing canopy cover and enhancing the streetscape along Boyton Road.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY PFA2: Hornsey High Street



Tables and Figures 9. Map of Placemaking Focus Area XXXXX

Strategy

13.25 Hornsey High Street will be enhanced sympathetically with an emphasis on protecting and promoting its historic village character and as a key route for travelling between the west and east of the borough. Opportunities will be taken to secure public realm enhancements to enhance the setting of the conservation area and create a welcoming gateway into Hornsey. This strategy will be implemented through adherence to Policy HYN1, the site allocations outlined below, and the following initiatives.

13.26 Working collaboratively with key stakeholders to conserve the historic environment and improve key areas of public realm and improve connectivity for pedestrians and cyclists. Opportunities will be explored to:

- Further strengthen the heritage value of the placemaking focus area and enhance the special character of the Hornsey High Street and adjacent Conservation Areas
- Deliver improvements to the railway bridge in partnership with Network Rail to create a more attractive route and enhance safety
- Create a continuous path along the New River working with Thames Water
- Deliver a new cycleway along Tottenham Lane and onto Hornsey High Street
- Improve pedestrian connectivity from the High Street to Alexandra Park through better wayfinding

13.27 Provision of active frontages and town centres uses at ground floor level in appropriate locations, including:

- New active frontages with traditional shop fronts along Hornsey High Street and Tottenham Lane, in keeping with the historic character of the area;
- Retaining shopping parades on Hornsey High Street and protecting and enhancing their character
- Resisting ground floor conversions from commercial to residential use on Hornsey High Street to protect the character of the Conservation Area.

Site Allocations

HY SA03: Hornsey High Street (New River)



Tables and Figures 10. Xxx

Site Information	Details
Address	1, Bridge Wharf, London N8 7QB
Area [ha]	0.04
PTAL	4-5
Planning designations and constraints	PFA Enhance Area Adjacent to Hornsey Water Works & Filter Beds Partially in a Conservation Area Adjacent to Locally Listed Buildings Ecological Corridor Partially within Critical Drainage Area Adjacent to Blue Ribbon Network Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	10 homes(net)
Phasing	2033-2037
Ownership	Private

Tables and Figures 11. Xxx

A. Proposal

(1) Redevelopment for more intensive use including new homes and employment floorspace with access created through to the adjacent New River development

A. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site. However, engagement will be necessary with Thames Water and Network Rail due to the proximity to New River and the railway line.

B. Land uses and activities

(1) Existing land use: self-storage facility

(2) Acceptable land uses: residential, light industrial, workspace

C. Built form, character and heritage

(1) Development should be respectful of the site's location adjacent to a conservation area. Proposals should enhance the setting of the Conservation Area.

(2) This site is long and narrow and tightly bounded by with the railway line on one side and the New River on the other which will constrain development potential.

D. Movement and Public Realm

(1) There should be pedestrian and cycle access to the development via the New River via a bridge or using the existing platform over the New River

E. Environment and Sustainability

(1) New buildings must maintain an 8m buffer from the New River unless otherwise agreed by Thames Water.

(2) Development proposals should contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network.

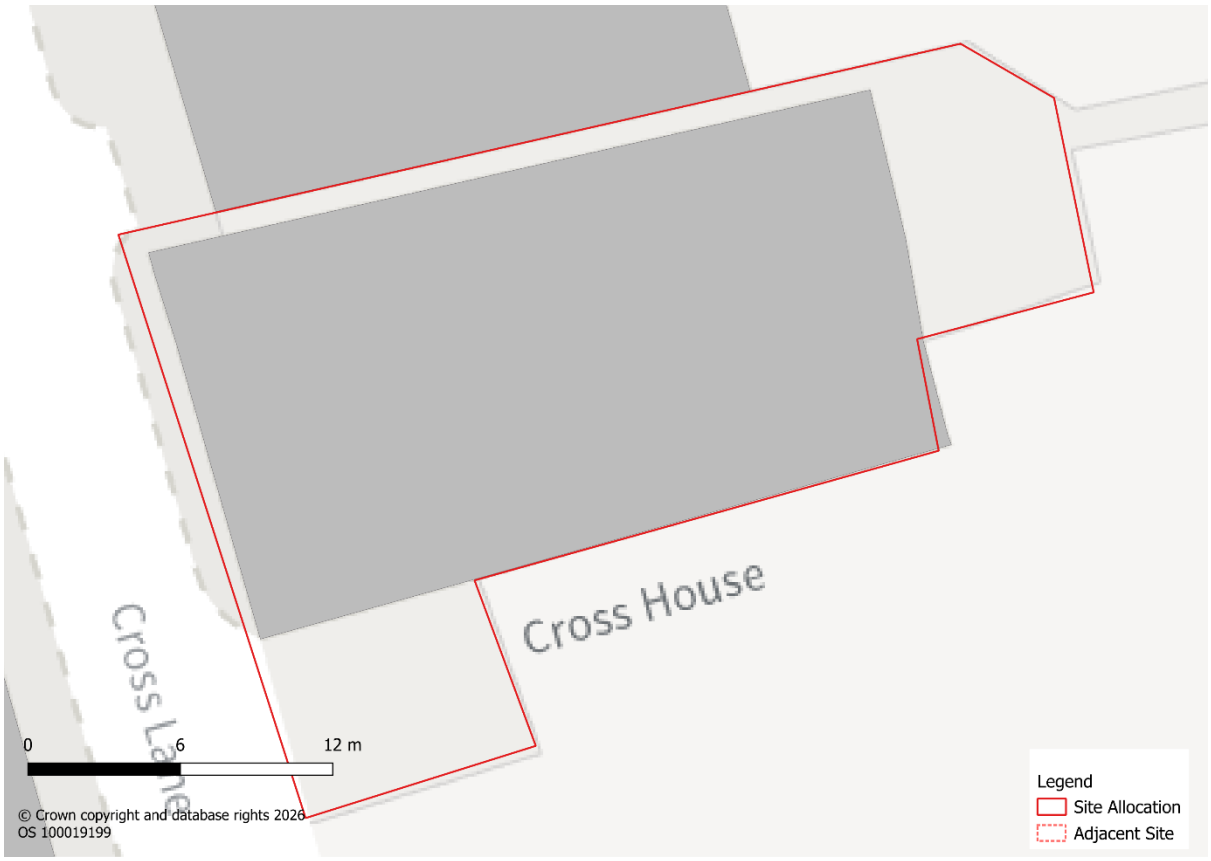
(3) New residential development should provide adequate acoustic insulation to mitigate noise related to the railway.

(4) Development proposals must protect existing mature trees which bound the site and protect the adjacent ecological corridor.

(5) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY SA04: 7 Cross Lane



Tables and Figures 12. Xxx

Site Information	Details
Address	Cross House, 7, Cross Lane, London, N8 7SA
Area [ha]	0.06
PTAL	4-5
Planning designations and constraints	PFA Enhance Area Partially in a Conservation Area Risk of Surface Water Flooding Area – Medium & High Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	HGY/2021/1909
Indicative capacities	9 homes (net) 815sqm (gross) light industrial
Phasing	2028-2032
Ownership	Private

Tables and Figures 13. Xxx

A. Proposal

(1) Redevelopment to provide re-provided modern workspace with residential apartments above, in a scheme of up to six stories in line with the extant permission.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land uses: light industrial, workspace including music recording studios

(2) Acceptable land uses: residential, light industrial, workspace

(3) Replacement employment floorspace should be provided in line with the extant permission

D. Built form, character and heritage

(1) No buildings on this site need to be retained subject to appropriate re-provision of employment space.

(2) The design of buildings should be consistent with the approved planning permission

(3) The site itself is very tight and should respond to the scale, massing and layout of the adjacent developments

(4) Scale should be such that it creates a transition between the various typologies of buildings within its immediate vicinity

E. Movement and Public Realm

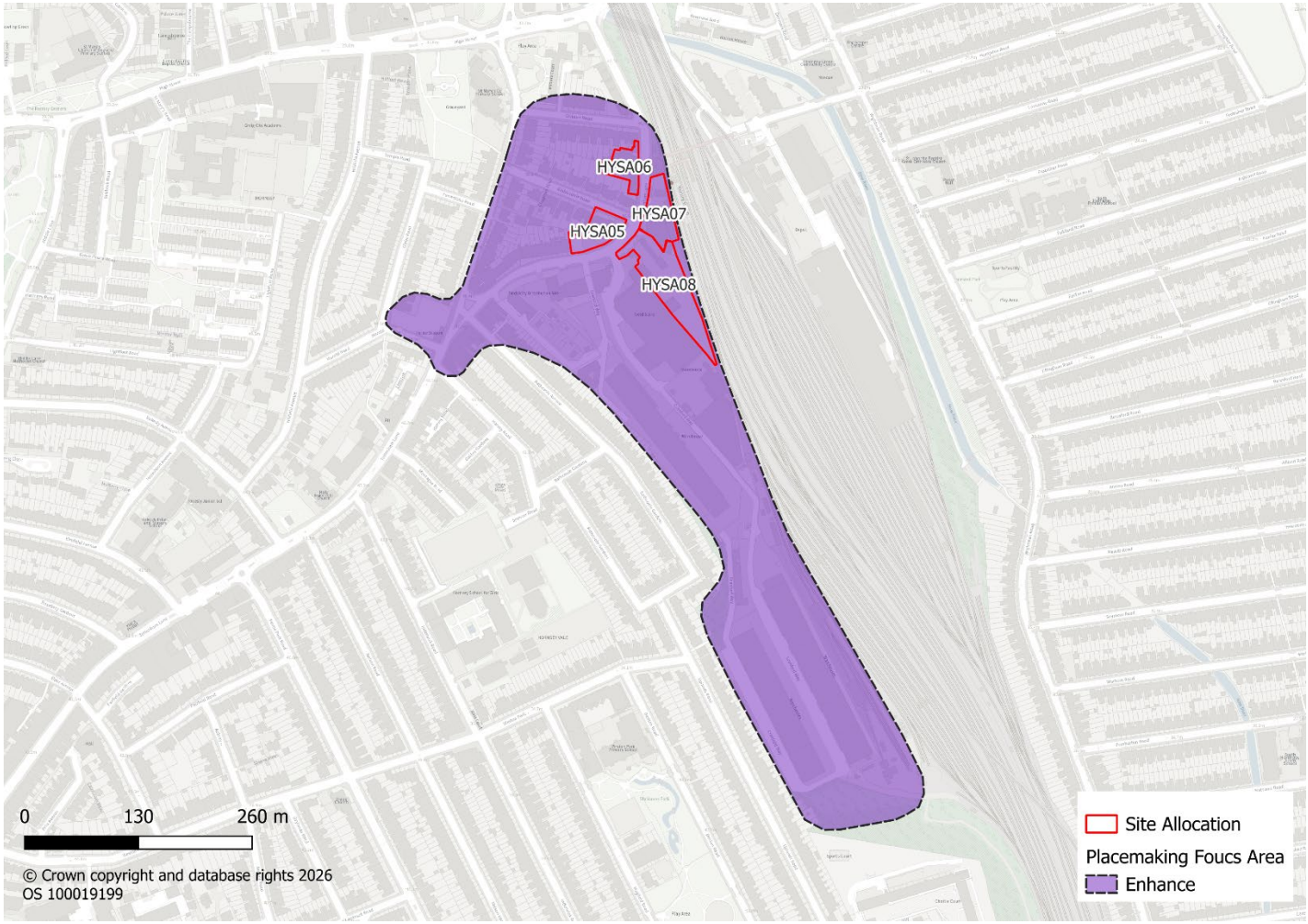
(1) Cross Lane is narrow and does not include footways to both sides of it along its whole length. Parking should be provided in a basement.

(2) A dedicated loading bay for daily deliveries is required

F. Environment and Sustainability

(1) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY PFA3: Tottenham Lane and Cranford Way



Tables and Figures 14. Map of Placemaking Focus Area XXX

Strategy

13.28 Tottenham Lane will be enhanced through the delivery of a more welcoming gateway and public realm in the vicinity of Hornsey Station, with an improved cycling and pedestrian environment including a new cycle track or lane on Tottenham Lane.

13.29 The commercial potential in the vicinity of Hornsey station will be maximised, and the heritage of notable buildings including the former Lotus car factory and showroom will be conserved and celebrated.

13.30 The strong business identity of the Cranford Way Locally Significant Industrial Site will be enhanced through redevelopment and intensification of employment uses with improved connections between the estate and surrounding areas. Opportunities for rail freight utilisation will be explored.

13.31 This strategy will be implemented through adherence to Policy HYN1, the site allocations outlined below, and the following initiatives:

- Provision of a new and enhanced entrance and public realm to Hornsey Station with a public plaza or square
- Improved connectivity and accessibility through the station, and enhancements to the station overpass and ticketing areas
- Improved public realm at the junction of Church Lane and Tottenham Lane, rationalising the fragmented traffic islands and providing more generous pavements to the shopping parade
- Provision of enhanced commercial frontages on Tottenham Lane
- Maximising and supporting opportunities to intensify and expand business premises on the Cranford Way Locally Significant Industrial Site
- Mixed-use development of the Hornsey Goods Yard involving co-location of employment uses and residential uses including retention, alteration and community re-use of the locally listed Former Lotus Motor Racing Car Factory,
- Improvement of the entrance into Cranford Way Locally Significant Industrial Site to better balance vehicular movements associated with employment activities and the need to secure improved pedestrian and cycle connectivity through the area.

Site Allocations

HY SA05: YMCA 50 Tottenham Lane



Tables and Figures 15. Xxx

Site Information	Details
Address	YMCA, 50 Tottenham Lane, N8 7EE and adjacent land
Area [ha]	0.15
PTAL	4
Planning designations and constraints	PFA Enhance Area Adjacent to Locally Listed Buildings Adjacent to Locally Significant Industrial Site (LSIS) Critical Drainage Area Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer
Relevant permissions	None
Indicative capacities	25 homes (net) plus 200 sqm (net) community/commercial uses
Phasing	2028-2032
Ownership	Public

Tables and Figures 16. Xxx

A. Proposal

(1) Redevelopment of site for mixed-use with new homes plus replacement community uses.

A. Masterplanning, engagement and delivery

(1) Engagement with the YMCA will be necessary to establish the need to re-provide the existing community uses on site or elsewhere within the borough.

B. Land uses and activities

(1) Existing land use: community (YMCA community facility)

(2) Acceptable land uses: residential, community

C. Built form, character and heritage

(1) It is acceptable to build up to the gable end of terrace houses at 54 Tottenham Lane.

(2) Heights should be limited to 2 storeys adjacent to 54 Tottenham Lane and Ribblesdale Road

(3) The tallest element of the scheme should be towards the centre of the site.

(4) The development should respect and respond to the form of development on Ribblesdale Road

D. Movement and Public Realm

(1) Active frontages should be provided onto Tottenham Lane on the site's northeastern edge

(2) The public realm fronting Tottenham Lane should be improved having regard to the key location of the site in relation to Hornsey Station.

E. Environment and Sustainability

(1) Existing mature trees should be retained

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY SA06: 40-46C Tottenham Lane (former Post Office sorting station and adjacent sites)



Tables and Figures 17. Xxx

Site Information	Details
Address	40-46c Tottenham Lane
Area [ha]	0.12ha
PTAL	4
Planning designations and constraints	PFA Enhance Area Adjacent to Locally Listed Buildings Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	None
Indicative capacities	20 homes (net) 150sqm (gross) light industrial/workspace/community
Phasing	2033-37
Ownership	Private

Tables and Figures 18. Xxx

A. Proposal

(1) There is the opportunity to redevelop this collection of sites to provide a greater quantum of commercial and residential floorspace and a more coherent street frontage reflecting the importance of this gateway site to Hornsey given its prominent location opposite the railway station exit.

B. Masterplanning, engagement and delivery

(1) The site is in multiple land ownerships. A masterplan is not required but since if parcels of the site come forward individually it must be demonstrated how development can occur without compromising co-ordinated development across the site as a whole.

C. Land uses and activities

(1) Existing land uses: commercial, light industrial including former Hornsey post office sorting station,

(2) Acceptable land uses: residential, light industrial, workspace, community

D. Built form, character and heritage

(1) Consideration should be given to retention of the former post office sorting frontage at 44 Tottenham Lane

(2) Heights of up to 3 storeys would be appropriate fronting Tottenham Lane stepping down to 2 storeys adjacent to neighbouring gardens

(3) A Mews style development would be appropriate, including 1-2 storey town houses to the rear of the site

(4) Active uses will be required on ground floor frontages facing Tottenham Lane to re-provide and/or replace the existing uses of this nature and create a welcoming frontage opposite Hornsey train station.

E. Movement and Public Realm

(1) Clear, welcoming and accessible pedestrian access should be provided to the site which could include lanes if mews style development is provided

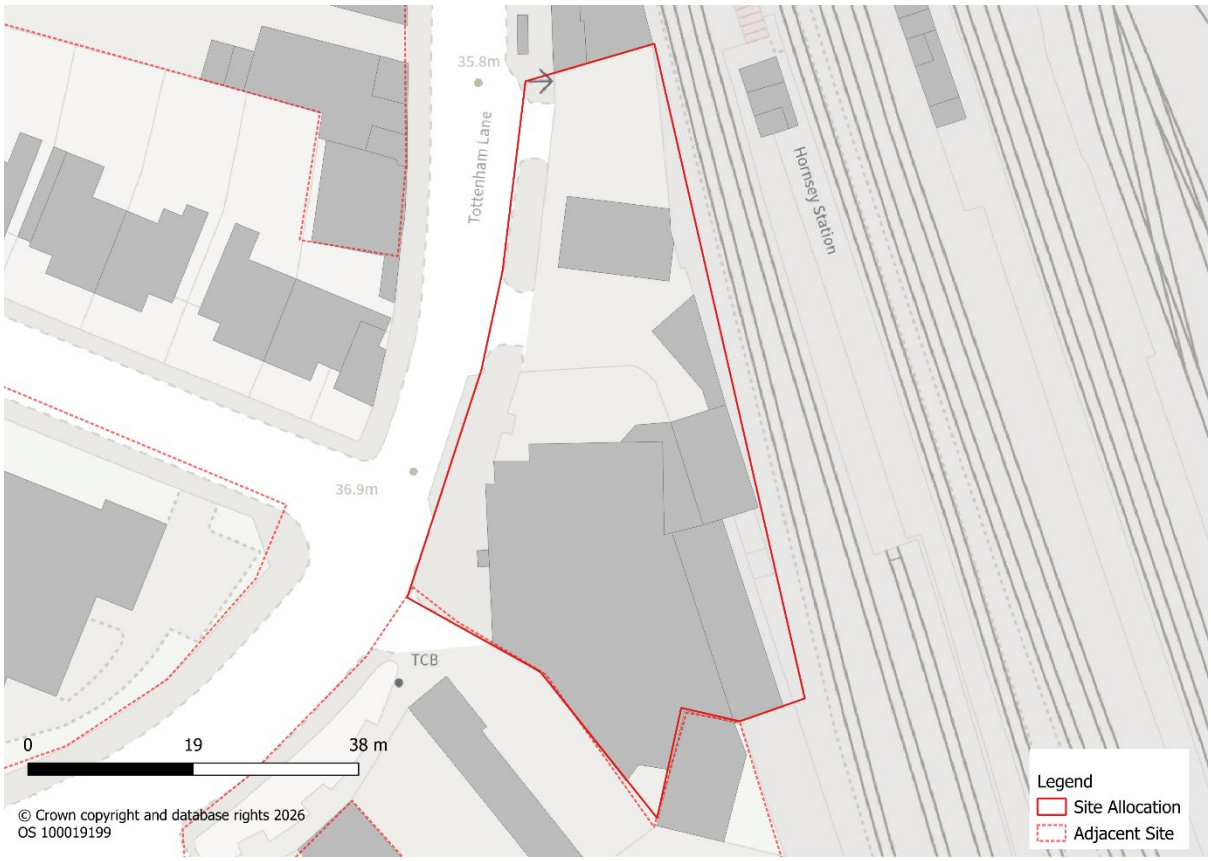
F. Environment and Sustainability

(1) Opportunities should be taken to provide greening along the Tottenham Lane frontage.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY SA07: Hornsey Station Square



Tables and Figures 19. Xxx

Site Information	Details
Address	3-5c Tottenham Lane
Area [ha]	0.2
PTAL	4
Planning designations and constraints	PFA Enhance Area Partially in a Locally Significant Industrial Site (LSIS) Adjacent to an Ecological Corridor Locally Listed Buildings Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Partially within Critical Drainage Area
Relevant permissions	None
Indicative capacities	40 homes (net) 300sqm (gross) commercial, business, service uses
Phasing	2033-2037
Ownership	Private

Tables and Figures 20. Xxx

A. Proposal

(1) Comprehensive redevelopment of these adjacent sites for a mixed-use scheme including residential, commercial or workspace floorspace to create a new welcoming gateway into Hornsey, with a new public plaza and station entrance.

B. Masterplanning, engagement and delivery

(1) The site is in multiple land ownerships. A masterplan is not required but if parcels of the site come forward individually it must be demonstrated how each parcel can be developed without compromising co-ordinated development across the site as a whole.

(2) Proposals should be informed by engagement with adjacent sites in the Cranford Way Locally Significant Industrial Site to ensure their operations are not impacted by new uses.

(3) Liaison with Network Rail will be required due to the station and railway next to the site.

C. Land uses and activities

(1) Existing land uses: light industrial (car MOT and sales centre), restaurant

(2) Acceptable land uses are: residential, light industrial, commercial, business and service

(3) The garages to number 5 Tottenham Lane are in the Cranford Way Locally Significant Industrial Site and so an equivalent quantum of replacement employment floorspace will be required.

D. Built form, character and heritage

(1) Whilst number 5 Tottenham Lane is locally listed, its current condition is considered to no longer warrant inclusion on the list, and so the building does not need to be retained.

(2) Consideration must be given to ensure residential uses are subject to appropriate amenity taking account of the proximity of the Cranford Way Locally Significant Industrial Site and the railway

(3) Active uses will be sought on the Tottenham Lane frontage.

(4) The design should acknowledge the strong axial view of the site down Ribblesdale Road

E. Movement and Public Realm

(1) A gateway piece of public realm adjacent to the station entrance should be incorporated into the scheme

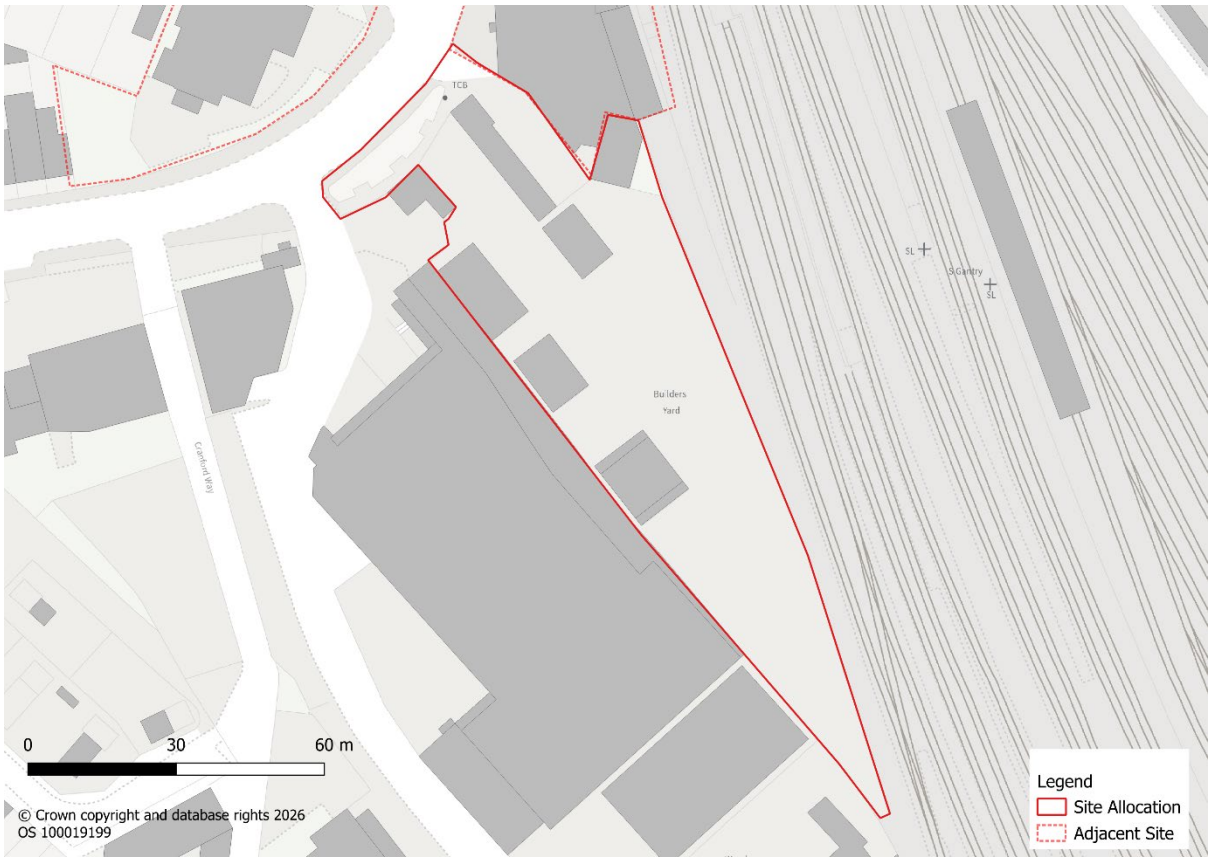
(2) Enhancements will be supported to the station entrance to improve capacity and access

F. Environment and Sustainability

(1) A significant tree lies within the grounds of 5 Tottenham Lane and is subject to a TPO. This tree must be retained.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

HY SA08: The Lotus Site



Tables and Figures 21. Xxx

Site Information	Details
Address	Hornsey Goods Yard, 7-11 Tottenham Lane, N8 9DJ
Area [ha]	0.49
PTAL	2-3
Planning designations and constraints	PFA Enhance Area Locally Significant Industrial Site (LSIS) Locally Listed Buildings Adjacent to Designated Open Space Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Partially within a Critical Drainage Area
Relevant permissions	None
Indicative capacities	1950 sqm (gross) storage and distribution plus new residential uses on upper floors
Phasing	2028-2032
Ownership	Private

Tables and Figures 22. Xxx

A. Proposal

(1) The Council will support co-location of employment and residential uses on this site provided that a net increase in employment floorspace is delivered with priority given to storage and distribution uses and provided that the introduction and integration of residential uses does not inhibit the employment uses re-provided on the site or compromise the effective and continued operations of businesses in the wider Cranford Way Locally Significant Industrial Site having regard to the Agent of Change principle.

B. Masterplanning, engagement and delivery

(1) Development proposals must be supported by a masterplan, prepared in accordance with Policy D8 Spatial Frameworks and Masterplans.

(2) Engagement is required with other landowners/operators in the Cranford Way Locally Significant Industrial Site to ensure their operations are not impacted by new uses

(3) Liaison with Network Rail will be required due to the station and railway next to the site.

C. Land uses and activities

(1) Existing land uses: storage and distribution

(2) Acceptable land uses: industrial, office/workspace, residential, community

(3) Development must deliver a net increase in employment floorspace with priority given to storage and distribution uses in accordance with evidenced local needs in the Haringey Employment Land Study (2026).

(4) Residential uses are acceptable on upper floors but must not inhibit the employment uses re-provided on the site or compromise the effective and continued operations of businesses in the wider Cranford Way Locally Significant Industrial Site having regard to the Agent of Change principle.

(5) Purpose Built Student Accommodation may be appropriate on the site as an alternative to conventional residential if it can be demonstrated this use is more appropriate for co-location with proposed employment uses having regard to the design requirements of both uses.

D. Built form, character and heritage

(1) The locally listed former Lotus factory should be retained and enhanced and future active use secured with preference for community uses

(2) Mid-rise buildings are appropriate on the site. Taller parts of the scheme should be located adjacent to the railway line

E. Movement and Public Realm

(1) Separate, clearly defined vehicular access arrangements should be made for employment and residential uses

(2) Safe, attractive access should be provided into the site for pedestrians and cyclists

(3) An improved public realm should be delivered around the site and along Tottenham Lane to enhance the quality of the overall environment

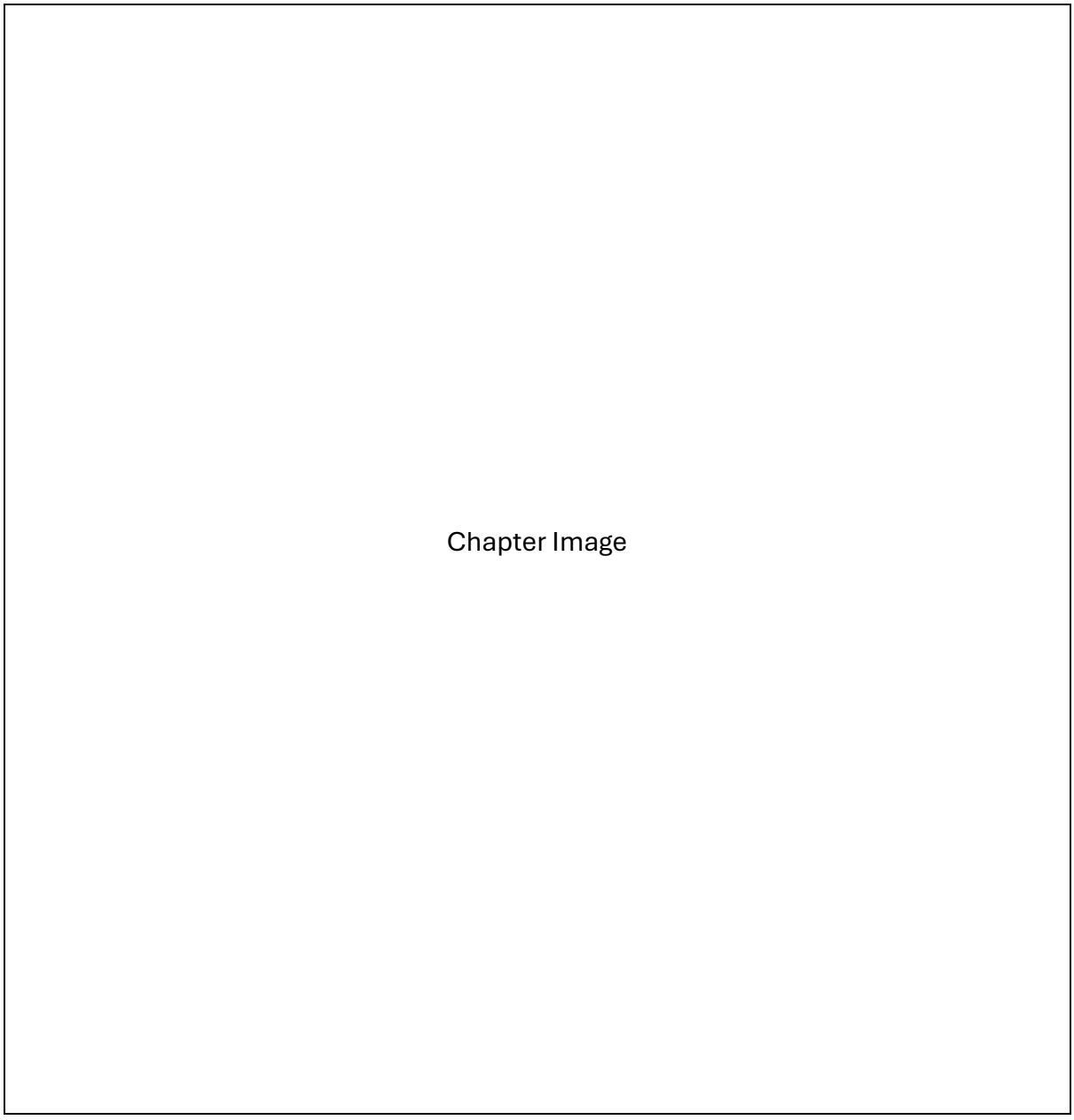
(4) There should be a safe and convenient servicing for all uses

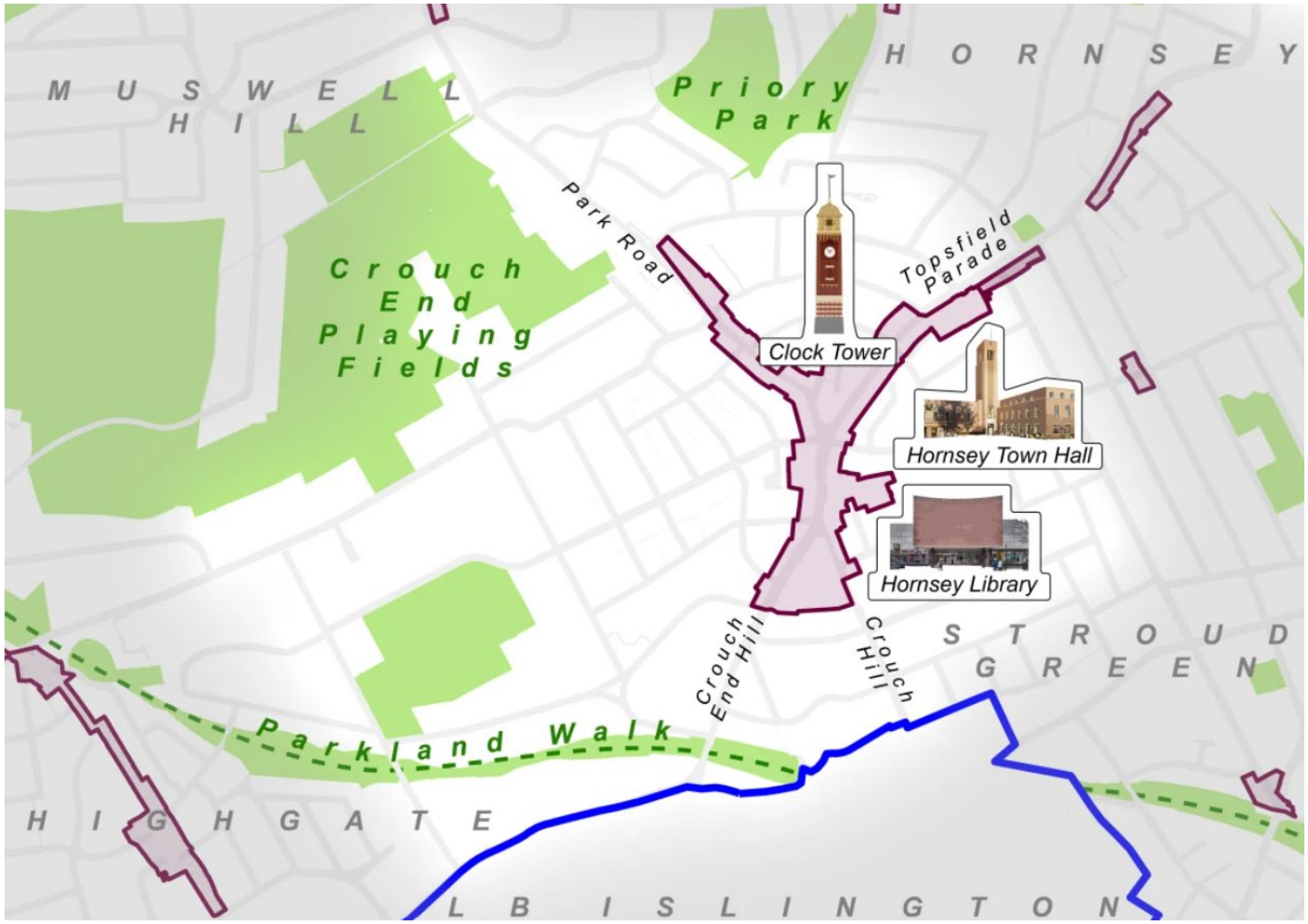
F. Environment and Sustainability

(1) The scheme should deliver significant greening and environmental gain having regard to the low level of existing green infrastructure on the site.

(2) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

CHAPTER 14: CROUCH END NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

14.1 Situated in the west of Haringey, Crouch End is a distinct neighbourhood sited between Highgate, Muswell Hill, Hornsey, and Stroud Green. It lies within a valley encircled by steep hills, sometimes referred to as the 'northern heights'. The neighbourhood is bounded to the south by the borough of Islington.

History

14.2 Crouch End's earliest settlements formed around the convergence of old medieval trading routes. Today, these old medieval roads remain at the heart of the neighbourhood, forming a north-south spine of high streets which together form Crouch End District Centre (Tottenham Lane, Crouch Hill, Crouch End Hill and Park Road).

14.3 Originally part of the Bishop of London's estate, Crouch End remained predominantly rural until the late 19th century when industrialisation drove rapid urbanisation of the neighbourhood.

14.4 The arrival of the railways in the late 1860s heralded the arrival of new development aimed at the burgeoning middle classes who could then easily commute into the city. New tree-lined streets such as Elder Avenue were laid out, replacing the old country estates. This network of streets still characterises the area today and includes Crouch End's principal shopping parades: the Broadway Parade, Topsfield Parade and other smaller terraces of shops with houses above.

14.5 In the past 25 years, the availability of large, characterful Victorian homes in a leafy 'urban village' environment has attracted many young families from inner London.

Economy & Town Centres

14.6 At the heart of the neighbourhood is Crouch End District Centre which converges at The Broadway, home to a richly detailed Edwardian shopping parade and a distinctive Clock Tower. The centre is renowned for its café culture, restaurants and independent shops which are a defining characteristic of the overall neighbourhood. However, over the past decade there has been a decline in the retail offer meaning that the centre is less able to serve local people's day-to-day needs. The town centre would benefit from public realm improvements such as pavement widening and street trees to support on-street eating and drinking and improve the pedestrian experience, making it a more appealing place to dwell and leading to better trade and retention rates for local businesses.

Connectivity

14.7 Crouch End is linked to nearby town centres via the A103 and A120. The neighbourhood does not have an underground station and therefore residents rely on buses as the primary mode of public transport.

14.8 Crouch End experiences a lot of through-traffic and linked congestion and air pollution have a negative impact on the area.

Landmarks, culture and heritage

14.9 Crouch End contains a host of landmarks from the clock tower on The Broadway, to Hornsey Library and the Grade II* listed Hornsey Town Hall which has recently been restored as part of a landmark development that also includes an arts, culture and community centre and hotel, together with an improved public square and a new collection of apartments.

14.10 Crouch End has long been associated with the creative arts and was the location of the acclaimed Hornsey School of Art in the 1880s, with the area home to many musicians and studios. Cultural life is represented today by in its galleries, independent theatres such as The ArtHouse, and live music venues and is sustained by the annual Crouch End Open Studios and the Crouch End Festival, as well as by events held at Hornsey Vale Community Centre, Hornsey Library and the Crouch End Picturehouse.

Green and Blue Infrastructure

14.11 While the west of the borough benefits from many large open spaces, none of these are within Crouch End neighbourhood itself. At the fringes of the neighbourhood are Crouch End playing fields which adjoins Highgate Wood to the north-west, and the Parkland Walk skirting the southern boundary of the neighbourhood to the south. Green space is also lacking within Crouch End District Centre. The neighbourhood has a leafy character but it is important that future development provides additional biodiverse greening and trees.

Crouch End Vision

Crouch End in 2043 will have enhanced its identity as a thriving neighbourhood with a unique character, creativity and community spirit.

New development will have been shaped by local communities, businesses and cultural stakeholders, including the Crouch End Neighbourhood Forum.

Crouch End District Centre will have been enhanced as a place where everyone can belong, connect and thrive and enjoy all that it offers.

The cultural uses centred around Hornsey Town Hall, Park Chapel and the Crouch End arts cinema will have been protected and promoted as a hub for cultural production, performance, creative enterprise and community arts.

Traditional shop fronts will have been restored along the Broadway, and new development in the town centre will provide continuous high-quality active frontages, further supporting the vibrancy and character of the centre while conserving and enhancing the significance of the Crouch End Conservation Area.

A network of high-quality public realm will have been delivered in the neighbourhood that creates greener, safer and more accessible streets and public spaces. This will have included:

- Improved walking and cycling connections, including provision of a new cycle route through the District Centre
- Pocket parks, street greening and sustainable urban drainage to enhance biodiversity and climate resilience.
- Reimagining of existing public spaces, including the Broadway, the Clock Tower Square and a new public space delivered on the former telephone exchange site as inclusive places for gathering, performance and play.
- Maximisation of meanwhile use opportunities to support the creative community and activate unused and underutilised spaces.

Policy CEN1: Crouch End Neighbourhood

A. The Council will support development proposals which contribute to the Crouch End Vision.

B. The neighbourhood will deliver at least 250 new homes (net) over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Crouch End Town Centre
Park Road

Tables and Figures 2. xxxxxxxx

C. Crouch End's rich built heritage should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) conserve and enhance the established positive character of its historic streets;

(2) restore, enhance and unify traditional shop fronts along Broadway Parade, Topsfield Parade, Tottenham Lane and Park Lane.

D. New developments should enhance the vitality and vibrancy of Crouch End District Centre. To achieve this, proposals should:

(1) promote and protect the cultural uses which make it a hub for cultural production, performance, creative enterprise and community arts;

(2) provide town centre uses which contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community;

(3) deliver an improved public realm which is greener, safer and more accessible.

E. Ground floor conversions from commercial to residential use in Crouch End District Centre will be resisted.

F. Development proposals should contribute to a greener neighbourhood which is more climate resilient, including through providing street trees, soft landscaping, sustainable urban drainage systems and integrating biodiversity improvements.

G. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) safer pedestrian and cyclist movement through the District Centre;

(2) continuous and direct walking routes connecting the neighbourhood's cultural and other assets, including through creating a new pedestrian access between Crouch Hill and Crouch End Hill as part of the redevelopment of the former telephone exchange site; and

(3) interventions to improve the pedestrian experience and support on-street eating and dining.

Supporting Text

Placemaking strategy

14.12 Crouch End's communities have a strong desire to create a more connected and pedestrian-friendly town centre to support the needs of local businesses and the local creative community. Crouch End has fewer public green spaces than neighbouring areas in the west of Haringey, therefore greening the town centre to support climate resilience is a strategic priority for the neighbourhood.

Built heritage

14.13 Crouch End's built heritage is shaped by its unique location and fine examples of late-Victorian/early Edwardian architecture. The conservation of historic road layouts together with a high standard of materials and craftsmanship has resulted in an architecturally rich neighbourhood, characterised by suburban terraced homes and shopping parades with an unusually strong degree of historic continuity.

14.14 The area's distinctive townscape is also influenced by Crouch End's unique local topography. The neighbourhood sits within a shallow bowl between two opposing ridges of high ground. Long streets follow the contour lines of the land and these contrast with streets running straight down the hill, producing a varied street scene combined, in some locations, with longer distance views which all contribute to a sense of place and enjoyment of the public realm.

Crouch End District Centre

14.15 Crouch End District Centre is a successful town centre renowned for its café culture, restaurants and independent shops. The cultural uses in the centre contribute to making Crouch End a vibrant and distinctive community with a strong cultural identity, independent spirit and a thriving creative economy. It is important that the area's existing cultural assets are supported, protected and enhanced, while encouraging the future development of new cultural infrastructure, creative industries and opportunities for community participation in the arts.

14.16 Culture will play a key role in supporting inclusive economic growth, local identity and community wellbeing in Crouch End. Key cultural assets in Crouch End include:

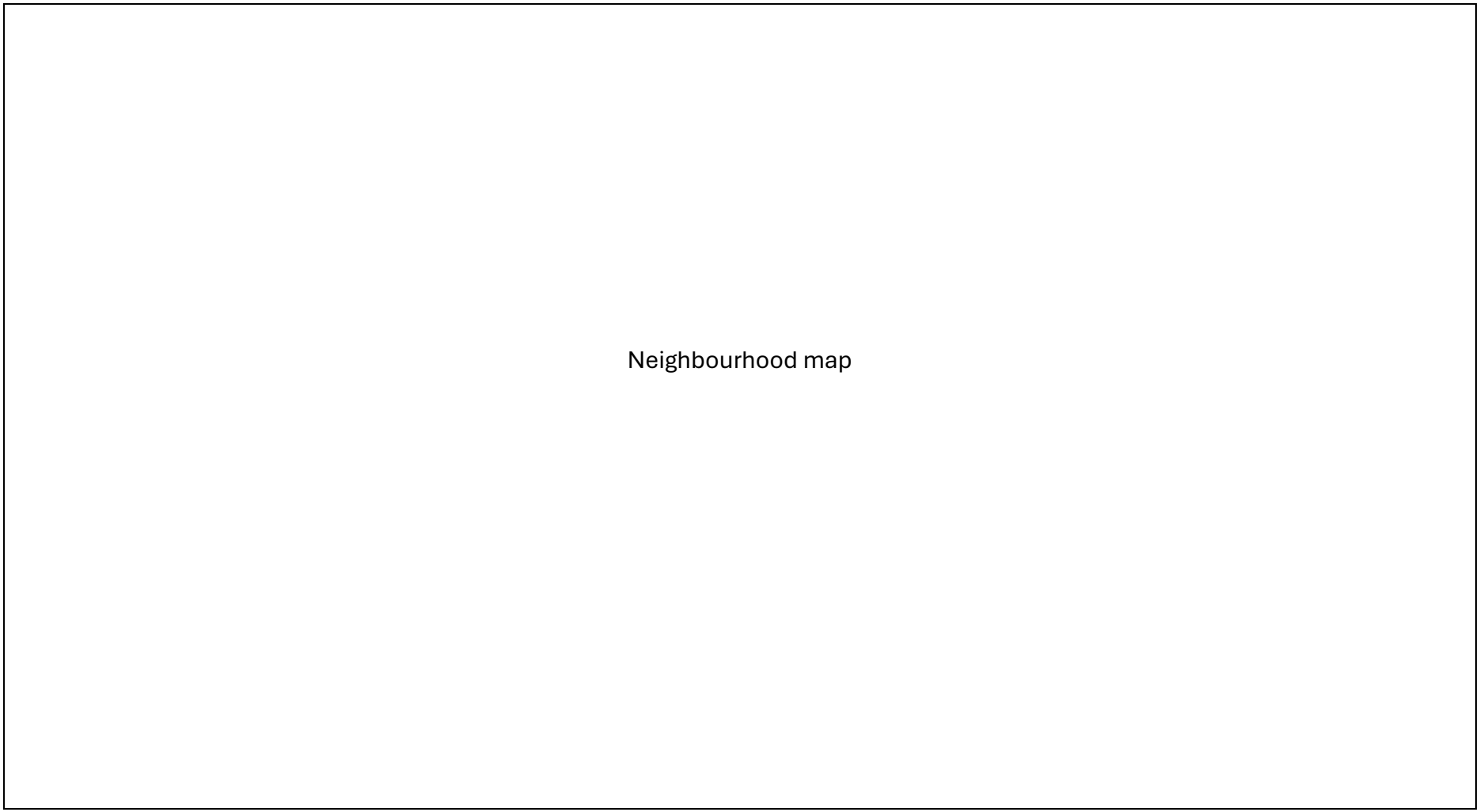
- Hornsey Town Hall Arts Centre: A grade II* listed building accommodating performance spaces, creative studios, co-working facilities and a boutique hotel.
- Hornsey Library
- ArtHouse Cinema: An independent cinema and cultural venue offering screenings, live events and a platform for local artists and filmmakers. The venue also supports local community groups in its café and by allowing use of their meeting rooms.
- Kings Head Pub: One of London's oldest comedy venues, known for supporting emerging and established comedic talent.
- Crouch End Festival: A popular annual event celebrating local arts, music, theatre and food, drawing visitors from across London and beyond.
- Local creative workspaces and studios: Crouch End is home to a concentration of independent artists, designers and creative practitioners, supported by local studios and shared workspaces including at Hornsey Town Hall.
- Music heritage: The area has strong connections to music production and performance, with links to notable musicians, recording studios at the Church Studios on Crouch Hill, and a thriving grass roots music scene.

14.17 Development with the District Centre provides an opportunity to further strengthen its offer, attractiveness and appeal. New town centre uses should contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community. Commercial uses in the town centre are an important source of local employment and they also contribute positively to the character of the Crouch End Conservation Area. As such, proposals to convert commercial premises in the town centre into residential use will typically be resisted.

Public realm, greening and connectivity

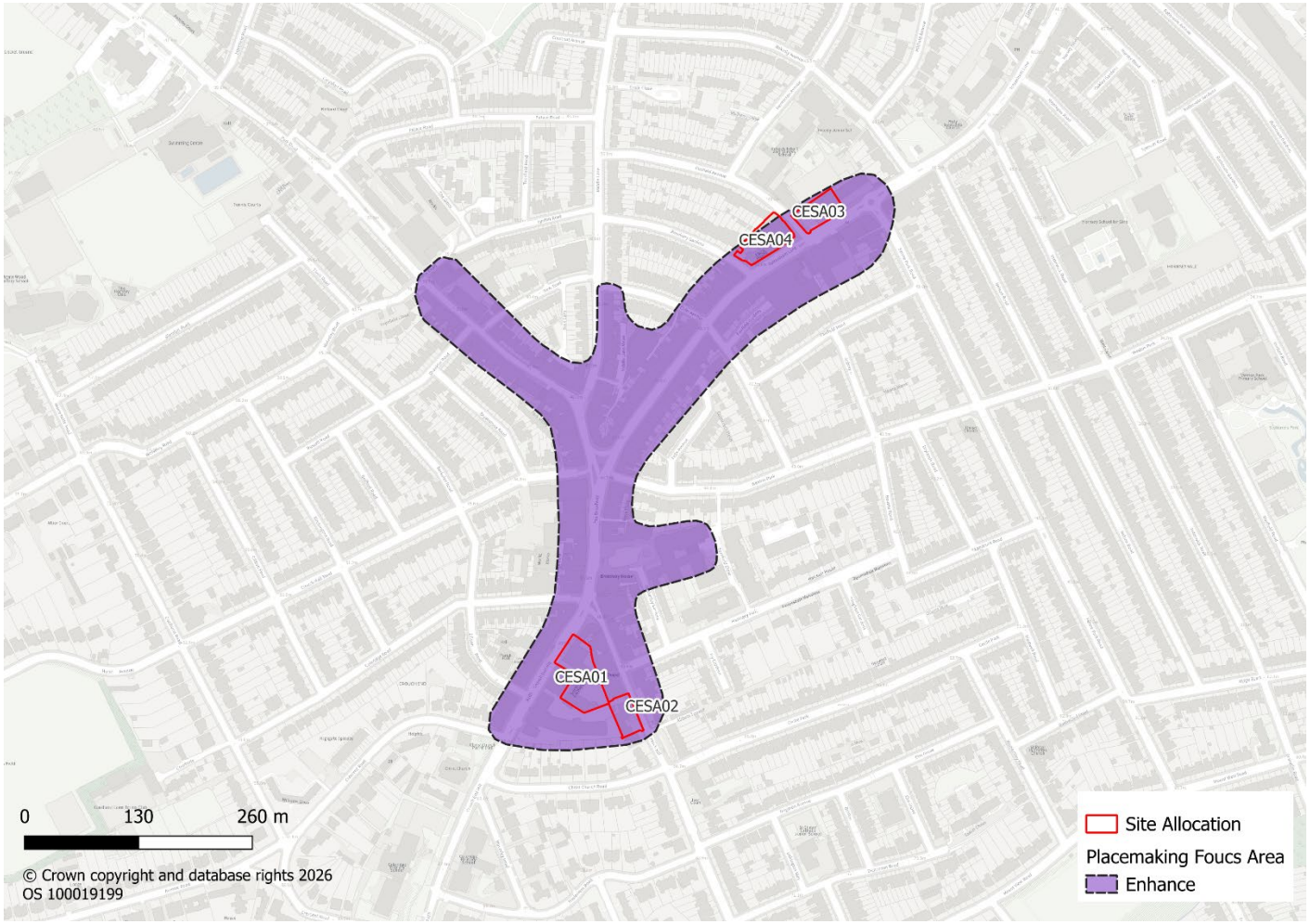
14.18 There is also a need for development to contribute to a local environment which is greener, safer and more accessible and connected. The neighbourhood and town centre is car-dominated and improvements are needed to make walking, cycling and wheeling a first choice for all. The neighbourhood is lacking in publicly accessible green space and, like many urban neighbourhoods, it faces increasing risks from the impacts of extreme weather events caused by climate change. Opportunities to integrate nature-based solutions including tree planting, soft landscaping, sustainable drainage systems will be prioritised along key routes including the Broadway, Tottenham Lane and Crouch Hill. New and enhanced public space should also maximise opportunities to integrate biodiversity and climate resilience measures, providing comfortable, healthy and attractive places to be outside during hot weather.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

CE PFA1: Crouch End Town Centre



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

14.19 Crouch End town centre will be enhanced through creating a greener, inclusive and connected public realm, supporting climate resilience and prioritising people over vehicles. Key cultural assets will be better supported by a pedestrian-friendly public realm with new infrastructure that supports an expanded programme of cultural events in the neighbourhood, strengthening Crouch End's identity as a place to belong, connect and thrive.

14.20 A conservation-led placemaking approach will be taken, conserving and enhancing the character of the Conservation Area and improving access to and enjoyment of historic landmarks, community assets and heritage assets including the Crouch End Clock Tower, Park Chapel and Hornsey Town Hall.

14.21 Enhanced community facilities will be provided to support ongoing arts and cultural activities in the neighbourhood, working closely with the Crouch End Neighbourhood Forum, Hornsey Town Hall and other key stakeholders to identify and meet local needs.

14.22 This strategy will be implemented through adherence to Policy CEN1, the site allocations outlined below, and the following initiatives:

- Exploring the opportunity to deliver improved public realm around the Clock Tower and accentuate it as an important local landmark;
- Restoring the unity and character of traditional shop fronts along Tottenham Lane and the Broadway, creating new traditional shop frontages where these have been removed, including at 126-146 and 147-153 Crouch Hill;
- Enhancing the locally listed Park Chapel through the sensitive design of new mixed-use development on the adjacent site allocation, including through the creation of a new public space;
- Enhancing local identity through new public art in collaboration with community stakeholders on the former telephone exchange site;
- Providing continuous active frontages to all new public squares and pedestrian routes, including on the former telephone exchange site;
- Working strategically and collaboratively with key stakeholders, including the Crouch End Neighbourhood Forum and Hornsey Town Hall, to conserve and enhance the character of the Crouch End Conservation Area while ensuring that future planned public space meets the needs of local people, businesses and cultural institutions;
- Taking steps to reduce air pollution. The PFA is within an Air Quality Hotspot.

- Supporting the creation of a designated cycle route through the District Centre, as set out in the Haringey Walking and Cycling Action Plan, to be designed with respect to wider pedestrian and town centre enhancement proposals.

Site Allocations

CE SA01: Crouch End Former Telephone Exchange



Tables and Figures 5. Xxx

Site Information	Details
Address	Crouch End Telephone Exchange, Crouch End Hill, London N8 8DH
Area [ha]	0.3 ha
PTAL	3
Planning designations and constraints	PFA Enhance Area District Centres Partially in an Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Locally Listed Buildings Critical Drainage Area
Relevant permissions	HGY/2004/0649
Indicative capacities	40 homes (net) 500 sqm (gross) commercial, business & service
Phasing	2033-2037
Ownership	Private

Tables and Figures 6. Xxx

A. Proposal

(1) Redevelopment of former telephone exchange site, providing new traditional shop frontage with town centre uses along Crouch End Hill with residential above and to the rear of the site and new, biodiverse and green public space to the south-east corner of the site with new public access from Crouch End Hill adjacent to The Railway Tavern and along the northern boundary of the adjacent site allocation at 139-143 Crouch Hill, connecting through to Crouch Hill.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Development should demonstrate early engagement with adjacent landowners and building users at 139-143 Crouch Hill, Railway Tavern pub and Park Chapel recording studios (Locally Listed) and with shop owners at 3-5 Crouch End Hill as the new shopping parade will adjoin their existing property.

(3) Servicing and waste collection for new commercial units must be well-considered and coordinated with neighbours.

C. Land uses and activities

(1) Existing land use: former telephone exchange

(2) Acceptable land uses: residential, town centre, community, culture, workspace

(3) Residential uses should be provided on upper floors only with non-residential uses located at ground floor

D. Built form, character and heritage

(1) Proposals must conserve, and where possible enhance, the character of the Crouch End Conservation Area and its setting.

(2) The site is adjacent to Park Chapel, a Locally Listed Building which is now used as a recording studio together with other community uses. Proposals should enhance the setting of this heritage asset.

(3) The site lies within an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

E. Movement and Public Realm

(1) Development proposals should:

i. Provide a new green public space to the south-east corner of the site at the rear of Park Chapel;
ii. Create a new pedestrian public access through the site, from Crouch End Hill through to the new green public space at the rear of Park Chapel, connecting through to Crouch Hill along the northern boundary of the adjacent site allocation at 139-143 Crouch Hill; and
iii. Provide continuous active frontages with town centre uses along all routes connecting the new public space with Crouch End Hill and Crouch Hill at ground floor.

F. Environment and Sustainability

(1) Development should incorporate urban greening, sustainable drainage measures and biodiversity enhancements.

CE SA02: 139-143 Crouch Hill



Tables and Figures 7. Xxx

Site Information	Details
Address	139-143 Crouch Hill
Area [ha]	0.11ha
PTAL	3
Planning designations and constraints	PFA Enhance Area District Centre Conservation Area Adjacent to Locally Listed Buildings Critical Drainage Area
Relevant permissions	None
Indicative capacities	10 homes (net) 200 sqm (gross) commercial, business and service
Phasing	2033-2037
Ownership	Private

Tables and Figures 8. Xxx

A. Proposal

(1) Repair street frontage along Crouch Hill by removing vehicular forecourt and providing continuous traditional shop frontage with town centre uses along Crouch Hill at ground floor level with residential above. Create new public access along northern site boundary, providing access to new public space in adjacent site allocation at the former telephone exchange site, to the rear of Park Chapel.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site, however proposals should demonstrate proactive engagement with neighbouring landowners and building users at Park Chapel and landowners at adjacent site allocation CESA01 (former telephone exchange site) to ensure coordination of access to new public space via new pedestrian route at northern boundary.

C. Land uses and activities

(1) Existing land uses: retail, town centre, commercial, car parking, residential

(2) Acceptable land uses: residential, town centre, community, culture, workspace

(3) Residential uses should be provided on upper floors only with non-residential uses located at ground floor

D. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Crouch End Conservation Area and its setting.

(2) The site is adjacent to Park Chapel, a Locally Listed Building. Proposals should enhance the setting of this heritage asset.

E. Movement and public realm

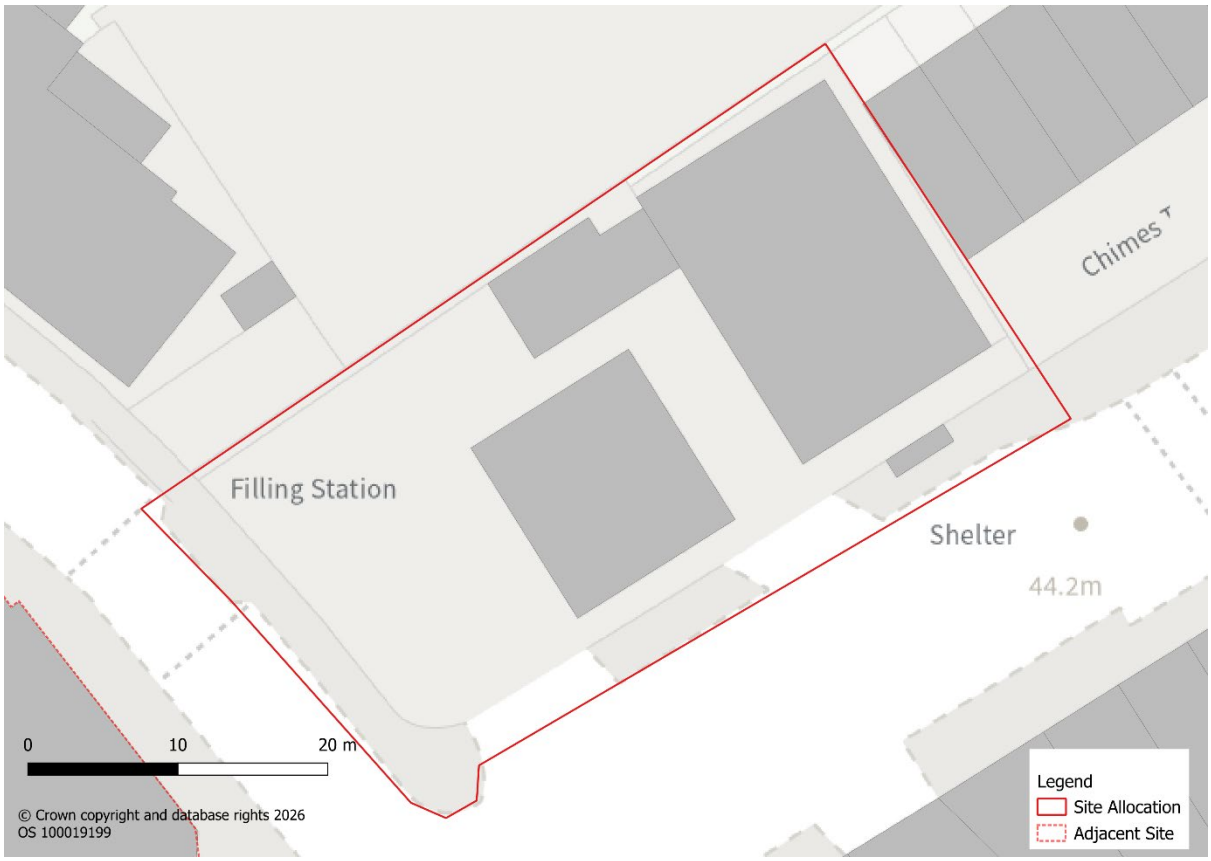
(1) Development proposals should provide new public pedestrian route along northern site boundary.

(2) Active frontages with town centre uses should run along all routes connecting the new public space with Crouch Hill at ground floor.

F. Environment and sustainability

(1) Development proposals should provide shared green private amenity space for residential development on upper floors, along the western site boundary.

CE SA03: 156 Tottenham Lane



Tables and Figures 9. Xxx

Site Information	Details
Address	156 Tottenham Lane, London N8 8BE
Area [ha]	0.15 ha
PTAL	3
Planning designations and constraints	PFA Enhance Area Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area
Relevant permissions	None
Indicative capacities	30 homes (net) 250 sqm (gross) commercial, business and service
Phasing	2038-2042
Ownership	Private

Tables and Figures 10. Xxx

A. Proposal

(1) Redevelopment of petrol station, decontamination of the site and replacement with a mixed-use development with town centre and community/arts uses at ground floor, providing continuous active frontage along Tottenham Lane.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site, however proposals should demonstrate proactive engagement with neighbouring Rokesly Infant and Nursery School.

C. Land uses and activities

(1) Existing land use: petrol station

(2) Acceptable land uses: residential on upper floors, town centre, community

D. Built form, character and heritage

(1) The existing petrol station detracts from the character of Crouch End. Conservation Area and contributes to congestion on the heavily trafficked Tottenham Lane.

(2) Development proposals must conserve, and where possible enhance, the character of the Crouch End Conservation Area and its setting.

E. Movement and public realm

(1) Development proposals must contribute to pavement and pedestrian improvement works along Tottenham Lane including renewing pavement damaged by heavy vehicular use associated with the petrol station.

(2) Continuous active frontages should be provided along Tottenham Lane.

F. Environment and sustainability

(1) Development proposals should provide shared private amenity space for residential development on upper floors.

CE SA04: YMCA Crouch End



Tables and Figures 11. Xxx

Site Information	Details
Address	YMCA Crouch End, 184 Tottenham Lane, London N8 8SG
Area [ha]	
PTAL	3
Planning designations and constraints	PFA Enhance Area Adjacent to a District Centre Adjacent to a Conservation Area Adjacent to Listed Buildings – Grade II Critical Drainage Area
Relevant permissions	None
Indicative capacities	174 hostel bedspaces, ancillary community and support facilities
Phasing	2027-2031
Ownership	Private

Tables and Figures 12. Xxx

A. Proposal

(1) Comprehensive redevelopment of the existing YMCA site to provide a modern hostel and supported accommodation facility for young people experiencing homelessness. Development will replace outdated accommodation with improved, fit-for-purpose facilities, including enhanced communal spaces, independent living accommodation, staff facilities and high-quality landscaped amenity space.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Development proposals should demonstrate that redevelopment represents the optimum approach when compared to retrofit and refurbishment of the existing buildings.

C. Land uses and activities

(1) Existing land uses: YMCA hostel accommodation, fitness centre

(2) Acceptable land uses: reprovision and enhanced YMCA hostel accommodation

D. Built form, character and heritage

(1) Development should conserve and enhance the setting of nearby heritage assets, including the Crouch End Conservation Area, the Grade II* Listed Queens Public House and the Grade II Listed Church of Holy Innocents.

(2) The principal frontage on Tottenham Lane should provide a strong architectural presence and active street frontage.

(3) Heights of approximately 4 to 7 storeys are appropriate on this site where delivered with exceptional design quality and where heritage, townscape and amenity impacts are demonstrated to be acceptable.

(4) Building heights should step down appropriately towards neighbouring residential streets and gardens.

(5) Materials and architectural detailing should be of a high quality and reinforce the site's role as a landmark building at the entrance to Crouch End.

E. Movement and public realm

(1) Development should enhance the public realm on Tottenham Lane, Elmfield Avenue and Rosebery Gardens.

(2) A landscaped courtyard and external amenity space should be provided for residents.

(3) Active frontages should be delivered along Tottenham Lane where suitable.

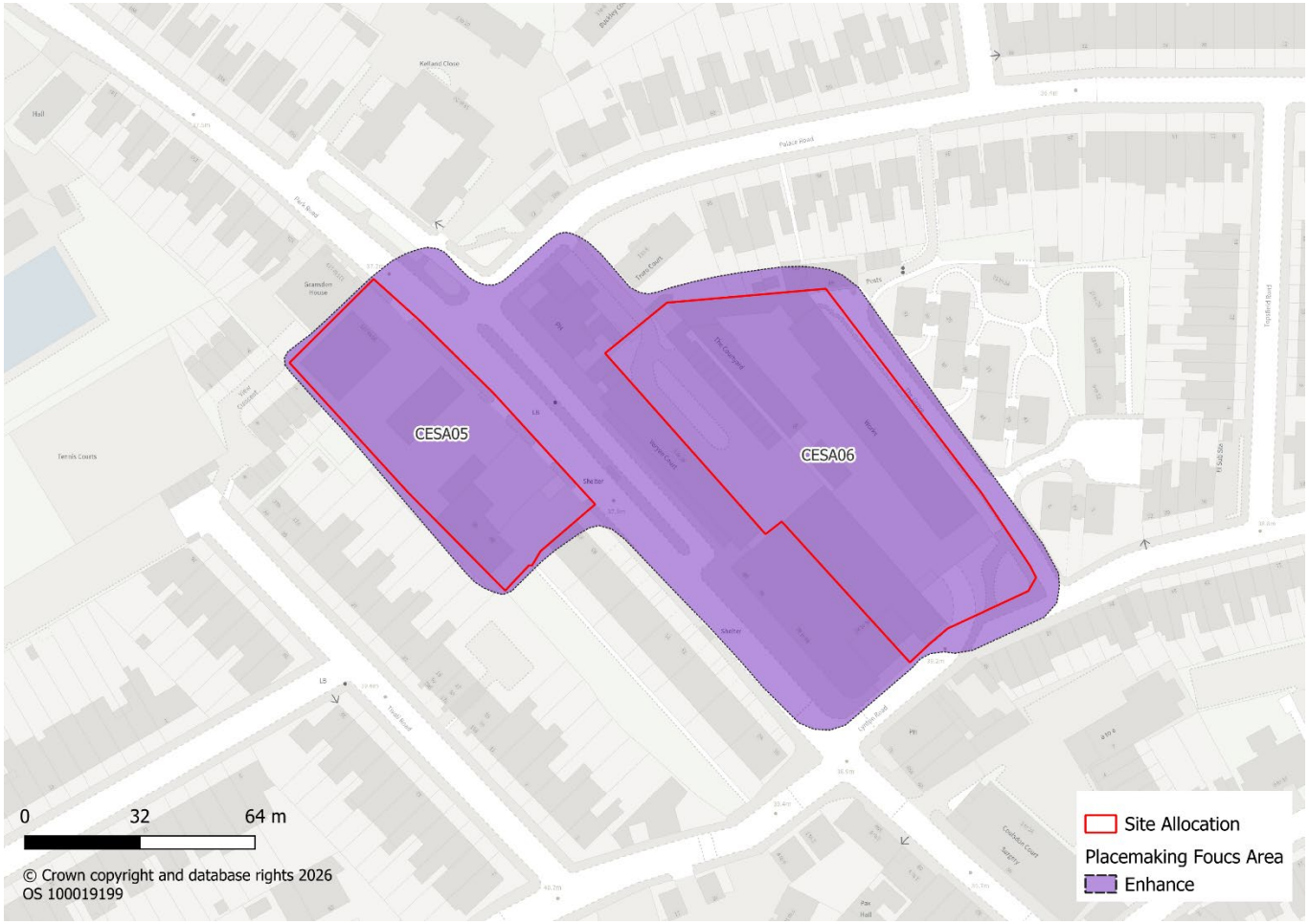
(4) Secure cycle parking should be provided in accordance with London Plan standards and the needs of residents and staff.

F. Environment and sustainability

(1) Whole life carbon impacts should be minimised and clearly justified against retrofit alternatives.

(2) Development should incorporate urban greening, sustainable drainage measures and biodiversity enhancements.

CE PFA2: Park Road



Tables and Figures 13. *Map of Placemaking Focus Area XXXXX*

Strategy

14.23 Park Road will be enhanced to provide climate resilient public realm improvements including new public green space and shared amenity as part of new residential-led mixed use development.

14.24 The residential character of Park Road will be enhanced through repairing the historic street pattern, aligning new building frontages and front gardens with neighbouring properties on the former petrol station site at 93-133 Park Road.

14.25 This placemaking strategy will be implemented through adherence to Policy CEN1, the site allocations outlined below, and the following initiatives:

- Providing improved public realm in front of Veryan Court;
- Creating a new residential-led mixed use development at the Lynton Road depot site;
- Providing new infill residential development at 93-133 Park Road.

Site Allocations

CE SA05: 93-113 Park Road



Tables and Figures 14. Xxx

Site Information	Details
Address	93-113 Park Rd, London N8 8JN
Area [ha]	0.3 ha
PTAL	3-4
Planning designations and constraints	PFA Enhance Area Partially in a Conservation Area Adjacent to Archaeological Priority Area – Tier 2 Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area
Relevant permissions	HGY/2015/2699
Indicative capacities	50 homes (net) 200sqm (gross) Commercial, Business and Service
Phasing	2033-2037
Ownership	Public and Private

Tables and Figures 15. Xxx

A. Proposal

(1) Replacement of petrol station and other auto uses with residential development.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required but if separate parts of the allocation come forward individually it must be demonstrated the development will not compromise the delivery of the allocation as a whole.

C. Land uses and activities

(1) Existing land uses: petrol station, car repair garage

(2) Acceptable land uses: residential

D. Movement and public realm

(1) New residential development should provide front gardens, aligning with the frontages of adjacent housing at 63-87 Park Road and incorporating new street trees to enhance Park Road's character as a green, suburban street.

E. Built form, character and heritage

(1) The existing uses detract from the character and setting of Crouch End Conservation Area.

(2) Proposals must enhance the character of the Crouch End Conservation Area and its setting.

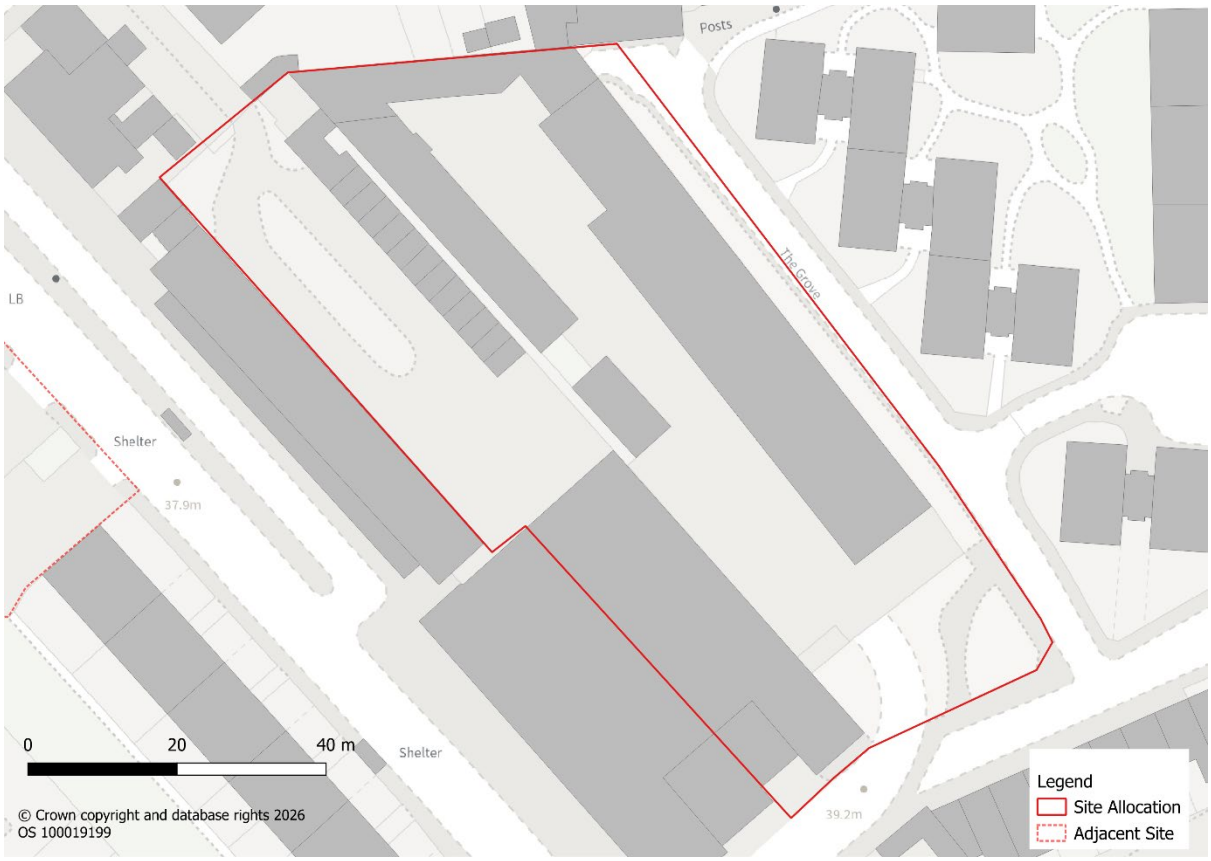
(3) Building heights should respect and be appropriate to the full context of the site and surrounds noting that building heights and design quality are varied on this part of Park Road.

(4) The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessment will be required.

F. Environment and sustainability

(1) Development should incorporate urban greening, sustainable drainage measures and biodiversity enhancements.

CE SA06: Lynton Road depot & 72-96 Park Road



Tables and Figures 16. Xxx

Site Information	Details
Address	50 Lynton Rd & 72-96 Park Road, London N8 8SL
Area [ha]	0.59ha
PTAL	3-4
Planning designations and constraints	PFA Enhance Area Partially in a District Centre Adjacent to a Conservation Area Partially in Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	90 homes (net) 1,000sqm (gross) Commercial, Business and Service
Phasing	2028-2042
Ownership	Public and Private

Tables and Figures 17. Xxx

A. Proposal

(1) The site is suitable for mixed-use commercial and residential development.

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site to be delivered in accordance with policy D8.

C. Land uses and activities

(1) Existing land uses: offices, industrial

(2) Acceptable land uses: residential, community, office, workspace, light industrial

D. Movement and public realm

(1) The green space on the corner of Lynton Road and The Grove provides local amenity and must be retained including the mature stand of trees.

E. Built form, character and heritage

(1) Height of 3-4 storeys will be acceptable on parts of the site.

(2) Proposals must enhance the character of the Crouch End Conservation Area and its setting.

(3) Proposals must provide active frontages along The Grove.

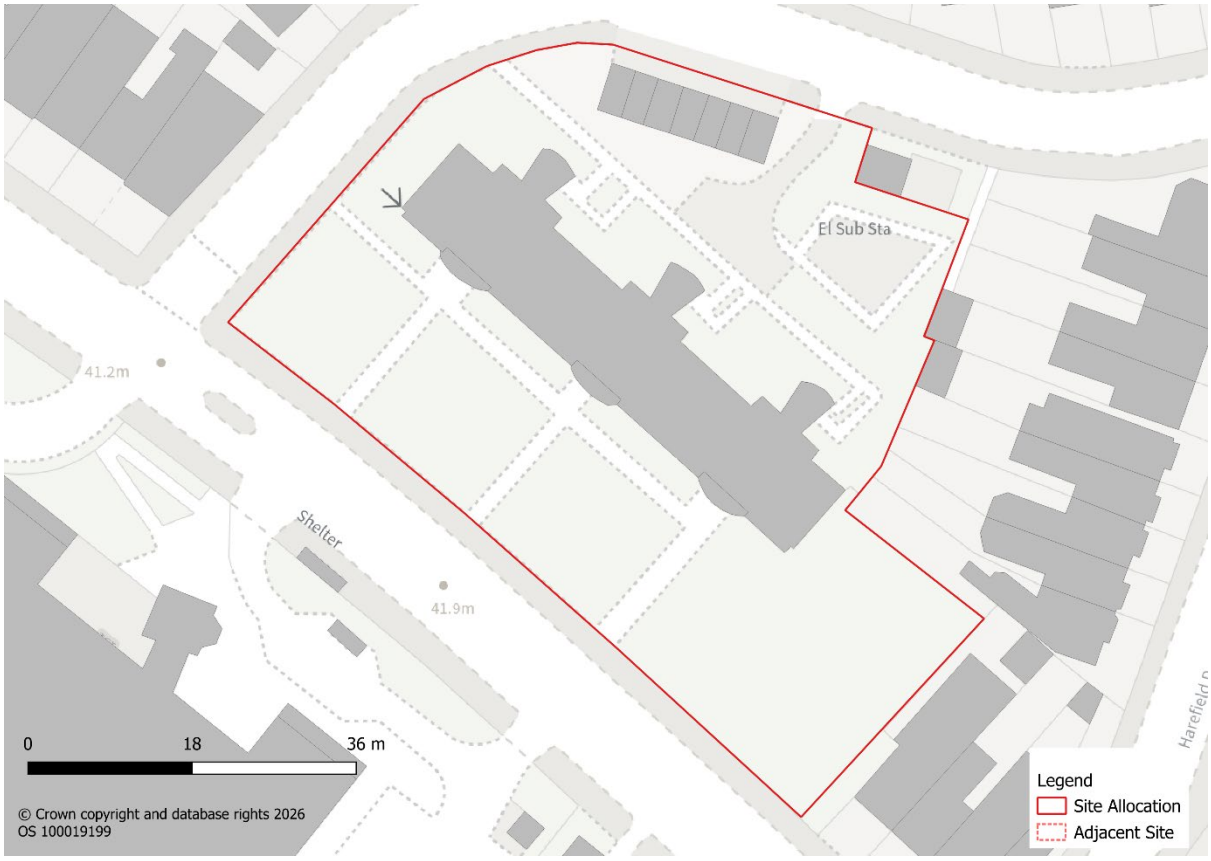
F. Environment and sustainability

(1) Proposals should provide private amenity space for residential development on upper floors,

(2) Development should incorporate urban greening, sustainable drainage measures and biodiversity enhancements.

Other Site Allocations in Crouch End

CE SA07: Ramsey Court



Tables and Figures 18. Xxx

Site Information	Details
Address	Ramsey Court, Park Road, N8 8JU
Area [ha]	0.39 ha
PTAL	3-4
Planning designations and constraints	Critical Drainage Area
Relevant permissions	HGY/2021/3522
Indicative capacities	9 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 19. Xxx

A. Proposal

(1) Demolition of garages and removal of parking area and erection of houses fronting Barrington Road and apartments fronting onto Park Road and associated external amenity space, cycle and refuse/recycling storage.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site, however proposals should demonstrate proactive engagement with existing residents of Ramsey Court.

C. Land uses and activities

(1) Existing land use: garages, parking, amenity land

(2) Acceptable land uses: residential

D. Built form, character and heritage

(1) Houses fronting Barrington Road should be 2 storeys and apartments fronting Barrington Road should be 3 storeys consistent with the previous planning permission.

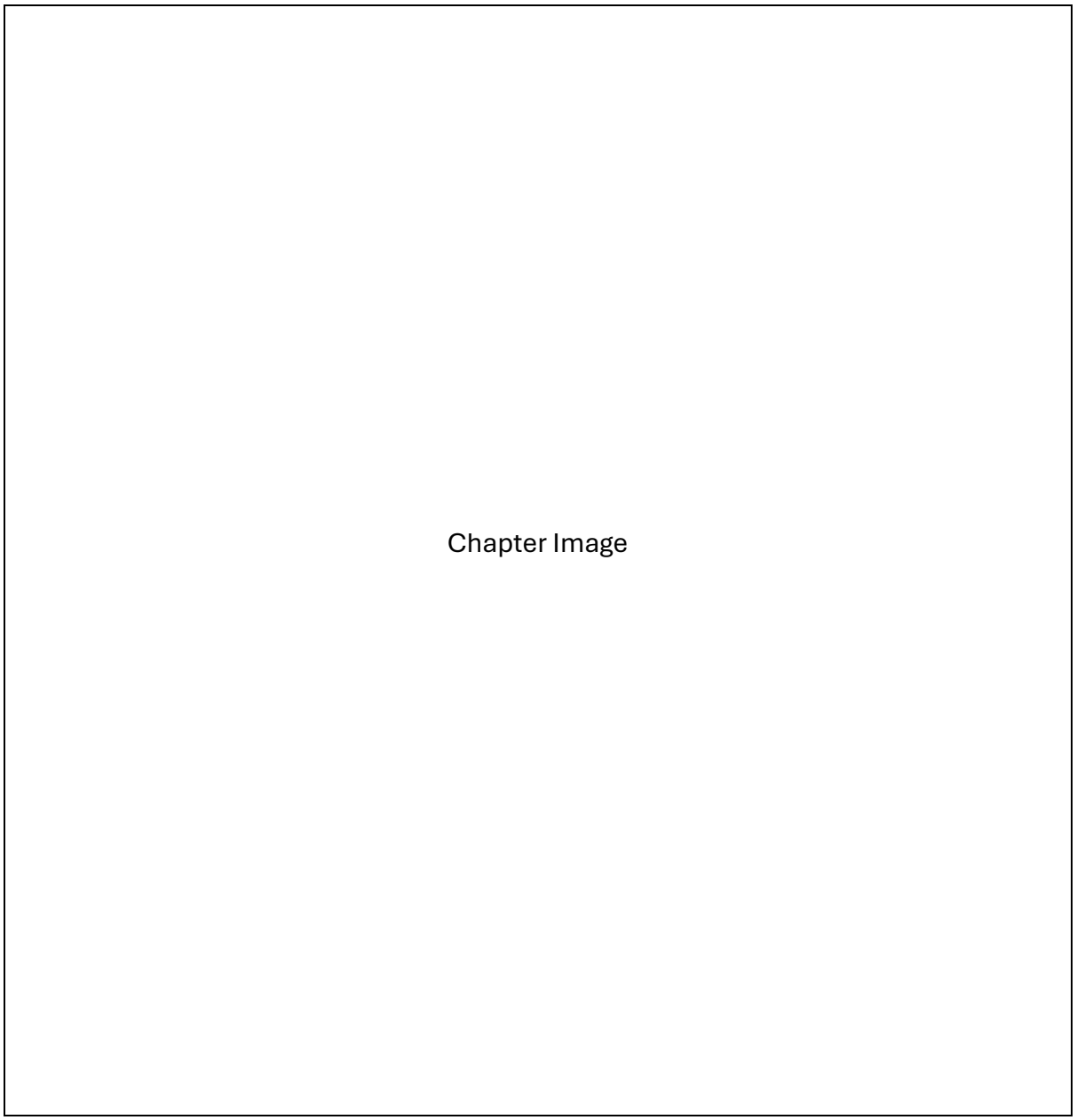
E. Movement and public realm

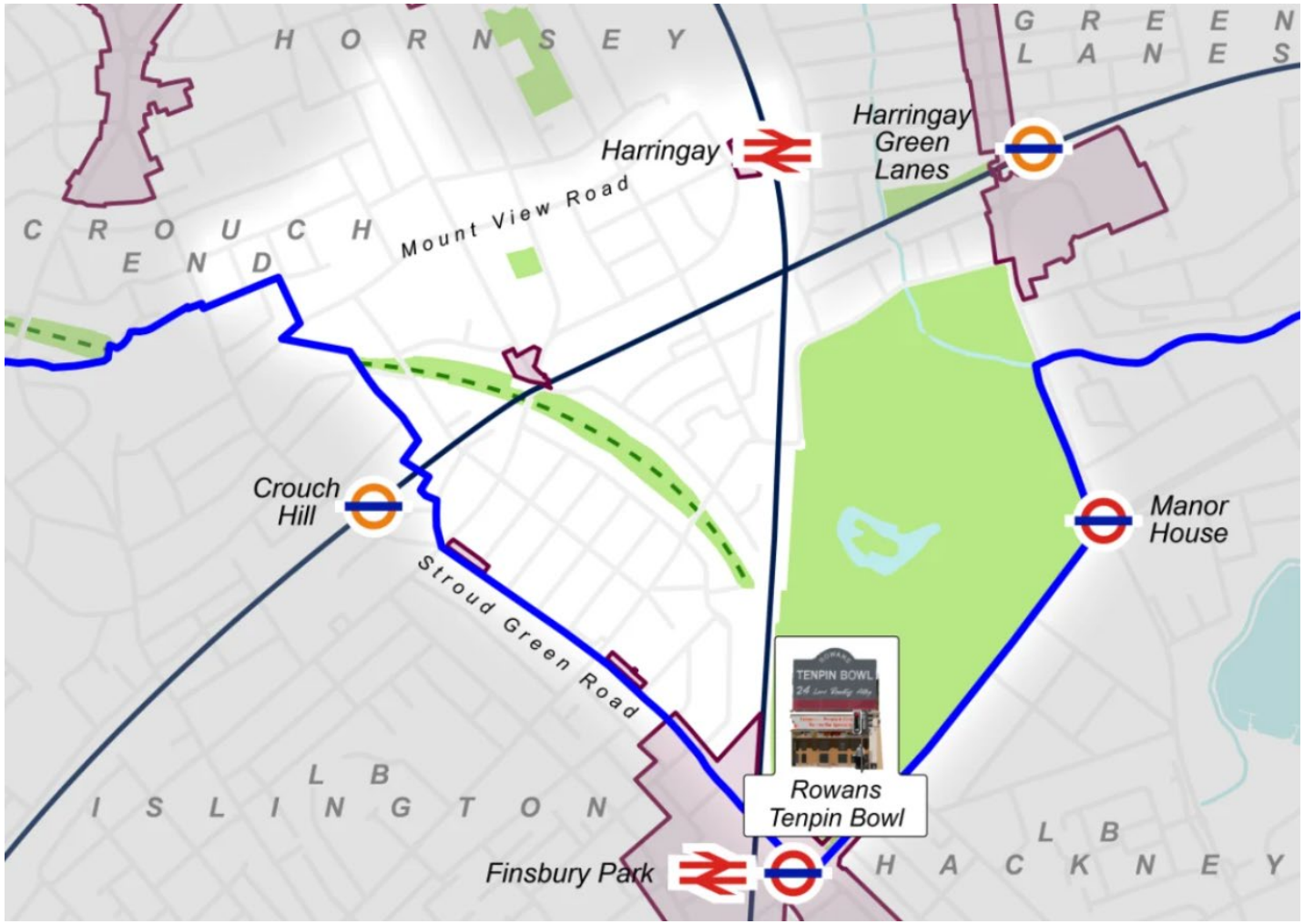
(1) In line with the previous planning permission, proposals must deliver an improved boundary street frontage to Barrington Road, improved boundary treatment to the Park Road frontage and a passing place on Barrington Road for local traffic.

F. Environment and sustainability

(1) Proposals should include a comprehensive hard and soft landscaping scheme together with replacement tree planting to mitigate the loss of any of trees as well as deliver more plant diversity, sustainable drainage and other biodiversity improvements.

CHAPTER 15: STROUD GREEN NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

15.1 Stroud Green is located at the southern-most part of the borough. The neighbourhood includes the borough's flagship park – Finsbury Park - and a triangular area to the west of the East Coast Mainline railway enclosed by Stroud Green Road and the Haringey/Islington border to the south and west and Mount View Road to the north. Stroud Green Road, the main thoroughfare and high street in the neighbourhood, is divided through the middle by the borough boundary with Islington.

History

15.2 Stroud Green was transformed radically by the development of the railways in the second half of the 19th century. Finsbury Park railway station opened in 1861, encouraging residential expansion and, shortly thereafter, the Tottenham & Hampstead Junction Railway opened a line to Kentish Town connecting to Moorgate, with a station at Crouch Hill. A further line then opened running from Finsbury Park to Edgware via Highgate, with branches to Alexandra Palace and High Barnet. The line included a station in Stroud Green itself, at the junction of Ferme Park Road and Stapleton Road, but the line eventually closed in the 1950s. The station platforms and wooden station building have since been demolished but the bridge still exists and forms part of Parkland Walk, while the station master's house now serves as a community centre.

15.3 Stroud Green's special character is derived from its concentrated mix of Victorian terraced housing. Stroud Green Road was the first part of the area to be developed as a centre and the scale of the late-Victorian shopping parades on both sides of the road demonstrates their importance.

15.4 The inter-war period saw limited changes in the neighbourhood other than the redevelopment of a few Victorian houses to make way for blocks of flats (e.g. in Mount View Road). Stroud Green suffered extensive bomb damage in World War II and was the first and largest area of post-war reconstruction undertaken by the former Hornsey Council, largely complete by the mid-1950s. The residential areas of Stroud Green have undergone limited change since this time and in 2003 most of Stroud Green was designated as a Conservation Area.

Town Centres

15.5 The neighbourhood is well served in terms of services and amenities. To the south of the neighbourhood is Finsbury Park Major Centre, which mostly falls within the boroughs of Islington and Hackney. The centre is subject to a Tri-borough Accord between Haringey, Islington and Hackney to make Finsbury Park a place that works for everyone.

15.6 At the heart of the neighbourhood is Stroud Green Road which stretches northwest from the bustling Finsbury Park transport interchange towards Crouch End. Comprising

two separate local centres, it contains a mix of leisure and retail offerings, including independent shops and cafes.

15.7 Convenient transport links and leisure activities such as seasonal events in Finsbury Park, the iconic Rowans bowling alley, and the diverse range of restaurants and bars in the area have attracted investment, with significant transformation in recent years on the Islington side of the borough boundary. This has improved accessibility to Finsbury Park station and provided new public realm with shops and restaurants along Wells Terrace, as well as theatres and independent cinemas that enhance the local leisure and entertainment offer.

Green and Blue Infrastructure

15.8 The neighbourhood is home to Finsbury Park, which is Haringey's flagship park and provides a host of public benefits from open space, biodiversity, sports, leisure, recreation, to culture, family events and festivals. The park has something for everyone to do and includes an athletics track, boating lake, café, toilets, Changing Places toilet for people with limited mobility, disability play, netball courts, an outdoor gym, a picnic area, a playground, a skatepark, splash play, table tennis tables, tennis courts and a zip wire. The park has a very active volunteer group called Friends of Finsbury Park as well as a dedicated Finsbury Park Stakeholder Group. Since it first opened in 1869, public events have taken place at Finsbury Park. In recent years it's seen many international music acts playing to large audiences.

15.9 The neighbourhood is also home to Parkland Walk, the longest Local Nature Reserve in London which follows the route of the former Finsbury Park to Edgware railway, cutting across the Stroud Green neighbourhood and connecting Finsbury Park with Highgate Wood and Alexandra Park.

15.10 Most residential streets have some mature street trees, which in some instances survive from early planting schemes, such as Stapleton Hall, Ferme Park and Mount View Roads.

Connectivity

15.11 The neighbourhood is well connected by public transport with Finsbury Park station interchange providing access to mainline rail as well as the Piccadilly and Victoria underground lines. In addition, the London overground (Suffragette Line) passes through the neighbourhood with a station at Crouch Hill. Stroud Green Road forms the principal thoroughfare in the neighbourhood, with Upper Tollington Park and Stapleton Road providing important east-west routes connecting Green Lanes to Hornsey Road.

Stroud Green Vision

Stroud Green in 2043 will have enhanced its identity as a vibrant neighbourhood with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people of all ages, diverse cultures and financial means, including supporting inclusive leisure and entertainment uses.

Finsbury Park will have been further enhanced as Haringey's flagship park and will continue to provide extensive open space, recreation, biodiversity and cultural benefits for local communities. Enhancements will have been secured via a collaborative approach together with residents and other key stakeholders.

The southern gateway to the neighbourhood will have enhanced with an improved and greened public realm. Rowans will continue to be a valued cultural, leisure and community asset of borough-wide significance.

The bustling Stroud Green Road will have been further strengthened as the heart of the neighbourhood so that it continues to meet the needs and requirements of residents and contributes positively to the character of the Stroud Green Conservation Area. The Council will have collaborated with Islington to ensure that Stroud Green Road is conserved and enhanced in a consistent manner and opportunities will have been taken to conserve and restore traditional shop fronts along shopping parades.

A new public square will be created at Charter Court, drawing pedestrian shoppers along Stroud Green Road from Finsbury Park station to the south. The underpass next to Finsbury Park station will have improved lighting and pedestrian and cycle crossings to improve the safety of this main entrance into the Stroud Green local centre.

Development will have protected and enhanced the verdant character of Stroud Green with mature trees retained to provide amenity and additional greening delivered where there are currently deficiencies.

Policy SGN1: Stroud Green Neighbourhood

A. The Council will support development proposals which contribute to the Stroud Green Vision.

B. The neighbourhood will deliver at least 150 new homes (net) over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Stroud Green Road South

Tables and Figures 2. xxxxxxxx

C. Stroud Green's historic character should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) restore and unify traditional shop fronts along Stroud Green Road, enhancing historic features to conserve the character of the Conservation Area;

(2) conserve and enhance historic buildings which contribute positively to local urban character; and

(3) contribute to a well-designed and managed public realm network which enhances the Stroud Green Conservation Area.

B. Developmen tproposals should strengthen the role and function of Finsbury Park Major Centre and Stroud Green Road local centres in meeting the needs and requirements of local communities. Rowans will be retained as an as an affordable, inclusive and accessible leisure, cultural and community destination. Opportunities should be taken to improve the environment along Stroud Green Road including incorporating biodiversity improvements and public art and delivery of a new pedestrianised public space at Charter Court.

D. Ground floor conversions from commercial to residential use will be resisted.

E. Development proposals should reinforce Stroud Green's green character and protect and enhance Finsbury Park and Parkland Walk as two of the borough's key open space, recreation and ecological assets.

F. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) improved pedestrian and cycle connections to Finsbury Park, the railway station and other key facilities and amenities;

(2) safer and accessible crossings along Stroud Green Road which give greater priority to pedestrians and cyclists; and

(3) Improved east west links under and over the East Coast Main Line for pedestrians and cyclists.

Supporting Text

Placemaking strategy

15.12 Stroud Green is a vibrant and diverse neighbourhood with a strong sense of identity and community.

15.13 The neighbourhood placemaking strategy focuses enhancement along the southern part of Stroud Green Road, with opportunities for public realm improvements to support the high street and celebrate local identity.

15.14 Most new homes will be accommodated in accessible and connected areas close to Finsbury Park station.

Built heritage

15.15 Stroud Green has a high concentration of buildings with heritage significance and most of the neighbourhood falls within the Stroud Green Conservation Area. Proposals should take a conservation-led approach to placemaking, respecting the character and context of the area, in accordance with relevant conservation and design policies

Town centres

15.16 Stroud Green is currently well served by centres which provide a multitude of services including retail, community, education and leisure uses that meet the day-to-day requirements of residents, workers and visitors. They also provide places to work and are a vital source of local employment. It is important that this function continues and that such places continue to thrive as much of the neighbourhood's character is defined by small independent businesses and retail premises. Opportunities should be taken to improve the environment along Stroud Green Road including the incorporation of biodiversity improvements and public art and the delivery of improved public realm outside Charter Court. Existing commercial uses contribute positively to the character of the Conservation Area therefore ground floor conversions from commercial to residential use, including through permitted development rights, will be resisted.

15.17 The town centres provide important affordable and inclusive community leisure uses that should be retained. Rowans bowling alley is a local independent business which has long been recognised for its contribution to the vibrancy of Stroud Green, providing an inclusive and affordable leisure destination that attracts a wide range of people of all ages and backgrounds. Youth groups, community groups and disability groups all use the bowling alley as it is an accessible and inclusive place where these groups can feel they belong to a community by taking part in sport together. Rowans is part of a cluster

of local independent leisure venues in the immediate vicinity of Finsbury Park station, located on the 'Islington side' of the borough boundary, including Park Theatre on Clifton Terrace and Finsbury Park Picturehouse cinema on Wells Terrace. .

Green and Blue infrastructure

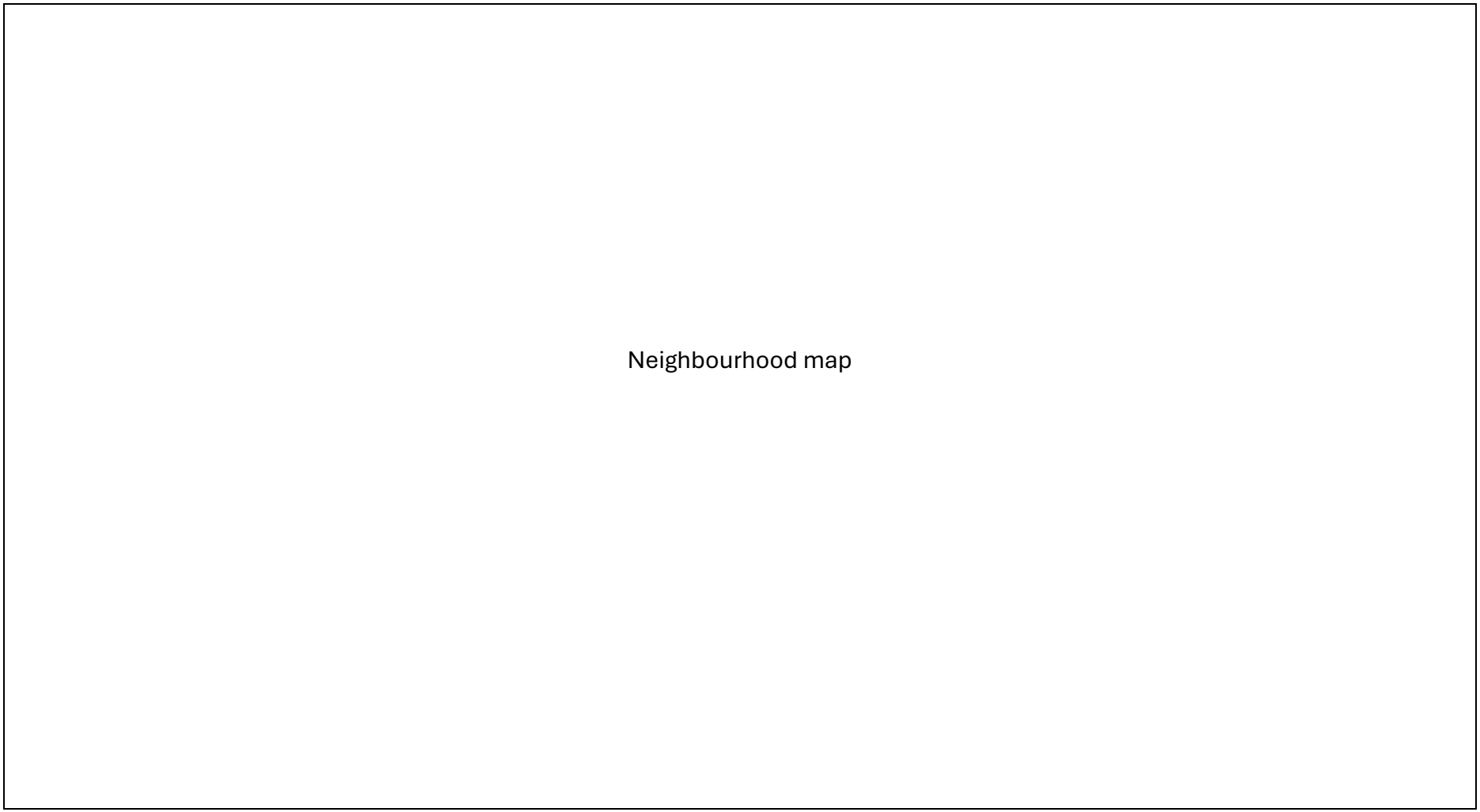
15.18 The neighbourhood is home to Finsbury Park and the Parkland Walk, which are two of Haringey's most well-used and valued natural assets. Finsbury Park is the borough's flagship park providing a wealth of benefits to local communities. There is the opportunity to further enhance these benefits in the future in collaboration with key stakeholders such as Friends of Finsbury Park. Finsbury Park together with Parkland Walk also vital for supporting biodiversity in the borough, a function which needs to be protected and enhanced. Elsewhere smaller pockets of greenery, including mature trees on residential streets and in private gardens, contribute collectively to the neighbourhood's leafy, suburban feel. Proposals should reinforce Stroud Green's green character and protect and enhance its open spaces and ecological assets

15.19 Stroud Green Road itself is heavily trafficked with a lot of hard-surface landscaping. To further enhance the neighbourhood's green character and help reduce the urban heat island effect and improve air quality all new public realm and improvements along Stroud Green Road should incorporate soft landscaping, greenery and street trees, taking opportunities to enhance biodiversity, extend existing local ecological corridors and create new 'green links' and 'pocket parks' wherever possible.

Connectivity

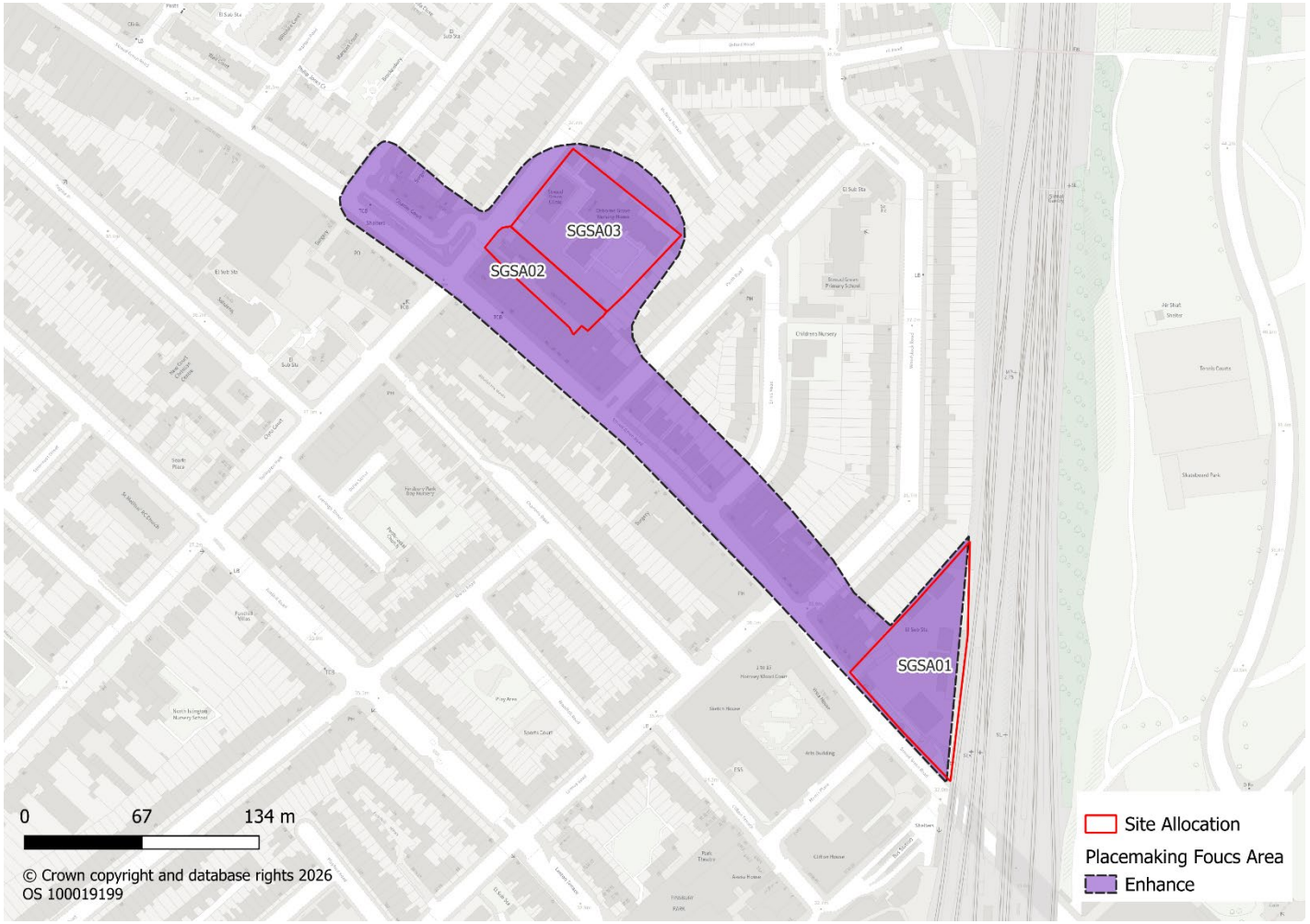
15.20 The neighbourhood benefits from excellent public transport accessibility by rail but there is a need for strategic improvements in connectivity for pedestrians and cyclists, including better crossing options on Stroud Green Road, enhanced links to Finsbury Park itself and the Finsbury Park transport interchange, and improved pedestrian and cycle links under and over the railway line.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

SG PFA1: Stroud Green Road South



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

15.22 The characterful and historic Stroud Green Road will be enhanced through improvements to the overall environment and sensitive new development on under-used land next to the railway line.

15.23 Development will provide a natural extension of the Stroud Green Road shopping parade comprising a mix of town centre uses at ground floor with new homes above and behind. The site allocation should contribute to and deliver public realm improvements including to the railway underpass. Improvements should include community-led public art and enhanced street lighting to enhance a sense of place and local identity.

15.24 Stroud Green Road will be unified through the restoration of traditional shop fronts, conserving and enhancing the heritage significance of the neighbourhood and celebrating Stroud Green's distinctive and rich local character.

15.25 Stroud Green Road's walking and cycling environment will be enhanced through the creation of a new green, inclusive and accessible public space at Charter Court. Charter Court will be enhanced to become a welcoming place for residents and shoppers to stop and rest, encouraging more customers to visit the adjacent retail businesses which will be retained as part of redevelopment.

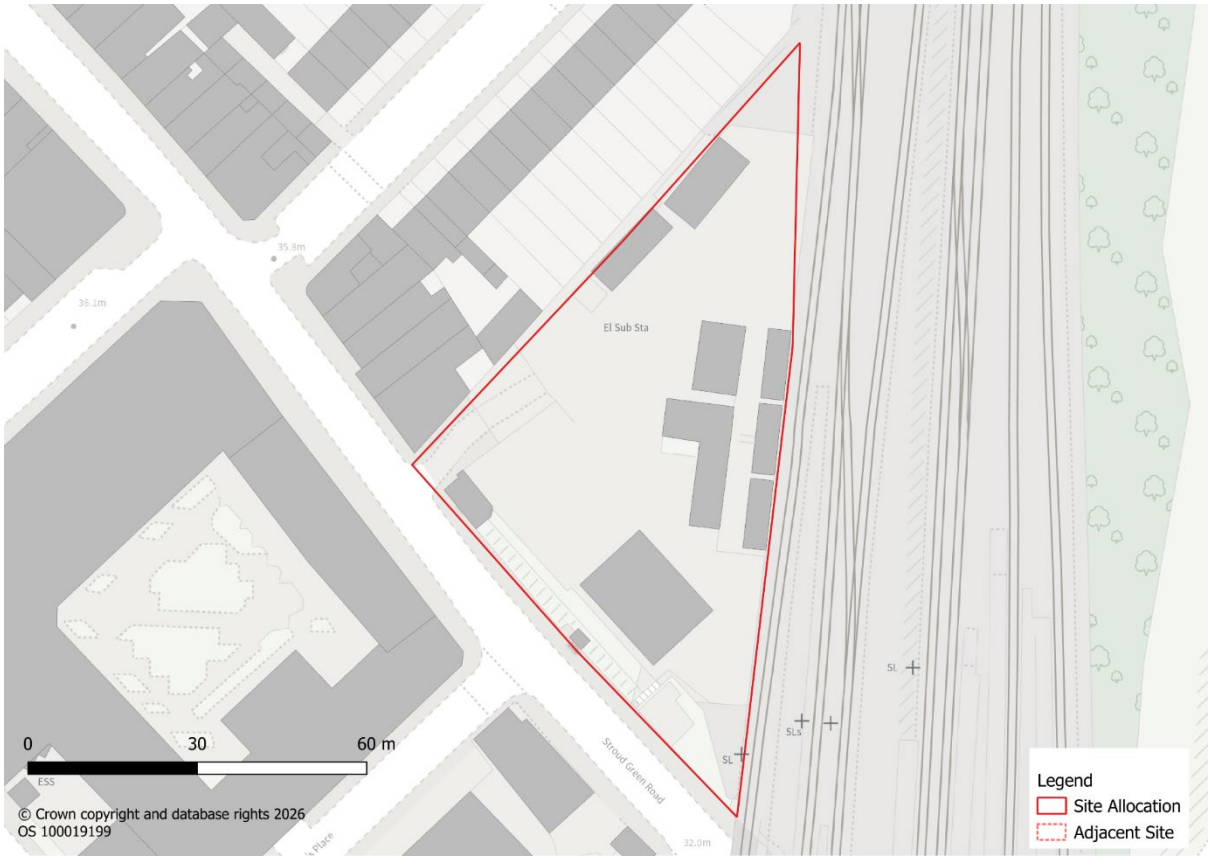
15.26 This strategy will be implemented through adherence to Policy SGN1, the site allocations outlined below, and the following initiatives:

- Enhancing local character by extending the shopping parade along Stroud Green Road up to the railway underpass with traditional shop fronts following the massing, form and architectural details of the historic street pattern;
- Taking a conservation-led approach to placemaking along Stroud Green Road, including through retaining, unifying and restoring traditional shop fronts as part of new mixed-use development at 74-104 Stroud Green Road;
- Enhancing climate resilience through providing street trees, soft landscaping and seating along Stroud Green Road and improving the public realm outside Charter Court;
- Celebrating local identity and sense of place through public art in the new public space at Charter Court, working with local artists and engaging proactively with residents and businesses;
- Improving safety and local character in the railway underpass by providing improved crossings and street lighting and taking a consistent approach to segregated cycle routes;

- Supporting safer walking and cycling through providing improved pedestrian and cycle crossings across Stroud Green Road and new cycle parking at Charter Court
- Working strategically and collaboratively with local stakeholders, including the Finsbury Park and Stroud Green Neighbourhood Forum, local business owners and Islington Council to ensure a consistent and joined-up approach to public realm improvements.

Site Allocations

SG SA01: 18-20 Stroud Green Road



Tables and Figures 5. Xxx

Address	18-20 Stroud Green Rd, Finsbury Park, N4
Ward	Stroud Green
Area [ha]	0.44ha
PTAL	6b
Planning designations and constraints	PFA Enhance Area Major Centres Potentially Suitable for Tall Buildings Adjacent to a Conservation Area Ecological Corridor Adjacent to Site of Importance for Nature Conservation (SINC) - Grade 2 and Metropolitan
Relevant permissions	None
Indicative capacities	114 homes (net), 490sqm (gross) commercial, business and service
Phasing	2033-2037
Ownership	Private

Tables and Figures 6. Xxx

A. Proposal

(1) This site represents an opportunity to deliver new town centre uses within the Finsbury Park Major Centre, alongside new homes through comprehensive redevelopment.

B. Masterplanning, engagement and delivery

(1) Applicants should demonstrate proactive engagement with Network Rail due to the proximity to the railway line. If comprehensive redevelopment is not proposed, a masterplan must be prepared outlining how the remaining land parcels could come forward to meet the objectives of this policy.

C. Land uses and activities

(1) Existing land uses: office, workspace, storage

(2) Acceptable land uses: retail/town centre, residential

D. Movement and public realm

(1) Development proposals should support improvements to local public realm including lighting and paving of the railway underpass, providing a safer and more attractive entrance to Stroud Green Road.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the adjacent Stroud Green Conservation Area and its setting

(2) Height will be limited adjacent to the residential properties on Woodstock Road and will need to demonstrate an acceptable relationship with neighbouring residential sites.

(3) Noise pollution from the rail line will need to be adequately mitigated. Residential development will not be suitable directly adjacent to the railway embankment.

(4) Town centre uses will be required at ground floor level on the Stroud Green Road frontage of this site, with residential above and behind.

F. Environment and Sustainability

(1) Development proposals should enhance the ecological corridor running along the eastern boundary of this site and utilise land adjacent to this to provide a biodiverse rich natural environment and amenity space, which could also provide a buffer from the railway line to residential development.

SG SA02: Rear of 84-106 Stroud Green Road



Tables and Figures 7. Xxx

Site Information	Details
Address	2-4 Upper Tollington Park and land rear of 84-106 Stroud Green Road, Finsbury Park, London N4 3EL
Ward	Stroud Green
Area [ha]	0.15ha
PTAL	6a-b
Planning designations and constraints	PFA Enhance Area Adjacent to a Local Centre Adjacent to a Conservation Area
Relevant permissions	None
Indicative capacities	20 homes (net)
Phasing	2033-2037

Tables and Figures 8. Xxx

A. Proposal

(1) This site represents an opportunity to deliver homes to the rear of Stroud Green Road

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use(s): retail, commercial/business

(2) Acceptable land uses: residential

(3) Site provides an opportunity for infill residential mews together with commercial, business, service uses on frontage of Upper Tollington Park

D. Movement and public realm

(1) Development proposals should deliver improvements to the public realm outside the entrance to the site incorporating new paving with street trees.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the adjacent Stroud Green Conservation Area and its setting

F. Environment and sustainability

(1) Opportunities should be taken to maximise greening on the site and deliver biodiversity enhancements

SG SA03: Osborne Grove



Tables and Figures 9. Xxx

Site Information	Details
Address	Former Osborne Grove Nursing Home, 16 Upper Tollington Park, Finsbury Park, N4 3SG
Ward	Stroud Green
Area [ha]	0.45ha
PTAL	6a-b
Planning designations and constraints	PFA Enhance Area Partially in a Risk of Surface Water Flooding Area - Medium Adjacent to a Conservation Area
Relevant permissions	None
Indicative capacities	Dependent upon specific user group
Phasing	2033-2037

Tables and Figures 10. Xxx

A. Proposal

(1) This site provides an opportunity, subject to need, to accommodate new or improved housing for older and vulnerable people.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use(s): meanwhile supported housing

(2) Acceptable land uses: housing for older and vulnerable people

D. Movement and public realm

(1) Development proposals should provide improved private shared amenity for occupants.

E. Heritage and Character

(1) Development proposals should enhance the significance of the adjacent Stroud Green Conservation Area and its setting.

F. Environment and sustainability

(1) Development should retain and protect the significant existing significant trees on the site.

Other Site Allocations in Stroud Green

SG SA04: 73 Stapleton Hall Road



Tables and Figures 11. Xxx

Site Information	Details
Address	73 Stapleton Hall Rd, Finsbury Park, N4 3QF
Ward	Stroud Green
Area [ha]	0.1ha
PTAL	3-4
Planning designations and constraints	Conservation Area Adjacent to a Designated Open Space Adjacent to an Ecological Corridor Adjacent to a Historic Park Adjacent to a Local Nature Reserve (LNR) Adjacent to Metropolitan Open Land (MOL) Adjacent to a Site of Importance for Nature Conservation (SINC) - Metropolitan Adjacent to Locally Listed Buildings
Relevant permissions	None
Indicative capacities	6 homes (net)
Phasing	2033-2037

Tables and Figures 12. Xxx

A. Proposal

(1) Provide new infill residential development on the petrol station site, extending the residential street frontage along Stapleton Hall Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: petrol station

(2) Acceptable land uses: residential

D. Movement and public realm

(1) Development proposals should replace/renew the existing damaged pavement and provide an improved pedestrian environment along Stapleton Hall Road.

E. Built form, character and heritage

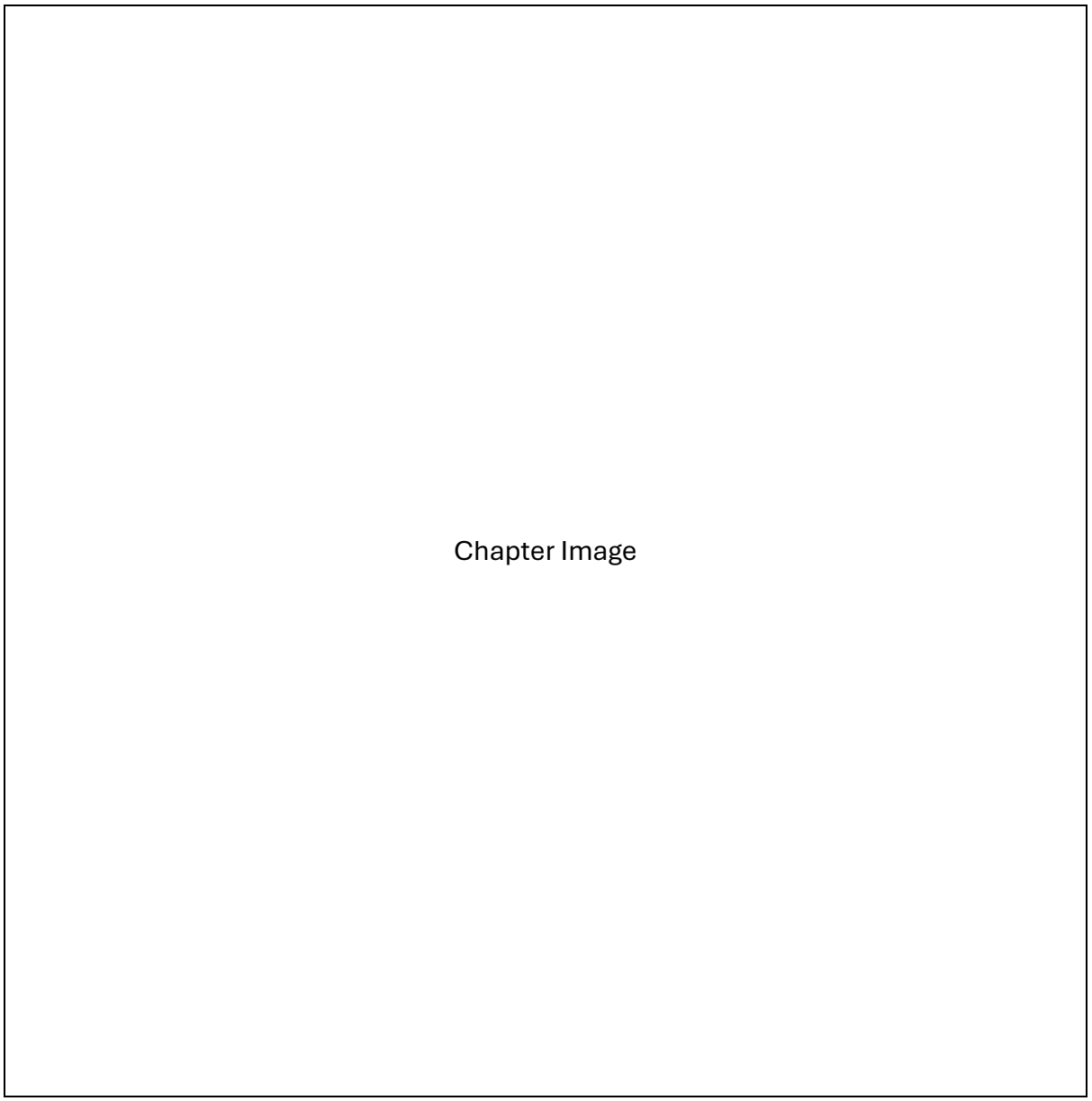
(1) Development proposals should:

i. Conserve and enhance the significance of the adjacent Stroud Green Conservation Area and its setting
ii. Reflect the scale, form and character of the existing street
iii. Conserve and enhance neighbouring locally listed building 73A Stapleton Hall Road, which shares the southern boundary of the site allocation

F. Environment and sustainability

(1) Development proposals should protect and enhance the adjacent ecological corridor/Metropolitan SINC

CHAPTER 16: HIGHGATE NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

16.1 The Highgate neighbourhood is in the south-west of the borough. To the south it is bounded by the London Boroughs of Camden and Islington with Highgate High Street straddling Haringey and Camden - the northern side of the street falls within Haringey while the southern side falls within Camden. Archway Road (the A1), Highgate Woods and Highgate station mark the northern edge of the neighbourhood. The neighbourhood also shares a small portion of the borough boundary with Barnet (north-west of Highgate).

History

16.2 Highgate originated as a hamlet at the south-east of the Bishop of London's deer park, which was part of the ancient Forest of Middlesex. In the 16th century, Highgate became a desirable location for out-of-town residences of wealthy Londoners and by 1800 it had acquired the amenities of a small town.

16.3 Archway Road was opened in 1812 as a toll road to bypass Highgate village and remains a main arterial route for vehicles passing through to outer London via East Finchley. Highgate Station was opened in 1864, providing connections to the City via Finsbury Park. Suburban expansion continued into the 1900s with private 'mansion flats' and flats above new shopping parades. Flat building accelerated in the inter-war period – most notably with the Highpoint blocks in North Hill. Highgate Underground Station opened in 1941 on the Northern Line extension to High Barnet, with platforms in tunnels beneath the surface station, while the original Highgate Station closed to passengers in 1954.

16.4 The area at the junction of North Hill and Archway Road changed radically in the 1980s with the redevelopment of the Council depot and the Wellington Inn (now a petrol station), together with a one-way traffic system. Late 20th/21st century development in Highgate has mainly consisted of rebuilding and infill, notably the redevelopment of the Archway Road magistrates' court site in 2016 and many of the original houses in the Bishops area.

Connectivity

16.5 The neighbourhood contains Highgate underground station on the High Barnet branch of the Northern Line and is thus well connected radially to Central London. Bus services also provide connections to Finchley, Barnet, Hampstead and Stamford Hill. It does however suffer from relatively poorer east west links.. In addition, the busy A1 road divides the community on either side of Archway Road.

Economy & Town Centres

16.6 The character of much of Highgate is defined by small businesses and retail premises clustered in three main locations: Highgate High Street; Archway Road and Aylmer Parade. Highgate High Street, and the Yards to the rear of the High Street, serves as an important shopping and service centre. Its historic buildings create character and a 'village' atmosphere, while the mix of uses includes pubs and local services that meet the day-to-day needs of residents and visitors.

16.7 Archway Road varies significantly in both character and function from Highgate High Street. It comprises a mile-long chain of shops, community uses, offices, pubs and other eating and drinking establishments, interspersed with housing. Listed buildings enhance the street scene but the heavily trafficked road is a detractor. Despite this, there is a high level of footfall and Archway Road's shops provide an important local retail function. Recent conversions from retail to residential have begun to erode the character and utility of the local centre.

16.8 Aylmer Parade is centred around a purpose-built run of small shops and retail premises. It provides an important supply of small workshops and business units to help support the growth of small/medium enterprises (SMEs).

Landmarks, culture and heritage

16.9 Highgate has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within the Highgate Conservation Area. The Conservation Area embraces a varied mix of both townscape and landscape, from historic buildings in the village core to dense Victorian and Edwardian residential areas and suburban housing of the inter-war period, laced with institutional buildings and private schools.

16.10 Architectural and historic interest in Highgate is also reflected in a high number of statutorily listed buildings (over 100 Listed Buildings fall within Highgate neighbourhood) and locally listed buildings (over 500) as well as seven Archaeological Priority Areas (APAs).

Green & Blue Infrastructure

16.11 Much of the form and character of Highgate can be attributed to its hilltop position. The hills of Highgate form part of the 'Northern Heights', together with Muswell Hill and Alexandra Palace (built on what was Tottenham Wood). These areas of high ground stand on hard rock about 100 metres above sea level. Tottenham, in the east of the borough, lies on lower and softer ground.

16.12 The neighbourhood has a green, leafy suburban character and is surrounded by green spaces, including Highgate Wood, Queen's Wood, Hampstead Heath and Highgate golf course. Highgate Wood and Queen's Wood are ancient woodlands dating from at least 1600.

16.13 Parkland Walk is the longest linear nature reserve in London at 5km in length and follows the former railway line connecting Finsbury Park to Alexandra Palace. It is a Site

of Importance for Nature Conservation and also provides a green pedestrian and cycling route connecting several neighbourhoods in the west of the borough.

16.14 The source of the River Moselle is believed to originate in Queen's Wood where the head-stream of the tributary 'Queen's Wood Stream' is located. This is one of numerous hidden streams and tributaries that bubble up from these western hills and flow eastwards down towards the valley of the River Lea in Tottenham.

Highgate Vision

Highgate in 2043 will have strengthened its identity as a culturally and architecturally rich neighbourhood with a village feel, nestled within surrounding green and open spaces

New development will have been shaped by local communities and key stakeholders such as Highgate Neighbourhood Forum and the Highgate Society.

Development will reinforce the green character of Highgate and mature trees will have been retained protecting against the impacts of climate change and delivering health benefits for local people. A collaborative approach will have been taken to enhancing green spaces and ecological corridors in the area, including Parkland Walk.

Buildings which make a positive contribution to the historic character of the area will have been well-preserved.

Highgate will continue to be a vibrant place with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people. It will be easy, safe and accessible for everyone to travel through the neighbourhood by public transport or by walking, wheeling and cycling. Connections will have been improved to other parts of the borough including between Highgate and Crouch End. Cycle routes are well-lit, segregated and follow main routes, increasing safety for everyone.

Highgate's local centres at Highgate High Street, Highgate Yards, Archway Road and Aylmer Parade will continue to contribute positively to the character of the Highgate Conservation Area, through conserving and enhancing town centre uses and restoring and preserving traditional shop fronts along shopping parades. The Council will have collaborated with Camden to ensure that Highgate High Street is coneserved and enhanced in a consistent manner.

At Archway Road, the Wellington gyratory will be redeveloped, unlocking better-quality, accessible public realm and creating a safer environment for cyclists and pavement users. The junction will be less dominated by cars and land will be freed up for redevelopment that visually enhances the urban character of the area.

Policy HGN1: Highgate Neighbourhood

A. The Council will support development proposals which contribute to the Highgate Vision.

B. The neighbourhood will deliver at least 450 new homes (net) over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Highgate Village
Archway Road North
Highgate Station

Tables and Figures 2. xxxxxxxx

C. Highgate's rich built heritage should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) conserve and enhance the character of Highgate's historic streets and landscapes;

(2) adopt a proactive approach to securing the long-term future of the neighbourhood's 'heritage at risk' assets; and

(3) take opportunities to reveal, interpret and present the neighbourhood's rich archaeological heritage.

D. Ground floor conversions from commercial to residential use in Highgate's local centres will be resisted.

E. Development proposals should reinforce Highgate's green character and contribute to a clear, well-designed and managed public realm network, enhancing strategic connections to Highgate's green spaces and local centres. Opportunities should be taken to expand and connect ecological corridors and integrate biodiversity measures into public realm improvements, in accordance with the Highgate Neighbourhood Plan.

F. Development proposals should deliver and contribute to strategic improvements in safety and connectivity for pedestrians and cyclists, where appropriate. These include:

(1) direct pedestrian routes connecting Highgate's local centres and public transport nodes;

(2) east/west connections between Highgate and Crouch End local centres;

(3) cycle routes along well-lit main roads, particularly on Archway Road and Muswell Hill Road, having regard to Haringey's Walking and Cycling Action Plan; and

(4) safer and easier pedestrian and cycle crossings on Archway Road

Supporting Text

Placemaking Strategy

16.15 Highgate communities have longstanding aspirations for enhancement that will support the needs of the local community while strengthening Highgate's identity as a culturally and architecturally rich neighbourhood, surrounded by green and open spaces. The area offers opportunities for sensitively designed infill and redevelopment, concentrated around its local centres - Highgate High Street, Aylmer Parade and Archway Road.

16.16 This chapter sets out a clear and holistic vision for the future of Highgate. It should be read together with the Highgate Neighbourhood Plan, which also forms part of Haringey's Development Plan.

16.17 Most new homes will be accommodated in accessible and connected areas near Archway Road and Highgate station.

Built heritage

16.18 Highgate has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within the Highgate Conservation Area. Proposals should take a conservation-led approach to placemaking, in accordance with the Highgate Conservation Area Character Appraisal and Management Plan. While Highgate's rich historic built environment presents constraints on new development, it also provides opportunities and the Council will support proposals where they respect the character and context of the area, in accordance with relevant conservation and design policies.

16.19 Proposals should conserve and enhance the character of Highgate's historic streets and landscapes, including through:

- conserving and enhancing Highgate's characterful and attractive urban terraces;
- working with the existing sloping terrain wherever possible, conserving open views and woodland landscapes while embracing Highgate's topography as an important characteristic of the area;
- conserving the established positive rhythm of green, residential streets with gaps between houses, and where this exists, protecting the sense of openness and views through to private gardens. New front garden walls and hedges should

be of modest height, consistent with neighbouring properties and street character; and

- ensuring that proposals for replacement of, or alterations to, shop fronts comply with borough shop front design codes, retaining historic shop fronts and their details, conving and enhancing the character of Highgate Conservation Area, regardless of any change of use;

- keeping hard surfaces to a minimum for vehicular cross overs in front gardens to reduce flood risk and conserve the character of Highgate's streets

16.20 37 North Road has been identified on Historic England's Heritage at Risk register. The Council will work positively with relevant landowners, tenants and other stakeholders to secure its long-term future in accordance with Historic England guidance.

Local Centres

16.21 The vibrancy of Highgate's local centres and the multitude of services, facilities, employment opportunities and experiences they provide make a significant contribution to the area's character, including to the historic character of the Highgate Conservation Area. The Council will resist applications for ground floor conversions from town centre to residential uses, including through permitted development rights, as town centre uses contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community.

Public realm and green & blue infrastructure

16.22 A strategic and inclusive approach to the public realm is required, offering a clear and easily navigable network that accommodates a range of activities, catering to people of all ages, needs and backgrounds. Where appropriate, proposals for creating new public space in Highgate should provide or contribute to:

- public art that celebrates Highgate's diverse local histories, enhancing the area's distinctive cultural heritage and sense of place;

- places to rest along key corridors that are shaded during summer months;

- widening of pavements and pedestrianisation of the public realm;

- the extension and connecting of existing green spaces, including those opportunities identified in the Highgate Neighbourhood Plan; and

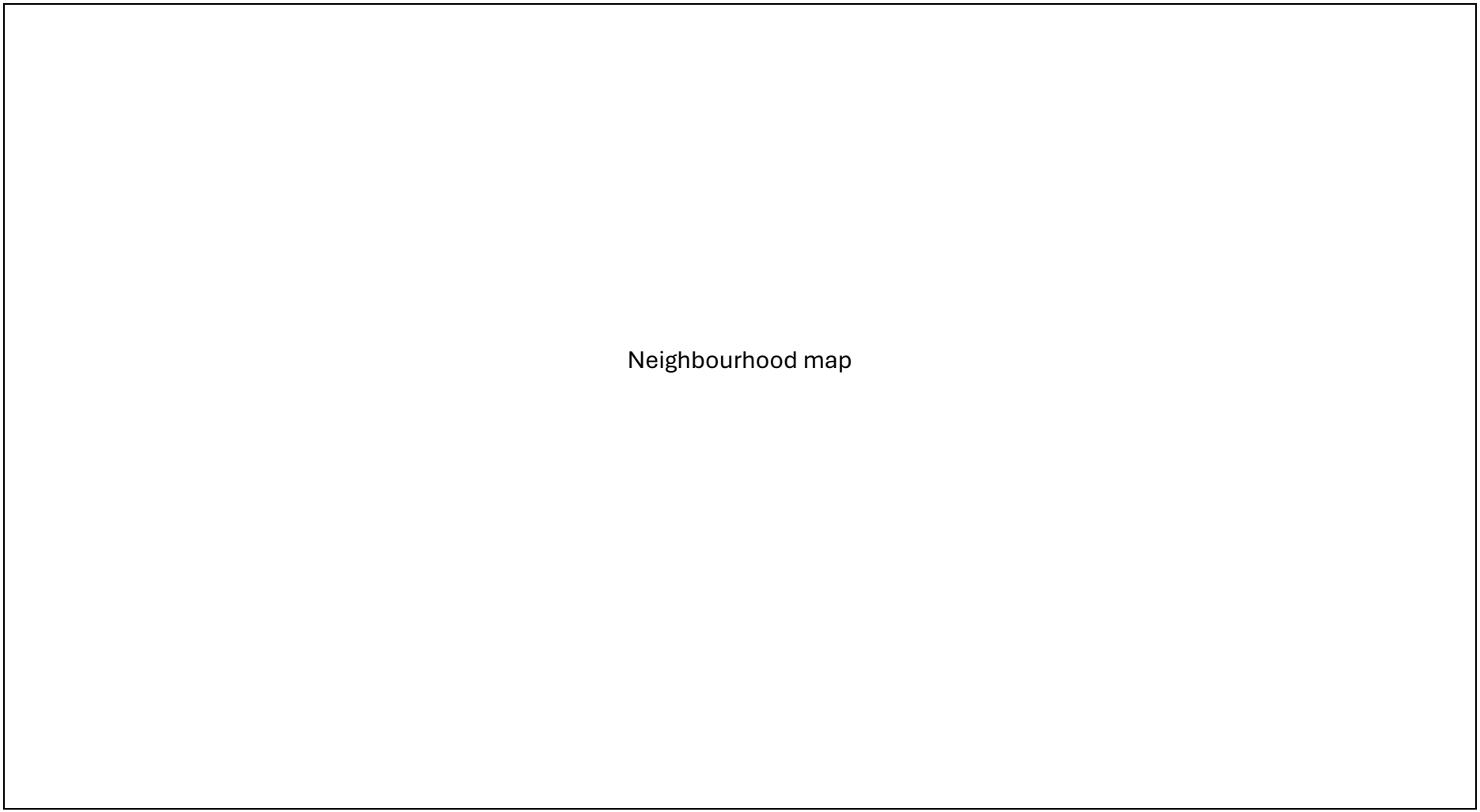
- improved greening of pavements along principal routes such as Archway Road.

Connectivity

16.23 Highgate suffers from poor east to west links largely due to severance of Hampstead Heath to the west of the neighbourhood. Bus routes provide public transport links to the north and south of the park, and active travel is provided for through the park.'

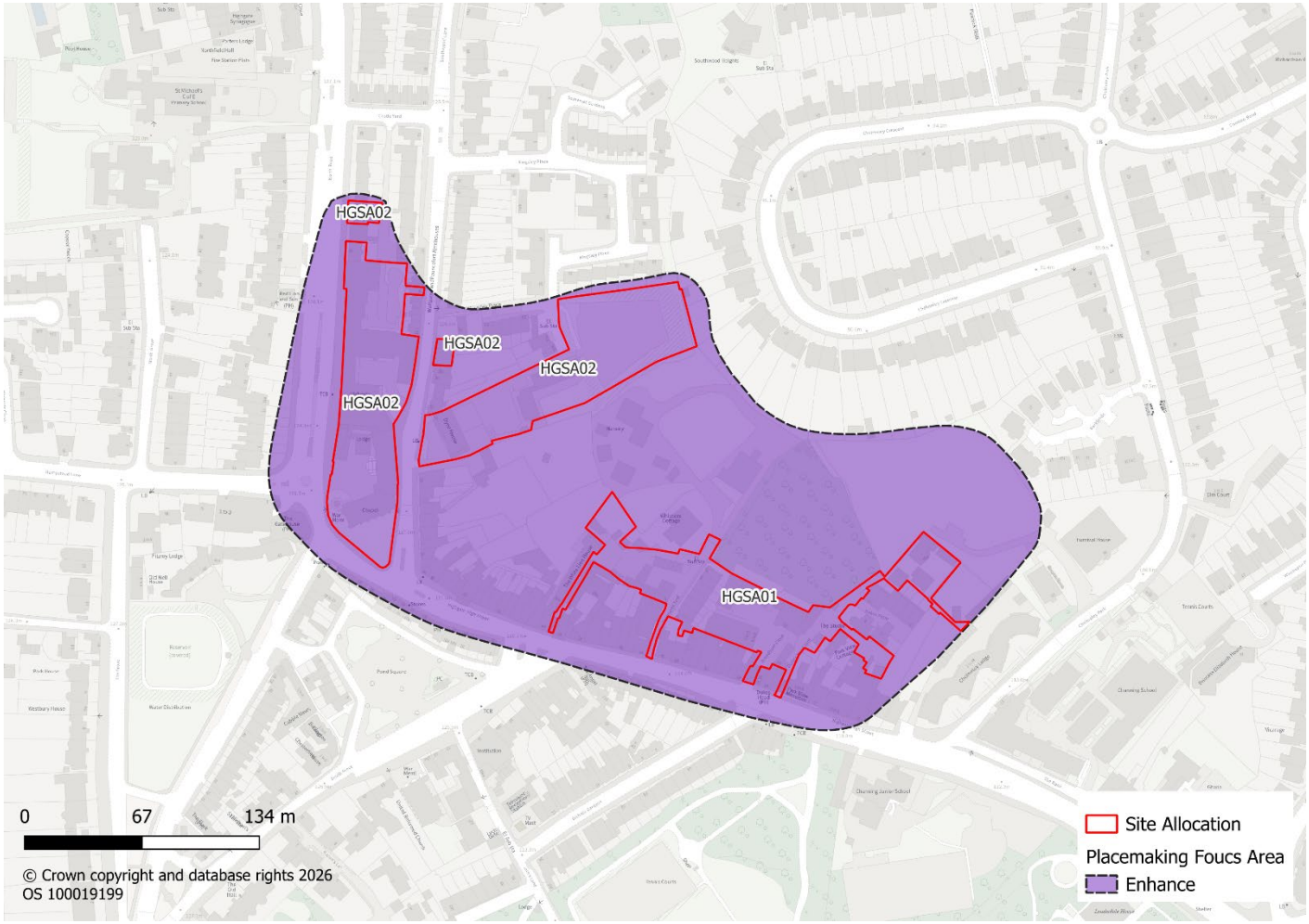
16.24 In addition, the busy A1 road divides the community on either side of Archway Road. A priority for this neighbourhood is to reduce car journeys and improve east-west connectivity, walking and cycling conditions and accessibility, particularly for less mobile residents.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

HG PFA1: Highgate Village



Tables and Figures 4. Map of Placemaking Focus Area HG PFA01

Strategy

16.25 Highgate Village will be enhanced to create a vibrant and characterful network of mews in Highgate Yards, supporting the Highgate High Street local centre. Public access to green space will be improved, including through creating new pedestrian and cycle routes through to the Highgate Bowl from the Yards. The heritage significance of Highgate High Street will be conserved and enhanced through a conservation-led approach to public realm improvements along the high street, working collaboratively with Camden Council to support a consistent approach across both sides of the street. Highgate School's facilities will be enhanced while simultaneously benefitting local communities and protecting the historic environment consistent with the Highgate School Supplementary Planning Document.

16.26 This strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Enhancing the character of Highgate Yards as urban mews development, while ensuring that proposals remain subservient in scale relative to buildings on Highgate High Street;
- Providing continuous active frontages and inclusive access to local shopping parades, including throughout Highgate Yards;
- Retaining and restoring traditional shop fronts;
- conserving and enhancing Highgate's characterful and attractive urban terraces, including along Highgate High Street;
- Working strategically and collaboratively with key stakeholders, including Camden Council, local businesses, Highgate Neighbourhood Forum and Highgate Society to enhance and conserve the character of Highgate High Street, coordinating public realm and shop fronts along the borough boundary, including any future planned public space adjacent to South Grove;
- Enhancing the High Street through a consistent approach to the public realm including conserving and enhancing traditional shop frontages through coordinating the design of signage, colours, lighting, pavements, street furniture and reducing street clutter;
- Working collaboratively with Highgate School in relation to development of their school estate to assist the school to strengthen its role as a world-class educational institution and as a charity committed to widening educational access, and growing and sustained links with other local schools i charities and similar organisations in the borough. As part of the transformation of the school estate opportunities will be sought to improve access to community uses and green space;

- Supporting the creation of new green links and publicly accessible routes through to the Highgate Bowl providing health and wellbeing benefits to local people as an important green space at the heart of the town centre and a Site of Importance for Nature Conservation (SINC), while respecting the operational and access requirements of the existing landowners.

Site Allocations

HG SA01: Highgate Yards



Tables and Figures 5. Xxx

Site Information	Details
Address	Townsend Yard, Duke's Head Yard, land rear of Highgate High Street, Highgate
Ward	Highgate
Area [ha]	0.68ha
PTAL	3-5
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Adjacent to a Local Centre Adjacent to Designated Open Space Adjacent to Site of Importance for Nature Conservation (SINC) - Local Adjacent to Historic Parks Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Locally Listed Buildings Critical Drainage Area
Relevant permissions	HGY/2020/1326

	HGY/2020/0223
Indicative capacities	30 homes (net) 924 sqm (gross) Commercial, Business and Service
Phasing	2028-2042

Tables and Figures 6. Xxx

A. Proposal

(1) Protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard. Sensitive redevelopment of the garages and workshops in the Yards will be supported to create mews-style residential development to enhance the local centre.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site allocation. However, applicants should demonstrate early engagement with adjacent landowners and the landowners of the Highgate Bowl site, to co-ordinate and secure public access through the Highgate Bowl from Highgate High Street via the Yards.

C. Land uses and activities

(1) Existing land uses: town centre, residential, commercial, garages

(2) Acceptable land uses: residential, town centre, commercial and business

(3) Development must deliver a net uplift in employment floorspace

D. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting.

(2) Development proposals must conserve and enhance the setting of nearby listed buildings

(3) The buildings facing the High Street and their burgage plots should be retained

(4) The mews in the Yards should be subsidiary in height and scale to the existing buildings on Highgate High Street

(5) The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

E. Movement and Public Realm

(1) Development proposals should:

(2) Support the creation of new and enhanced public access routes into Highgate Bowl from Highgate High Street;

(3) Incorporate high-quality paving surfaces, giving priority to pedestrians and encouraging vehicles to drive slowly, to enhance safety and signal the continuation of public-facing town centre uses within the Yards.

F. Environment and Sustainability

(1) Development proposals should protect and enhance the nature conservation value of the adjacent Site of Importance for Nature Conservation (Harrington site).

HG SA02: Highgate School



Tables and Figures 7. Xxx

Site Information	Details
Address	Highgate School, London N6 4NY
Ward	Highgate
Area [ha]	15.57ha (total combined across 6 sites)
PTAL	1a-5
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Designated Open Space Metropolitan Open Land (MOL) Historic Parks Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Listed Buildings Adjacent to Locally Listed Buildings Partially in Risk of Surface Water Flooding Area - Medium & High
Relevant permissions	N/A
Indicative capacities	N/A. No expansion proposed – school capacity remains capped at licenced capacity of 1,970 pupils.
Phasing	2028-2032

Tables and Figures 8. Xxx

A. Proposal

(1) Enhance the existing school campus, replacing life expired facilities with new accommodation to meet the long-term needs of the school and support a safe and inclusive learning environment. This includes improving access for community use, where appropriate.

B. Masterplanning, engagement and delivery

(1) Development proposals must be delivered in accordance with the Highgate School Supplementary Planning Document (2021) which provides a robust and comprehensive planning framework for the school estate.

C. Land uses and activities

(1) Existing land use: schools, community (access to sports facilities, hosting community events)

(2) Acceptable land uses: schools, community

D. Built form, character and heritage

(1) The site has a prominent position in the Highgate Conservation Area. As such, proposals must be of high-quality design, conserving the setting of statutorily and locally listed buildings on the site and neighbouring the school, and conserving or enhancing the character of the wider Conservation Area;

(2) The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

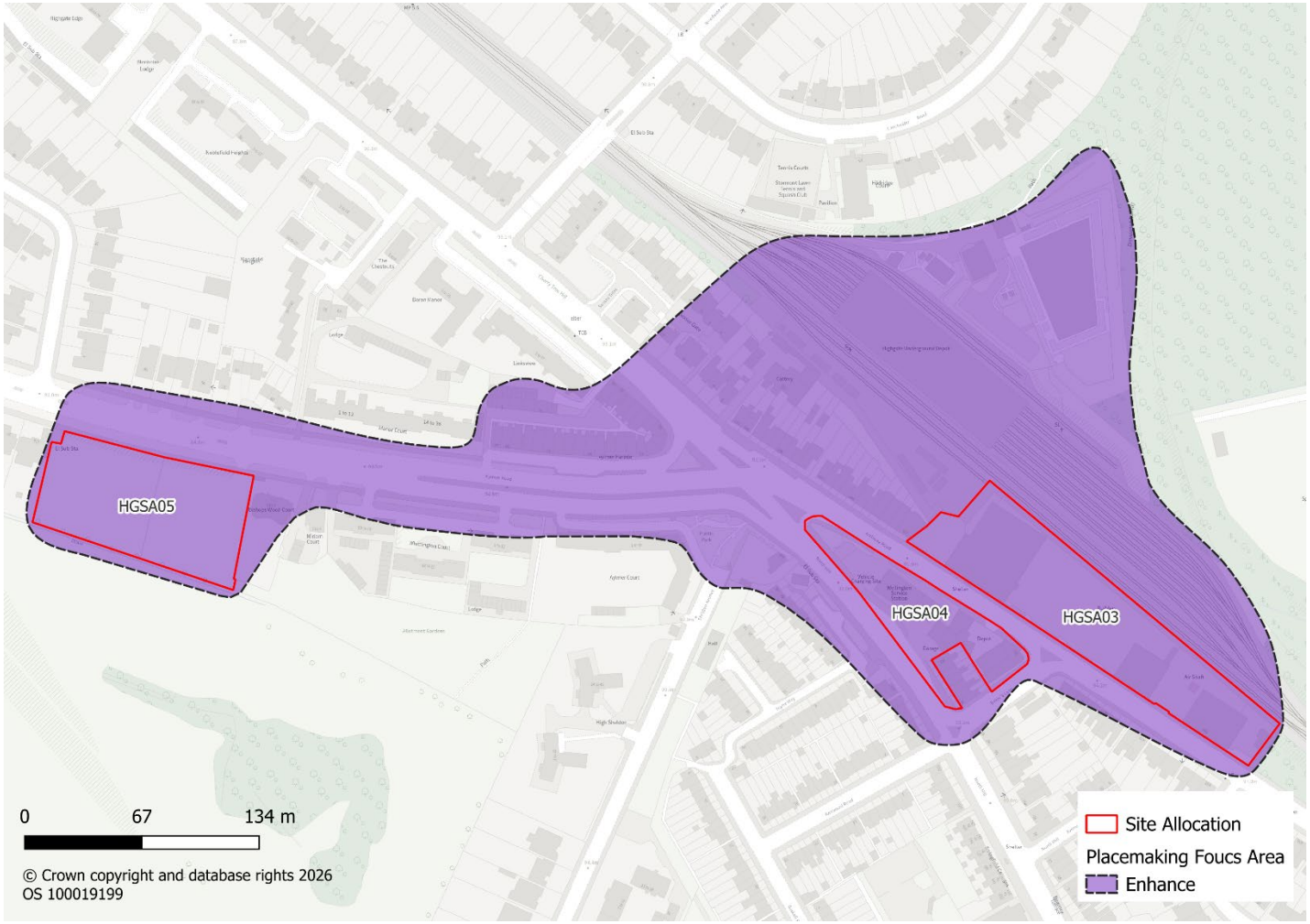
E. Movement and public realm

(1) Development proposals should promote sustainable movement to and between the various school sites and be supported by a Transport Assessment applicable to the whole estate;

F. Environment and sustainability

(1) Development should incorporate biodiversity enhancements, urban greening and sustainable drainage measures.

HG PFA2: Archway Road



Tables and Figures 9. Map of Placemaking Focus Area XXXXX

Strategy

16.27 Archway Road North will be enhanced to provide more pedestrian-friendly and connected local centres at Aylmer Parade and Archway Road that are less car-dominated, with improved pedestrian and cycle connections to the south and west of the gyratory, including improving visibility and access through to Sheldon Avenue. Public realm improvements to Aylmer Parade could include widened pavements incorporating street trees and outdoor seating.

16.28 The Archway Road local centre will be extended with continuous, high-quality shop fronts at ground floor which respect and restore the historic urban grain of the shopping parade. Mixed use infill development on the gyratory site will also provide high-quality new homes while conserving and enhancing the character of the Conservation Area.

16.29 This placemaking strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Working collaboratively with key stakeholders, including Transport for London and local businesses, to explore strategic opportunities to improve the layout of roads and expand pedestrianised areas, including exploring opportunities to partially pedestrianise the Wellington Gyratory, releasing land for infill residential development, reducing car-dominance and creating a more attractive, walkable public realm; and create new public spaces adjacent to Archway Road and Aylmer Parade
- Delivering new high-quality mixed use infill development to support the preservation of Archway Road and Aylmer Parade as local centres, while taking a sensitive approach to scale, massing, height and architectural language, conserving and enhancing the special character of the Conservation Area
- Creating continuous active frontages and town centres uses at ground floor level, including new active frontages with traditional shop fronts along Archway Road, in keeping with the historic character of the area; and shopping parades on Archway Road should retain their urban design character, even if converted to a different use
- Ground floor conversions from commercial to residential use on Archway Road will be resisted to protect the character of the Conservation Area. Non-residential uses that would be supported include retail, affordable workspace, creative space, community centres, educational buildings.
- Taking steps to reduce air pollution. The PFA is within an Air Quality Hotspot.

Site Allocations

HG SA03: 460-470 Archway Road



Tables and Figures 10. Xxx

Site Information	Details
Address	Wellington Sidings, 460-470 Archway Road, London N6 4JD
Ward	Highgate
Area [ha]	0.95 ha
PTAL	4
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Adjacent to Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Designated Open Space Adjacent to Ecological Corridor Adjacent Metropolitan Open Land (MOL) Partially in Risk of Surface Water Flooding Area – Medium & High
Relevant permissions	None
Indicative capacities	130 homes (net) 1,260sqm (gross) Commercial, Business and Service)

Phasing	2033-2042
Ownership	Private

Tables and Figures 11. Xxx

A. Proposal

(1) Redevelopment, replacing existing low-density employment with a mix of higher density employment and new residential development.

A. Masterplanning, engagement and delivery

(1) A masterplan is required for this site in accordance with Policy D8.

(2) The site includes an operational air vent and below ground horizontal adit and vertical shaft owned and operated by London Underground Limited. Any design will need to retain and protect the air vent and below ground adit and shaft, and enable access at all times for maintenance, repair and inspection. The site also adjoins Highgate Railway Depot. Advice and all necessary agreements should be sought from London Underground Limited to protect operational transport infrastructure on and adjacent to the site. Transport for London should also be consulted during the preparation of development proposals.

B. Land uses and activities

(1) Existing land use: builders' merchant

(2) Acceptable land uses: residential, employment, commercial, business and service

C. Movement and public realm

(1) Development proposals should:

(2) Deliver a more attractive public realm and support reducing barriers to pedestrian mobility around the Wellington Gyratory and along Archway Road, including through improved pedestrian crossings connecting to site allocation SAHG03 and connections to the A1000 cycle route.

(3) Ensure that buildings are at least three metres away from Network Rail's boundary.

(4) Allow for a future access route between Archway Road and the neighbouring railway sidings to the north-east of the site.

(5) Contribute to restoration of the pavement along Archway Road, contributing to public realm improvements along the street.

(6) Deliver a car-free development with shared-surface public realm, reducing car-dominance and providing accessible public space.

(7) Improve the climate resilience of Archway Road by providing street trees and outdoor seating.

D. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the adjacent Highgate Conservation Area and its setting

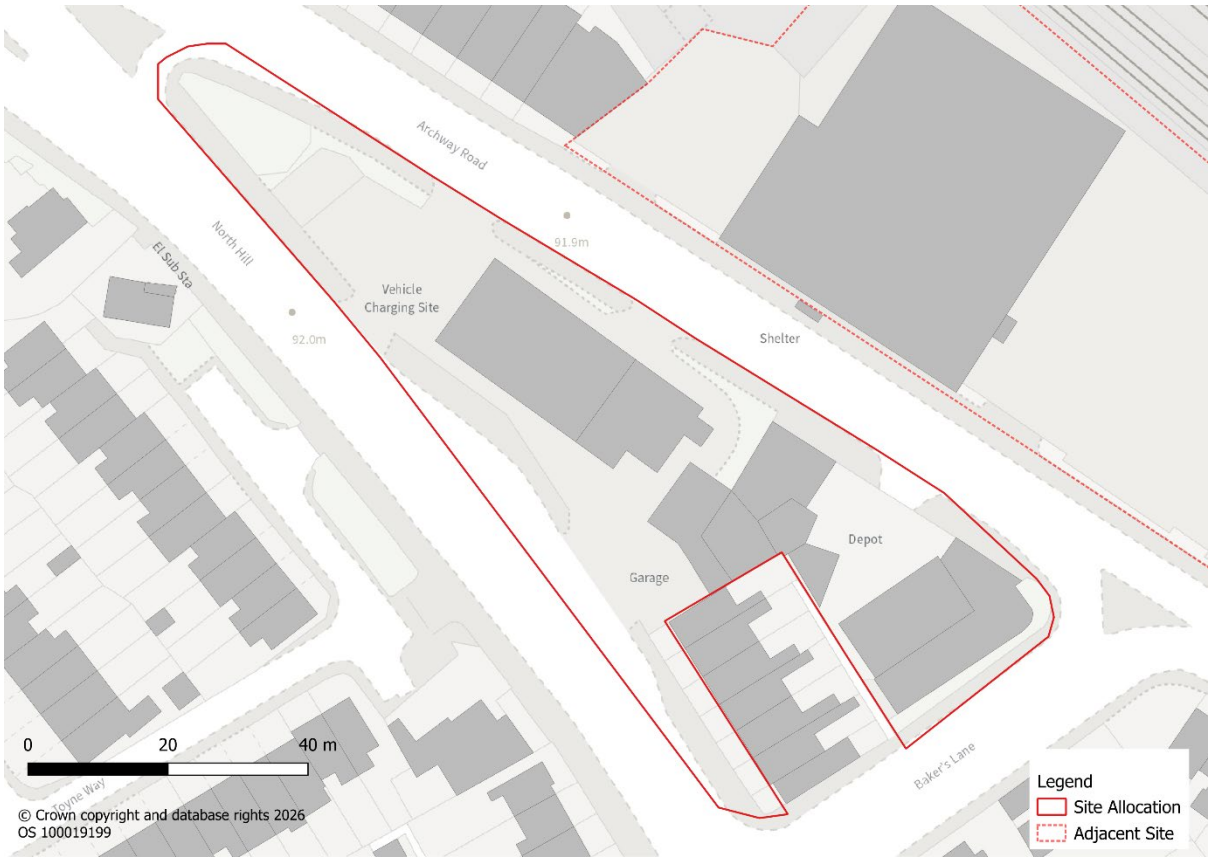
(2) The site has potential for significant archaeological finds as it is located adjacent to an Archaeological Priority Area (APA)

(3) Where possible, the site should deliver active frontages along Archway Road.

E. Environment and sustainability

(1) Development proposals should protect and enhance the nature conservation value of the site and adjacent ecological corridor and Highgate Wood SINC.

HG SA04: Wellington Gyratory, Archway Road



Tables and Figures 12. Xxx

Site Information	Details
Address	Wellington Gyratory, Archway Road, London N6 4HX
Ward	Highgate
Area [ha]	0.43 ha
PTAL	3
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Conservation Area Adjacent to Designated Open Space Adjacent to Metropolitan Open Land (MOL) Adjacent to Archaeological Priority Area (APA) - Tier 3 and Tier 2 Partially in Risk of Surface Water Flooding Area – Medium & High
Relevant permissions	HGY/2025/1220
Indicative capacities	50 homes (net) 500 sqm (gross) Commercial, Business and Service
Phasing	2028-2037
Ownership	Public and Private

Tables and Figures 13. Xxx

A. Proposal

(1) The site is suitable for new high-quality mixed use residential-led development with commercial uses at ground floor.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) The site allocation is located on the Transport for London Road Network and Transport for London should be consulted on all emerging proposals.

(3) Proposals should support public realm improvements, delivered through a collaborative approach with local business owners, residents and other community stakeholders, including the Highgate Neighbourhood Forum, Highgate Conservation Area Advisory Committee and the Highgate Society.

C. Land uses and activities

(1) Existing land uses: petrol station, car wash, auto services, residential

(2) Acceptable land uses: residential, commercial, business and service

D. Movement and public realm

(1) Development proposals should ensure improved pedestrian crossing and support potential future public realm improvements to Aylmer Parade and the partial pedestrianisation of North Hill along the Western site boundary

(2) Development proposals should respect the urban grain of the existing terraced cottages at Nos 96-108, including following the existing building line in relationship to pavements and front gardens.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the adjacent Highgate Conservation Area and its setting

(2) New development should be sensitive in scale, massing, height and architectural language in relation to the neighbouring 19th century houses which are positive contributors to the Conservation Area, notably Nos 96-108 North Hill which form a short terrace of one-bay cottages.

(3) The site lies partially within a Tier 3 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

F. Environment and sustainability

(1) Development proposals must s mitigate any air pollution issues arising due to by proximity to the road.

(2) Public realm improvements should include new street trees with outdoor seating and shading

HG SA05: Land Adjacent 27 Aylmer Road



Tables and Figures 14. Xxx

Site Information	Details
Address	Land Adjacent 27 Aylmer Road, Aylmer Road, London N20BX
Ward	Highgate
Area [ha]	0.7ha
PTAL	3
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Archaeological Priority Area (APA) - Tier 3 Conservation Area Designated Open Space Adjacent to Metropolitan Open Land (MOL) Site of Importance for Nature Conservation (SINC) - Grade 2 Partially in Risk of Surface Water Flooding Area – Medium & High Chance
Relevant permissions	None
Indicative capacities	70 homes (net)
Phasing	2033-2037
Ownership	Private

Tables and Figures 15. Xxx

A. Proposal

(1) Subject to resolution of operational matters relating to its historic infrastructure use site, the site is potentially suitable for new high-quality residential development. The site has previously been in use by Thames Water for operational activities relating to the Bishopswood Reservoir, located beneath the adjacent Highgate Golf Club.

(2) The site is de-designated as Metropolitan Open Land but sensitive and appropriate development is required to minimise harm to the adjacent remaining Metropolitan Open Land

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site in accordance with Policy D8.

(2) Development proposals should make a positive contribution to enhancing the public realm in accordance with Placemaking Focus Area objectives, delivered through a collaborative approach with local stakeholders.

C. Land uses and activities

(1) Existing land use: operational land associated with Bishops Wood Reservoir

(2) Acceptable land uses: residential

D. Movement and public realm

(1) Development proposals should contribute to public realm improvements between the site and Alymer Parade, including opportunities to improve pedestrian and cycle crossings on the road.

(2) Development proposals should respect the existing urban grain of Aylmer Road, including following the existing building line in relationship to pavements and front gardens.

E. Built form, Heritage and Character

(1) New development should be in keeping with the existing pattern of development along Aylmer Road in scale and urban form, enhancing and continuing the existing character and rhythm of the street, including following the existing building line in relationship to forecourts, front gardens and pavements.

(2) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

(3) New development should be sensitive in scale, massing, height and architectural language in relation to the neighbouring homes along Aylmer Road.

(4) The site lies within a Tier 3 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

F. Environment and sustainability

(1) Development proposals must be supported by an ecological assessment and avoid and/or mitigate any harm to habitats or species

(2) Existing mature trees should be retained wherever possible.

(3) Thames Water should be consulted at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

(4) Development proposals must avoid harm to existing SuDS attenuation on the site.

(5) Development proposals must suitably mitigate any air pollution issues caused by proximity to the road.

HG PFA3: Highgate Station



Tables and Figures 16. Map of Placemaking Focus Area XXX

Strategy

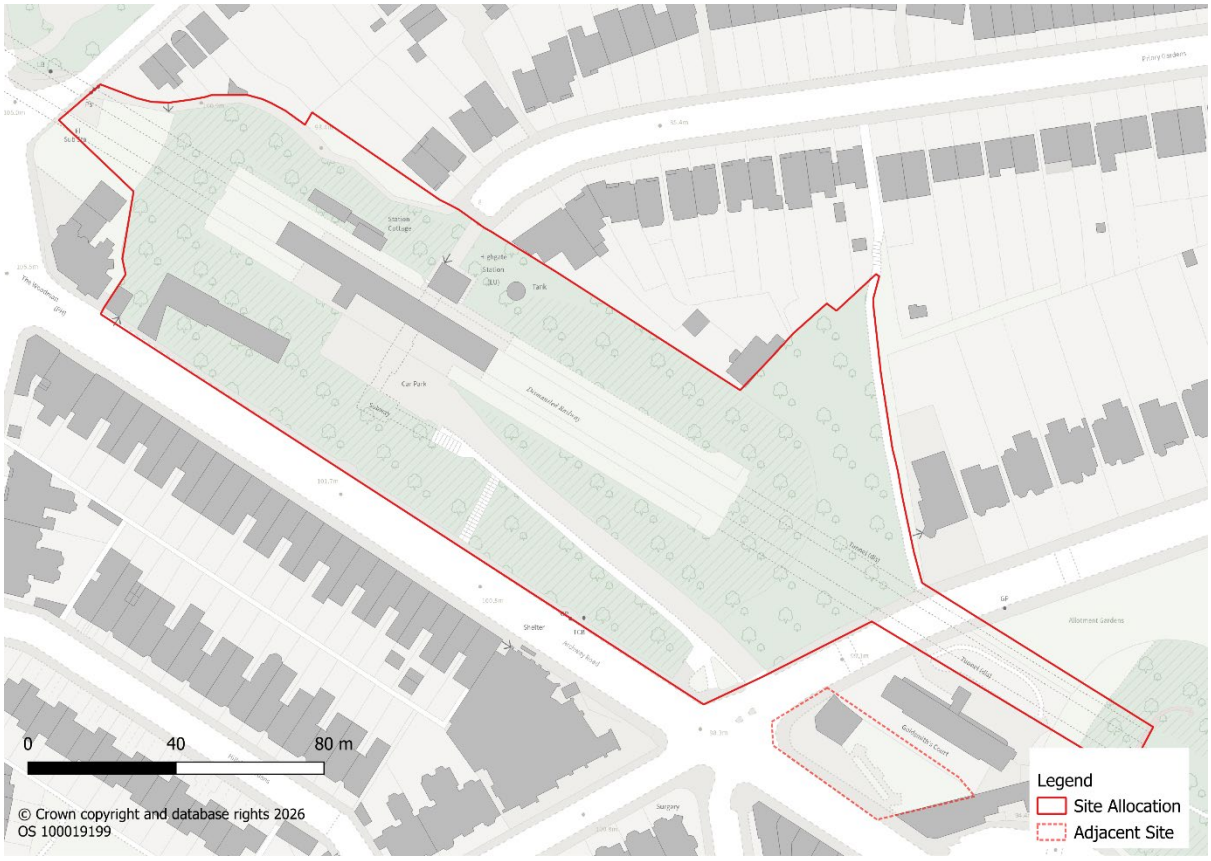
16.30 The Highgate Station Placemaking Focus Area will be enhanced to provide new community uses and infill residential development. Placemaking will take a conservation-led approach, seeking to bring parts of the site back into beneficial public use together with public realm enhancements along Archway Road. Highgate's open space network will also be extended by providing new connections between Highgate Wood and Parkland Walk.

16.31 This placemaking strategy will be implemented through adherence to Policy HGN1, the site allocations outlined below, and the following initiatives:

- Engaging proactively and working collaboratively with local stakeholders including Transport for London, Highgate Neighbourhood Forum, Jacksons Lane Arts Centre and local businesses to:
    - improve access to Highgate Station
    - support the creation of new, accessible civic spaces adjacent to the station
    - support the activation of new civic spaces for community and educational uses, including through a conservation-led approach to the restoration of the Highgate Station site
- Improving connectivity and biodiversity, including by:
    - providing new secure cycle parking hubs adjacent to Highgate Station; and
    - extending Parkland Walk to connect into Highgate Wood while ensuring that the ecological corridor is preserved.
    - Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations

HG SA06: Former Highgate Railway Station



Tables and Figures 17. Xxx

Site Information	Details
Address	Former Highgate Rail Station, Highgate, London N6 5UA
Ward	Highgate
Area [ha]	2.0 ha
PTAL	5
Planning designations and constraints	PFA Enhance Area Highgate Neighbourhood Plan Area Designated Open Space Partially in an Ecological Corridor Site of Importance for Nature Conservation (SINC) - Metropolitan Adjacent to a Local Nature Reserve (LNR) Adjacent to Metropolitan Open Land (MOL) Adjacent to Historic Parks Archaeological Priority Area (APA) - Tier 2 Conservation Area Locally Listed Buildings

	Adjacent to Locally Listed Buildings Partially in Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area
Relevant permissions	
Indicative capacities	Subject to further joint working/collaboration with key stakeholders
Phasing	2033-2042
Ownership	Public

Tables and Figures 18. Xxx

A. Proposal

(1) This site is underutilised and, subject to overcoming operational challenges, has potential to support new uses and activities with substantial public benefit, including community uses, employment, education and town centre uses. Access to Highgate underground station should be improved, alongside enhancements to the open space network by improving the connection to Parkland Walk through to Highgate Wood.

A. Masterplanning, engagement and delivery

(1) A masterplan is required for this site.

(2) Proactive engagement is required with key stakeholders including Transport for London, local businesses on adjacent sites including Jacksons Lane Arts Centre, and community stakeholders including Highgate Neighbourhood Forum and Highgate Society.

B. Land uses and activities

(1) Existing land use: infrastructure (London Underground)

(2) Acceptable land uses: infrastructure (London Underground), community, employment, town centre, education

C. Movement and public realm

(1) Proposals should:

i. Support the extension of the Parkland Walk through to Highgate Wood, exploring the opportunity to create a new pedestrian and cycle connection through the railway arch at the southeast corner of the site.
ii. Deliver an improved, accessible public entrance and exit to Highgate Underground station that uses the land more efficiently and enhances the character of the Conservation Area, replacing the old exit on Archway Road with a more appropriate design.
iii. Bring the historic disused station platforms back into beneficial use as part of delivering new community uses on the site, enhancing the setting and significance of the adjacent locally listed station building.

D. Built form, character and heritage

(1) Proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

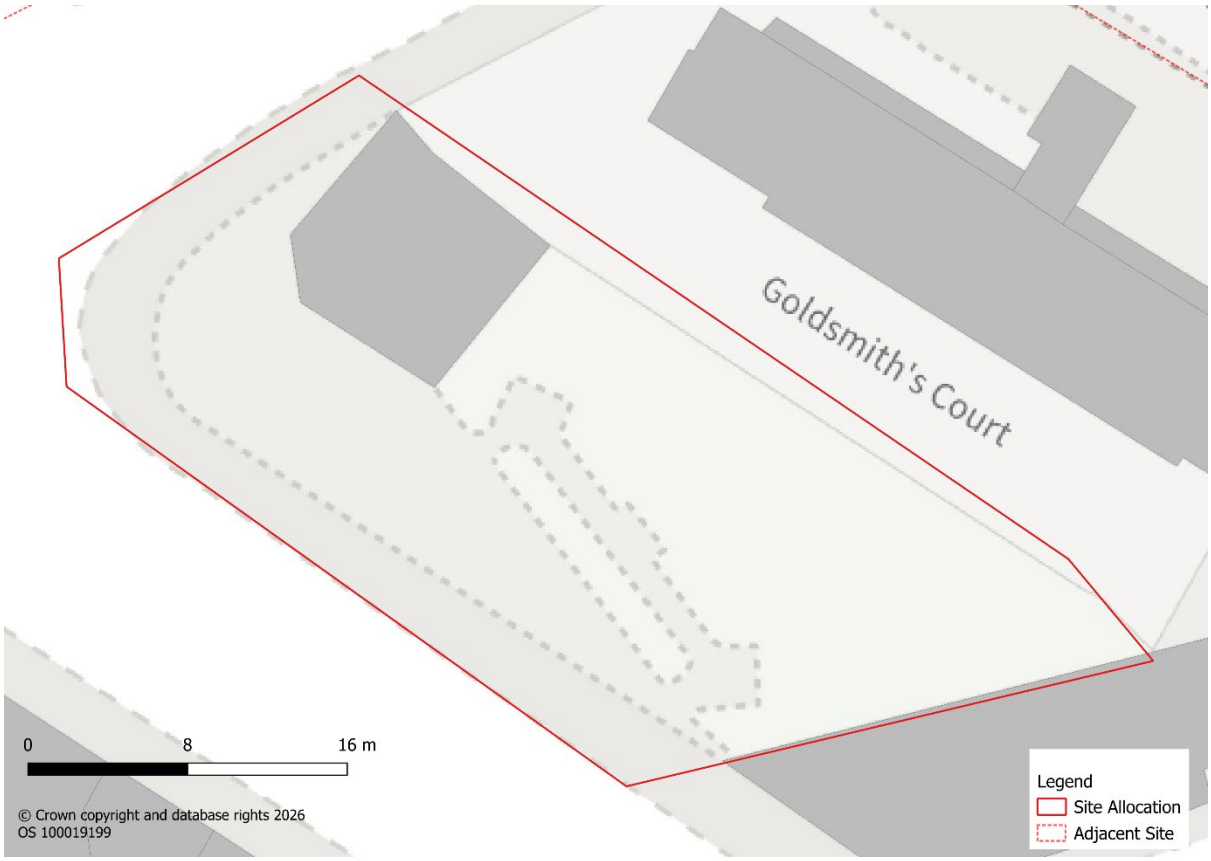
(2) The site lies within an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

E. Environment and sustainability

(1) Development proposals should protect and enhance the nature conservation value of the site.

(2) An Ecological Assessment must accompany any planning application

HG SA07: Gonnerman Antiques



Tables and Figures 19. Xxx

Site Information	Details
Address	Gonnermann Antiques, 408-410 Archway Rd, London N6 5AT
Ward	Highgate
Area [ha]	0.1ha
PTAL	4/5
Planning designations	Highgate Local Shopping Centre Critical Drainage Area Highgate Conservation Area Adjacent to Locally Listed Buildings on Archway Road Adjacent to Tier 2 Archaeological Priority Area Adjacent to: Ecological corridor Adjacent to: SINC metropolitan grade: Parkland Walk Metropolitan open land (MOL): Parkland Walk and Highgate Station cutting
Relevant permissions	None
Indicative capacities	35 homes, 300 sqm Class E (GIA)
Phasing	2028-2037

Tables and Figures 20. Xxx

A. Proposal

(1) Potential for modest mixed-use residential block at the western corner of the site, replacing the existing antiques shop and providing town centre uses at ground floor. The new building footprint should extend to the rear of the pavement on Archway Road and Sheldon Hill, restoring the urban grain by aligning with the existing street frontage along Archway Road and reducing the existing hard standing which has been a neglected and under-used space.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: residential and retail

(2) Acceptable land uses: residential, retail/town centre

D. Movement and public realm

(1) Development proposals should:

iv. Deliver a new publicly accessible green space to the south of the site, adjacent to the neighbouring Boogaloo pub. Seating should be provided in this space.
v. Explore opportunities to provide new public art in collaboration with Jacksons Lane.
vi. Development should maintain sufficient pavement widths and ensure pedestrian safety is not compromised.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

(2) The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

F. Environment and sustainability

(1) The habitats and species within the adjacent SINC should be protected and enhanced.

(2) Mature existing trees should be retained

(3) Partially within Flood Zone 2 and Flood Zone 3 (Fluvial and Surface Area)

(4) The site is within a Critical Drainage Area. A Flood Risk Assessment should accompany any planning application.

Other Site Allocations in Highgate

HG SA08: 40 Muswell Hill Road



Tables and Figures 21. Xxx

Site Information	Details
Address	40 Muswell Hill Road, Highgate, London N6 5UN
Ward	Highgate
Area [ha]	0.58 ha
PTAL	4
Planning designations and constraints	Highgate Neighbourhood Plan Area Adjacent to Archaeological Priority Area (APA) - Tier 2 Conservation Area Site of Importance for Nature Conservation (SINC) - Metropolitan Critical Drainage Area
Relevant permissions	
Indicative capacities	45 homes (net) 784 sqm (gross) Commercial, Business and Service
Phasing	2033-2042
Ownership	Private

Tables and Figures 22. Xxx

A. Proposal

(1) New development to repurpose existing low-density employment with a mix of higher density employment and new residential uses.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

(2) Proactive engagement is required with local stakeholders including residents on neighbouring estates on Summersby Road and Muswell Hill Road and the Friends of Queen's Wood.

C. Land uses and activities

(1) Existing land use: employment (builders yard and ceramics studio), garden centre

(2) Acceptable land uses: residential, commercial, business

(3) There must be no net loss of employment floorspace on the site

D. Movement and public realm

(1) Proposals should explore opportunities to create a new, safer pedestrian access to Queen's Wood from Summersby Road, engaging proactively with Friends of Queen's Wood and Haringey Council's Parks Service.

E. Built form, character and heritage

(1) Proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

(2) The site lies adjacent to an Archaeological Priority Area and has potential for significant archaeological finds. Archaeological assessments will be required.

F. Environment and sustainability

(1) The site borders Queen's Wood, a classified ancient woodland. The proposal must protect the integrity of the wood together with its habitats and species having regard to its status as a Local Nature Reserve and SINC of Metropolitan Importance.

(2) Special regard should be had to boundary treatments and the impact of artificial light to avoid disturbance and harm to flora and fauna.

(3) Mature trees adjacent to the site must be protected

HG SA09: Former Mary Feilding Guild care home, 103-107 North Hill



Tables and Figures 23. Xxx

Site Information	Details
Address	103-107 North Hill, London N6 4DP
Ward	Highgate
Area [ha]	0.49 ha
PTAL	3-4
Planning designations and constraints	Highgate Neighbourhood Plan Area Conservation Area Adjacent to Listed Buildings
Relevant permissions	HGY/2022/4415 HGY/2024/3240
Indicative capacities	50 bed care homes plus 9 homes (net)
Phasing	2028-2032
Ownership	Private

Tables and Figures 24. Xxx

A. Proposal

(1) Demolition and redevelopment of existing residential site to provide a new care home and rehabilitation clinic plus new homes.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: former care home

(2) Acceptable land uses: housing for older people and vulnerable people (care home), residential

D. Movement and public realm

(1) Development proposals should ensure that new building frontages respect the character and rhythm of existing streets, aligning with frontages and front gardens on neighbouring plots.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

F. Environment and sustainability

(1) Development proposals should deliver a net gain of trees and ensure the protection of existing trees.

HG SA10: Hillcrest Estate



Tables and Figures 25. Xxx

Site Information	Details
Address	Hillcrest, off North Hill, Highgate, N6 4PU
Ward	Highgate
Area [ha]	2.3 ha
PTAL	4
Planning designations and constraints	Highgate Neighbourhood Plan Area Partially in a Designated Open Space Partially in a Site of Importance for Nature Conservation (SINC) - Local Archaeological Priority Area (APA) - Tier 2 Conservation Area Adjacent to Listed Buildings
Relevant permissions	None
Indicative capacities	35 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 26. Xxx

A. Proposal

(1) This site provides an opportunity to support further development of this residential estate through appropriate infill development. Play and landscaping improvements should be delivered as part of proposals in consultation with the existing community.

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site in accordance with Policy D8 setting out how new development will be supporting by play, amenity and landscaping improvements.

(2) Proposals should take a collaborative approach to engaging with existing residents, ensuring that shared amenity will meet the needs of the community.

C. Land uses and activities

(1) Existing land use: residential

(2) Acceptable land uses: residential

D. Movement and public realm

(1) Proposals should:

vii. Deliver shared outdoor amenity for existing and new residents, including new play space, informed by proactive community engagement;
viii. Improve existing surface carparking and vehicular access through the site, making it more efficient, improving accessibility and safety for pedestrians and cyclists and providing more green space by reducing road surfaces;

E. Built form, character and heritage

(1) Proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting.

(2) Proposals much be sensitive to the setting and height of the neighbouring Highpoint I.

(3) The site lies within a Tier 2 Archaeological Priority Area. The site has potential for significant archaeological finds and an Archaeological Assessment will be required.

F. Environment and sustainability

(1) Development must protect and enhance the surrounding SINC

(2) Potential for food growing as part of landscaping improvements.

HG SA11: Former Newstead Nursing Home



Tables and Figures 27. Xxx

Site Information	Details
Address	Former Newstead Nursing Home, Denewood Road, London N6 4AL
Ward	Highgate
Area [ha]	0.28 ha
PTAL	1b
Planning designations and constraints	Highgate Neighbourhood Plan Area Conservation Area
Relevant permissions	HGY/2018/3205
Indicative capacities	11 homes (net)
Phasing	2028-2032
Ownership	Private

Tables and Figures 28. Xxx

A. Proposal

(1) As per the planning permission, the site is suitable for the demolition of existing building and erection of three buildings between two and three storeys in heights to provide 13 homes, private and communal amenity space.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site, however proposals should demonstrate meaningful engagement with neighbouring landowners and residents.

C. Land uses and activities

(1) Existing land use: former nursing Home

(2) Acceptable land uses: residential, housing for older people and vulnerable people

D. Movement and public realm

(1) Development proposals should conserve the existing character and urban grain of the street by ensuring that new residential development is set back from the pavement, aligning building frontages and front gardens with neighbouring residential properties on Denewood Road.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

F. Environment and sustainability

(1) Development proposals should ensure no net loss of existing trees and deliver biodiversity net gain.

HG SA12: 44-46 Hampstead Lane



Tables and Figures 29. Xxx

Site Information	Details
Address	44-46 Hamspstead Lane, London N6 4LL
Ward	Highgate
Area [ha]	0.38 ha
PTAL	1b
Planning designations and constraints	Highgate Neighbourhood Plan Area Archaeological Priority Area (APA) - Tier 3 Conservation Area
Relevant permissions	HGY/2022/2731
Indicative capacities	66 bed care home
Phasing	2028-2032
Ownership	Private

Tables and Figures 30. Xxx

A. Proposal

(1) Demolition of residential dwellings to provide a new care home.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: residential

(2) Acceptable land uses: housing for older people and vulnerable people (care home)

D. Movement and public realm

(1) Development proposals should respect the character and rhythm of existing streets, aligning with building frontages and front gardens on neighbouring plots.

E. Built form, character and heritage

(1) Development proposals must conserve, and where possible enhance, the character of the Highgate Conservation Area and its setting

(2) The site lies within a Tier 3 Archaeological Priority Area and has potential for significant archaeological finds. Archaeological Assessments will be required.

F. Environment and sustainability

(1) Replacement trees must be delivered in line with the extant permission to mitigate the loss of significant trees at the rear of the site and a small group of trees at the front of the site.

HG SA13: Church Road Clinic, 44 North Hill



Tables and Figures 31. Xxx

Site Information	Details
Address	Church Road Clinic, 44 North Hill, London N6 4QA
Area [ha]	0.1 ha
PTAL	
Planning designations and constraints	Highgate Neighbourhood Plan Area Conservation Area
Relevant permissions	None
Indicative capacities	N/A
Phasing	2033-2038
Ownership	Public

Tables and Figures 32. Xxx

A. Proposal

(1) This site offers the opportunity for a heritage-led redevelopment focused on the retention, sensitive refurbishment, adaptation and environmental retrofit of the existing buildings. Development may provide a replacement healthcare facility alongside residential development, or residential development where it can be demonstrated that healthcare services are no longer required on-site in accordance with Policy S2.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: healthcare

(2) Acceptable land uses: healthcare, residential

(3) Existing healthcare provision should be retained or appropriately re-provided where required in accordance with policy S2

(4) Residential development will be supported where healthcare provision is retained, re-provided or otherwise demonstrated to no longer be required.

D. Built form, character and heritage

(1) Development should adopt a heritage-led approach that prioritises the retention, sensitive refurbishment and environmental retrofitting of the existing buildings on the site.

(2) A Heritage Impact Assessment should accompany any planning application and demonstrate how the proposal conserves or enhances the significance, character and appearance of the Highgate Conservation Area, having particular regard to the site's role within the North Hill and Church Road townscape and the contribution of the existing buildings to the conservation area.

(3) Proposals should retain the site's positive contribution to the surrounding townscape. Comprehensive demolition of the existing buildings will not be supported unless clear and convincing justification is provided and it can be demonstrated that the public benefits substantially outweigh the harm arising from the loss of positive contributors to the conservation area.

(4) Development should maintain and enhance the site's landscaped contribution to the surrounding streetscape.

(5) Proposals must recognise the contribution made by the former mission house and the existing surgery building to the significance, character and appearance of the conservation area and respond accordingly.

(6) Development proposals should respect the site's prominent corner location at the junction of North Hill and Church Road and conserve its contribution to important views and the wider North Hill townscape sequence.

(7) Building heights, scale and massing should reflect the prevailing character of the surrounding townscape, which comprises predominantly two to four storey development, including Bramalea Close, Highcroft, Rowland Close and the buildings along Church Road.

(8) Any extensions, alterations, infill development or additional floorspace should be subordinate to the existing buildings, architecturally complementary and respectful of the established roofscape, plot pattern and historic street frontages.

E. Movement and Public Realm

(1) Opportunities should be taken to improve accessibility to the site and the quality of the surrounding public realm.

(2) Development should integrate servicing, cycle parking and access arrangements in a manner that minimises impacts on the character of the conservation area.

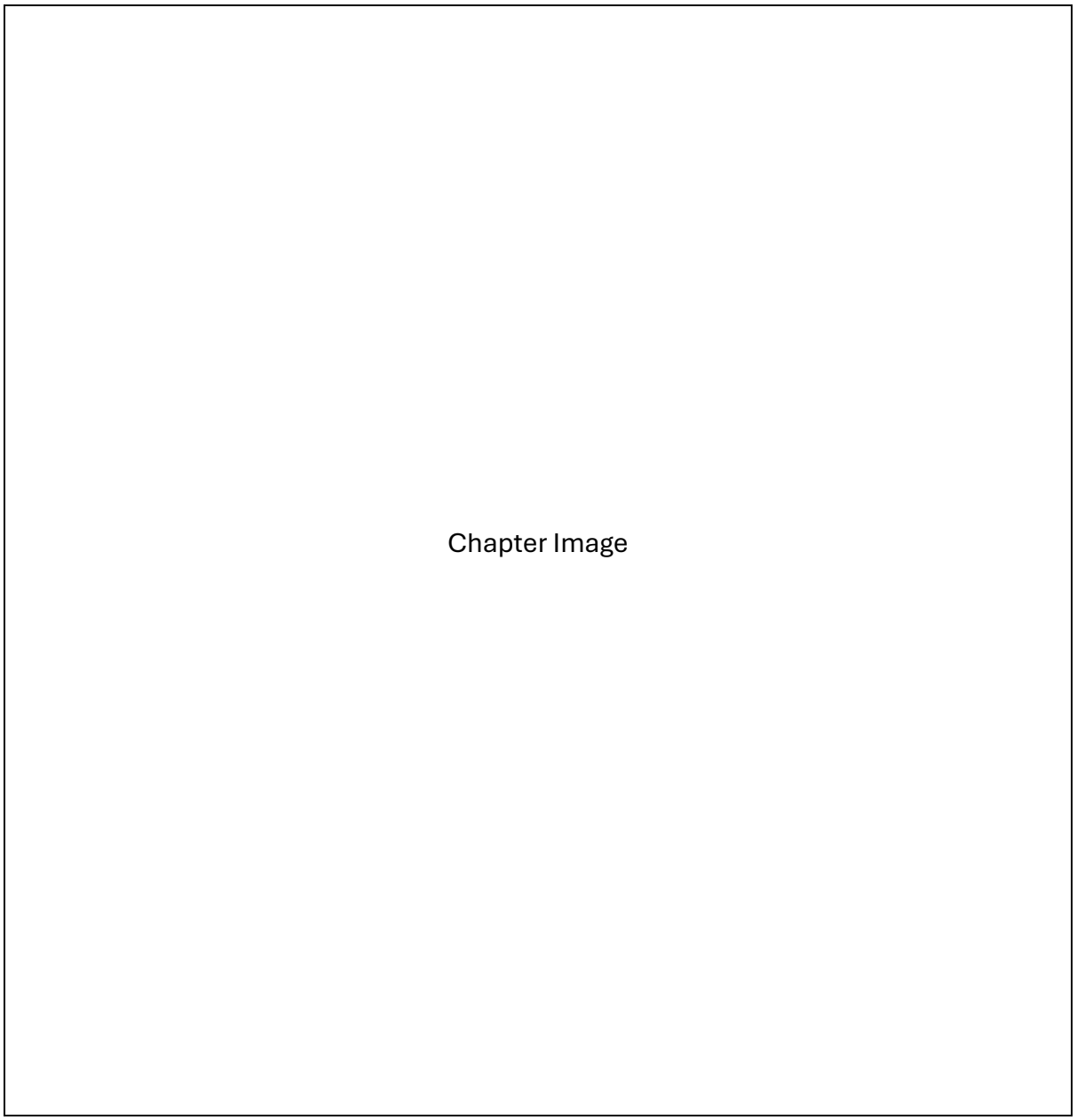
F. Environment and Sustainability

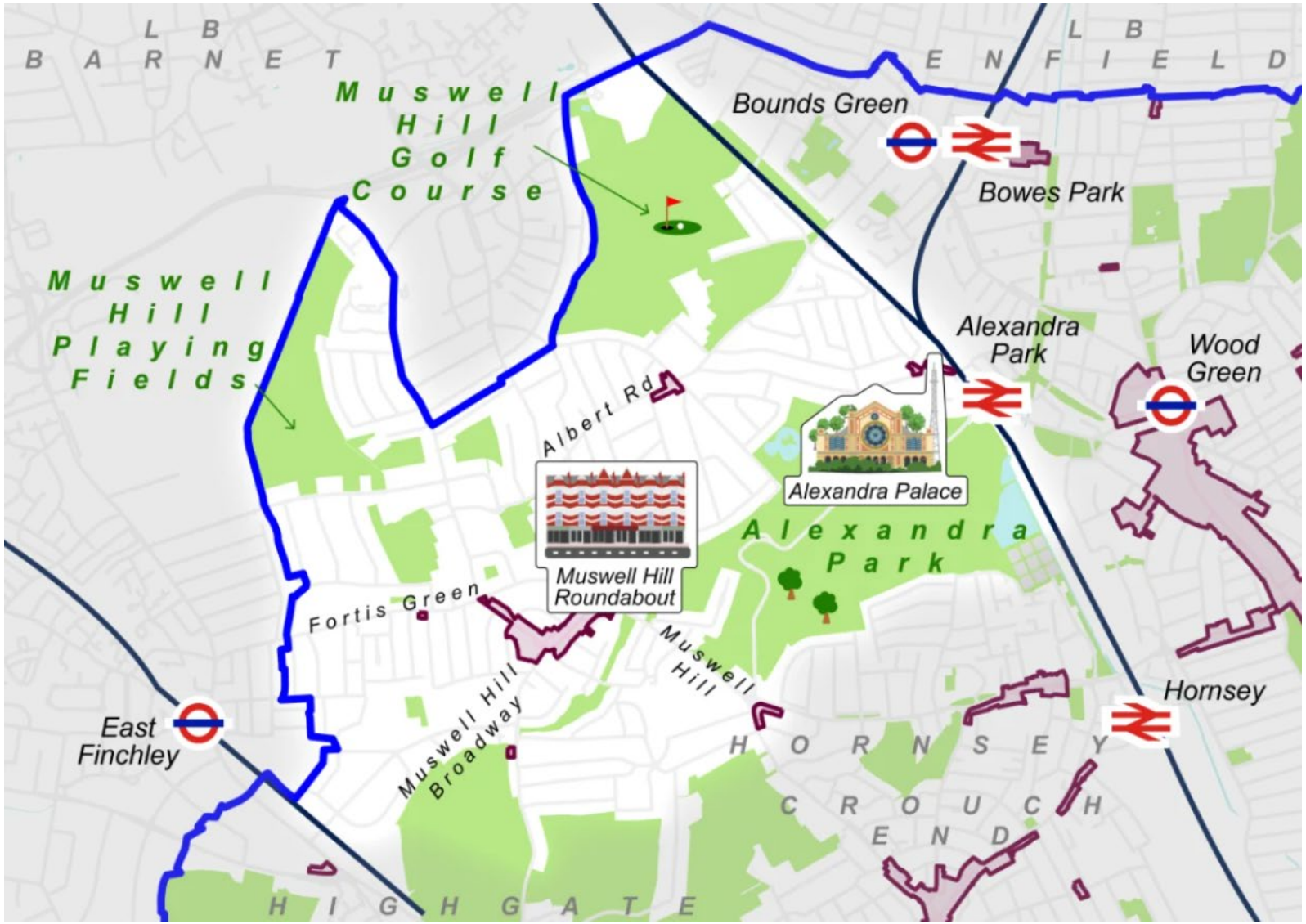
(1) Existing trees and landscaping should be retained wherever possible.

(2) Soft landscaping and green frontages should be maintained and enhanced along North Hill and Church Road.

(3) Development should incorporate biodiversity enhancements, urban greening and sustainable drainage measures.

CHAPTER 17: MUSWELL HILL NEIGHBOURHOOD





Tables and Figures 1. XXX Neighbourhood Map

Neighbourhood Context

Location

17.1 A historic neighbourhood located in the north-west of the borough of Haringey, Muswell Hill is one of the highest points in London. Sitting at around 105-110m above sea level, the area forms the eastern part of London's 'Northern Heights' and has long been renowned for its fine views over the capital. Neighbouring areas include Highgate, Hornsey and Crouch End to the south, and Bounds Green and Wood Green to the east. Muswell Hill also shares a borough boundary with the London Borough of Barnet, with the neighbourhood of East Finchley situated to the west. Southgate and Friern Barnet also lie to the north, largely beyond the North Circular which physically divides the two areas.

History

17.2 The earliest records of settlement in the area date from the 12th century when the Bishop of London granted the land to an order of nuns and a chapel was built on the site named 'Our Lady of Muswell'. The name Muswell is believed to originate from a natural spring or well (the "Mossy Well"). The River Moselle, which has its source in Muswell Hill and Highgate, derives its name from the neighbourhood.

17.3 It was not until the end of the 19th century that Muswell Hill started to change from a village to a denser, suburban pattern. This was spurred by the opening in 1873 of Alexandra Palace. Development was further driven by the arrival of the branch line railway in the 1870s, which provided connecting services to Finsbury Park and Kings Cross stations.

17.4 Most of the town centre was created between the mid-1890s and the start of the First World War. The current street pattern was set out in the early 20th century when elegant Edwardian retail parades and connecting residential streets were constructed.

Economy & Town Centres

17.5 The main centre in the neighbourhood is Muswell Hill District Centre which has a vibrant shopping scene concentrated along Fortis Green Road and Muswell Hill Broadway. Independent boutique traders are mixed with well-known brands, artisanal delis, as well as thriving cafes and gastropubs that provide plenty of choice for locals and visitors alike.

17.6 The neighbourhood boasts numerous local events which help to foster a sense of community and belonging. Farmers' markets, community fairs and cultural festivals, including year-round events at Alexandra Palace, are just a few examples of the activities that bring residents together as well as drawing visitors to the area. The grade II listed art deco Everyman cinema provides another exceptional leisure attraction for locals.

17.7 There are potential opportunities to further improve the public realm and overall pedestrian and shopping experience through the activation of, and improvements to, the rear mews of the main high street.

Connectivity

17.8 Muswell Hill is less connected than other neighbourhoods in the borough, with no underground stations located in the neighbourhood. The closest rail transport node is Alexandra Palace railway station, located to the east of Alexandra Park on the eastern boundary of the neighbourhood.

17.9 Public transport is mostly provided through buses which connect Muswell Hill to Wood Green, Finsbury Park and into central London.

17.10 The Broadway is heavily trafficked, especially around Muswell Hill Roundabout where a bus terminal is located. The roundabout, once the site of the village pond, is an important and historic focal point at the junction of five main roads but is now dominated by traffic and parked buses.

Landmarks, culture and heritage

17.11 The neighbourhood is home to the iconic Alexandra Palace, designed as the 'people's palace' to provide entertainment and recreation for the masses. In 1900 an Act of Parliament placed the Palace and associated park in public ownership so it could remain a palace of public resort and recreation forever. Today the palace and park are run by a charity and welcome millions of visitors each year.

17.12 Muswell Hill is a notably intact example of an Edwardian suburban development. The town centre is based on roads that form three sides of a square: Fortis Green Road, Muswell Hill Broadway and the extension of the Broadway into Colney Hatch Lane. At each junction is a church: United Reformed, Church of England, Methodist, and Roman Catholic.

17.13 The neighbourhood's townscape is influenced by the distinctive local topography, with curved streets following the contour lines of the hill, producing a varied street scene and longer distance views. Muswell Hill is home to the only Strategic View of St Paul's cathedral in the borough, which is viewed from the terrace at Alexandra Palace.

17.14 Today, the neighbourhood has five Conservation Areas:

- Muswell Hill Conservation Area
- Alexandra Palace and Park Conservation Area
- Fortis Green Conservation Area
- Vallance Road Conservation Area
- Rookfield Conservation Area

Green and Blue Infrastructure

17.15 The neighbourhood has significant expanses of open land to the north, east, south and west in the form of Muswell Hill Golf Course, Alexandra Park, Highgate Wood and Coldfall Wood. The latter three are publicly accessible and provide significant amenity. The neighbourhood supports high levels of biodiversity at multiple sites of importance to nature conservation (SINCs), including at Pinkham Way which is recorded on the London Local Nature Recovery Strategy Local Habitat Map as a potential location for nature recovery. Apart from Parkland Walk, the heavily urbanised centre of the neighbourhood lacks publicly accessible green space. Muswell Hill District Centre contains only very limited areas of open space.

17.16 There are no street trees on the main shopping streets in the neighbourbood but there are mature street trees along the principal roads leading to and from the centre. Most of the residential streets have street trees, principally London planes, many of which were planted when the streets were laid out, and front garden hedges and shrubs that contribute to a generally green setting.

Muswell Hill Vision

Muswell Hill in 2043 will be enhanced as a flourishing historic Edwardian neighbourhood and its heritage assets and fine views over London will have been conserved and further celebrated.

New development will have been shaped by local communities, businesses and other stakeholders.

Muswell Hill District Centre will continue to be a vibrant place with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people. Opportunities will have been taken to deliver pedestrian friendly mews developments and to enhance and restore traditional shop fronts and shopping parades along Muswell Hill Broadway and Fortis Green Road. Vehicular dominance will have been reduced in the centre and greater priority given to the pedestrian and cyclists reducing congestion and improving air quality and accessibility.

Conservation-led placemaking will have celebrated local identity by reflecting Muswell Hill's rich history and diverse communities in the public realm, enhancing a sense of place and belonging.

Development will have reinforced the green character of Muswell Hill by delivering additional greening including in key locations such as the District Centre. A collaborative approach will have been taken to enhancing green spaces and connections to them so the whole community can enjoy their amenity.

Alexandra Palace will have further strengthened its position as a landmark heritage asset and a leisure and cultural venue of national importance. The historic park and palace will be well conserved and the Grade II listed palace building will have been removed from Historic England's 'heritage at risk' register. Wayfinding will be improved between Alexandra Palace and key locations such as Wood Green.

Nature recovery will have been supported within the neighbourhood's Sites of Importance for Nature Conservation, including at Pinkham Way, and opportunities will have been taken to create greater habitat and ecological connectivity.

Policy MHN1: Muswell Hill Neighbourhood

A. The Council will support development proposals which contribute to the Muswell Hill Vision.

B. The neighbourhood will deliver at least 200 new homes (net) over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Enhance
Muswell Hill District Centre

Tables and Figures 2. xxxxxxxx

A. Muswell Hill's rich built heritage should be conserved, enhanced and celebrated. To achieve this, proposals should:

(1) conserve and enhance the character of Muswell Hill's historic streets and landscapes;

(2) adopt a proactive approach to securing the long-term future of Alexandra Palace.

B. Proposals should enhance the Alexandra Park Cultural Quarter as a unique historic, cultural and leisure destination through a sustainable, heritage-led approach to new development.

C. Development should protect, enhance and celebrate the strategic view from Alexandra Palace to St Paul's Cathedral as well as both designated and non-designated local views.

D. Ground floor conversions from commercial to residential use in Muswell Hill District Centre will be resisted.

E. Development should improve social infrastructure to meet local needs including provision of new healthcare uses.

F. Development proposals should reinforce Muswell Hill's green character, contribute to nature recovery, and help create greater ecological connectivity. In addition, it should contribute to a clear, well-designed and managed public realm network, enhancing strategic connections to and between green space, including providing accessible and visible pedestrian connections to the Parkland Walk.

G. Development proposals should deliver and contribute to strategic improvements in connectivity. These include:

(1) improved north/south connections between Highgate and Muswell Hill;

(2) enhanced cycle routes throughout the District Centre; and

(3) safer and easier pedestrian and cycle crossings round Muswell Hill roundabout.

Supporting Text

Placemaking strategy

17.17 Muswell Hill is a culturally and architecturally rich neighbourhood, with distinctive topography providing fine views over London and vibrant independent businesses clustered around Muswell Hill Broadway and Fortis Green Road. This chapter seeks to protect and enhance the neighbourhood's special character and culture. New development will strengthen the neighbourhood's identity with most new homes being accommodated in accessible and connected areas within, or close to, Muswell Hill District Centre.

Built heritage and views

17.18 Muswell Hill has a high concentration of buildings and landscapes with heritage significance and most of the neighbourhood falls within one of five Conservation Areas. Alexandra Palace is grade II listed and is a historic London landmark and cultural asset. Proposals should take a conservation-led approach to placemaking, in accordance with adopted Conservation Area Appraisal and Management Plans. Proposals should conserve and enhance the established positive character of Muswell Hill's historic streets and landscapes. The Council will take a proactive approach to securing the long-term future of Alexandra Palace, having regard to its current position on Historic England's Heritage at Risk Register.

17.19 While Muswell Hill's rich historic built environment presents constraints on new development, it also provides opportunities and the Council will support proposals where they respect the character and context of the area, in accordance with relevant conservation and design policies. Opportunities are identified in the District Centre to deliver high-quality mews style developments that enhance local character whilst delivering new homes and uses.

17.20 The neighbourhood's historic townscape is influenced by the distinctive local topography, with curved streets following the contour lines, producing a varied street scene combined, in some instances, with longer distance views.

17.21 As the highest point in the borough, and one of the highest in London, the neighbourhood is home to several significant views. New development is expected to protect local views and enhance viewing locations to improve enjoyment of, and inclusive access to, historic local views.

Town Centres

17.22 The vibrancy of the District Centre and the multitude of services, facilities, and experiences it provides make a significant contribution to the area's character, including to the historic character of the Muswell Hill Conservation Area. Muswell Hill's historic shopping parades blend a mix of Edwardian architectural styles and details to create impressively long and architecturally cohesive street frontages. It is important that these are protected and where possible enhanced. In some locations, the heritage significance of the original shop fronts has been harmed through more recent poor-quality shop fronts which have obscured original features and eroded the unity and consistency of the shopping parade. Where shop fronts have retained original components, they make a strong contribution to the architectural character and urban design quality of the street scene. Proposals incorporating traditional shop fronts that enhance existing street character and restore original features will be supported.

17.23 Ground floor conversions from commercial to residential use in Muswell Hill's local centre will be resisted as town centre uses contribute positively to the character of the Conservation Area, support the local economy and help meet the day-to-day needs of the community.

Living well

17.24 There is an identified need for new and enhanced healthcare facilities in the neighbourhood. Development should seek to provide flexible, modern space suitable for such uses, where appropriate, and be informed by engagement with the NHS.

Public realm and green & blue infrastructure

17.25 The neighbourhood benefits from an array of green spaces which provide amenity to residents and visitors and support a high level of biodiversity. A key focus is to support nature recovery in these locations and improve connectivity between them. There are opportunities within the District Centre to further reinforce Muswell Hill's green character and deliver a clear, well-designed and managed public realm network. The shopping parades in Muswell Hill's town centre are notably lacking in street trees. To reduce the urban heat island effect and improve air quality, new public realm and improvements to existing public realm should incorporate greenery and street trees wherever possible, creating new local 'green links' and 'pocket parks'. Much of the open space in the neighbourhood is on the edges of the neighbourhood therefore opportunities should be taken to provide more accessible and visible pedestrian connections to the Parkland Walk which runs through the centre of the neighbourhood and to enhance routes more generally to the many excellent but more peripheral green spaces.

Connectivity

17.26 A priority for this neighbourhood is to improve pedestrian and cyclist safety and reduce air pollution in the District Centre. Proposals should support and have regard to the Council's Walking and Cycling Action Plan which sets out planned improvements to walking and cycling routes in the neighbourhood, including along Muswell Hill Road.

Policy MHN2: Alexandra Park and Palace Cultural Quarter

A. The Alexandra Park and Palace Cultural Quarter will be enhanced as a unique historic and cultural destination through a sustainable, heritage-led approach to new development that strengthens its positive economic, cultural, educational, recreational, health-promoting, and creative contribution to the borough. To achieve this, development proposals within it should:

(1) Support and enhance the cultural, heritage, nature and leisure functions of Alexandra Park and Palace;

(2) Be sensitively designed to conserve and enhance the Grade II listed Alexandra Park and Palace and its setting;

(3) Deliver an appropriate mix of uses that reinforce the area's role as a regional and national destination;

(4) Maximise opportunities for cultural production and consumption

(5) Enhance green infrastructure and biodiversity, maintaining Alexandra Park as a vital green space for Haringey and London;

(6) Improve accessibility and connectivity, including public transport, pedestrian and cycle links to Wood Green, Muswell Hill and surrounding areas; and

(7) Contribute to the delivery of a high-quality public realm that reflects the historic and cultural significance of the area and supports inclusive and diverse outdoor cultural programming and outreach.

Supporting Text

Placemaking strategy

17.27 The Alexandra Park and Palace Cultural Quarter is centred around Alexandra Palace and its surrounding parkland, a landmark destination of regional and national significance. The Council supports the Alexandra Park and Palace Charitable Trust's 10-year vision (2023–2033) to secure the long-term sustainability of the site as a leading cultural, heritage and leisure destination.

Alexandra Park and Palace Vision and Goals

17.28 The Trust's vision is built around the following themes:

- Sustainability at the Core: Promoting environmental and financial sustainability, including climate resilience and reduced reliance on public utilities.
- Heritage and Restoration: Protecting and restoring heritage assets, including bringing derelict spaces back into use (29% of the Palace building remains derelict)
- Green Infrastructure: Enhancing biodiversity and safeguarding Alexandra Park as a vital green space.
- Community Engagement: Inspiring and engaging diverse communities through inclusive programming, providing a range of opportunities for people to enhance their wellbeing
- Innovation and Collaboration: Partnering with research institutions, universities, creatives, artists and community organisations, acting as a convenor and catalyst for creative partnerships in the Borough.
- Learning and Skills Development: Supporting lifelong learning and career development through real-world, creative, and heritage-focused skills training
- Cultural Destination: Expanding cultural production and consumption to establish a year-round heritage and entertainment destination.
- Economic and Social Impact: Supporting jobs and enterprise to strengthen the local and London-wide economy.
- Resilience and Adaptability: Ensuring agility in response to changing conditions.
- Inclusive Access: Improving physical and digital access for all visitors.
- Unified Identity and Cause: Creating a compelling narrative to unify stakeholders and boost fundraising.

17.29 Development proposals must contribute to this vision by enhancing the area's cultural offer and improving the visitor experience. This includes the creation of long-term partnerships and tenancies which align and contribute to the charity's vision, to advance well-being and learning in North London through engagement with cultural programming, green space and heritage.

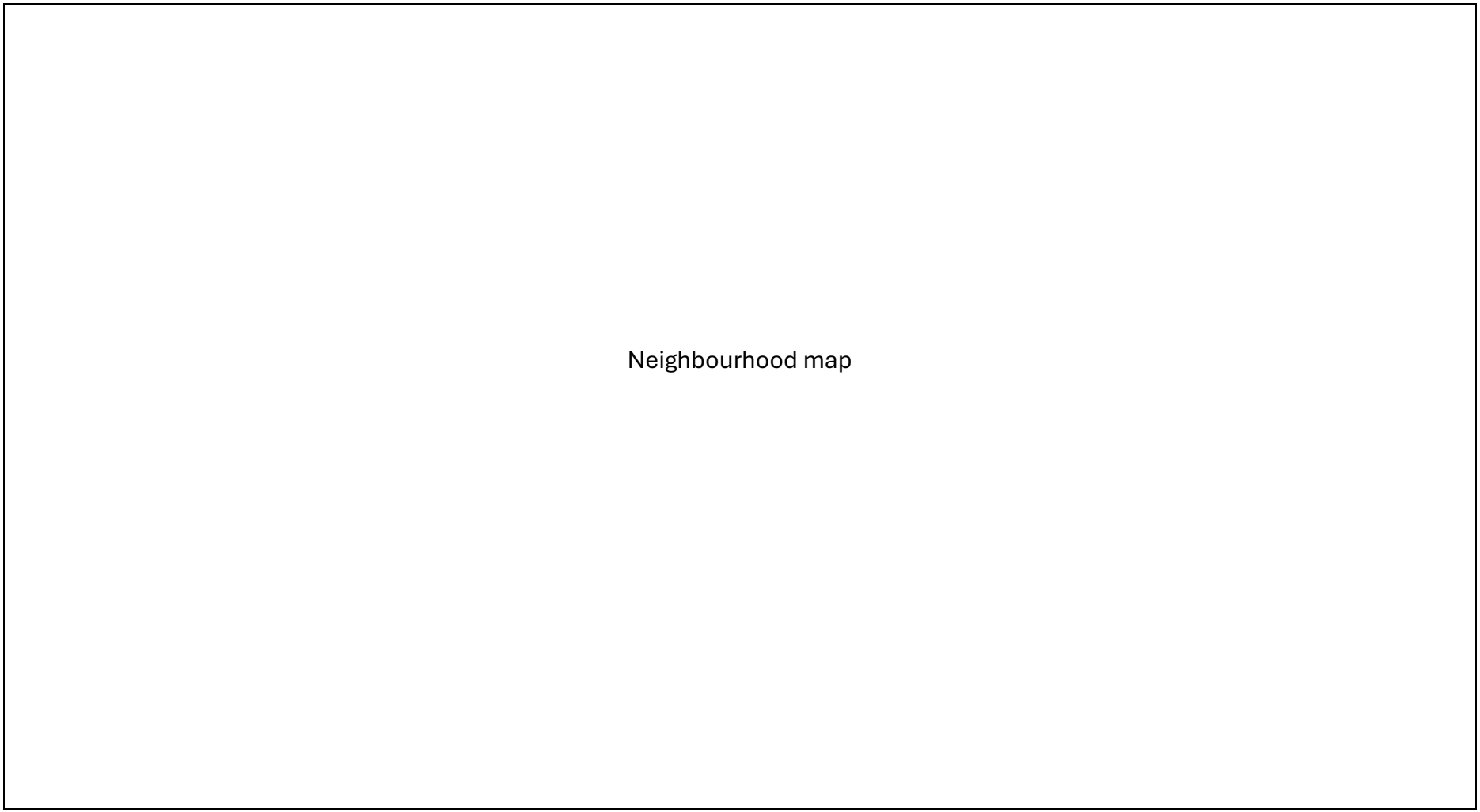
17.30 The Council recognises the importance of Alexandra Palace as a working heritage asset and will support development that sustains and enhances its use, creates new sustainable revenue streams to raise funds needed to maintain the site, while ensuring that the historic character and openness of the parkland is preserved. Proposals should be informed by the Alexandra Palace Conservation Management Plan, associated Gazeteer and relevant heritage guidance.

17.31 Improved access and connectivity is key to realising the area's potential. Development should contribute to better public transport, pedestrian and cycle links, particularly to Wood Green and Muswell Hill, and support inclusive access for all visitors.

17.32 The public realm should be designed to accommodate cultural events and outdoor programming, reinforcing the area's identity as a cultural quarter. Development must also ensure that new uses are compatible with existing cultural, heritage and leisure activities, applying the Agent of Change principle to avoid conflicts.

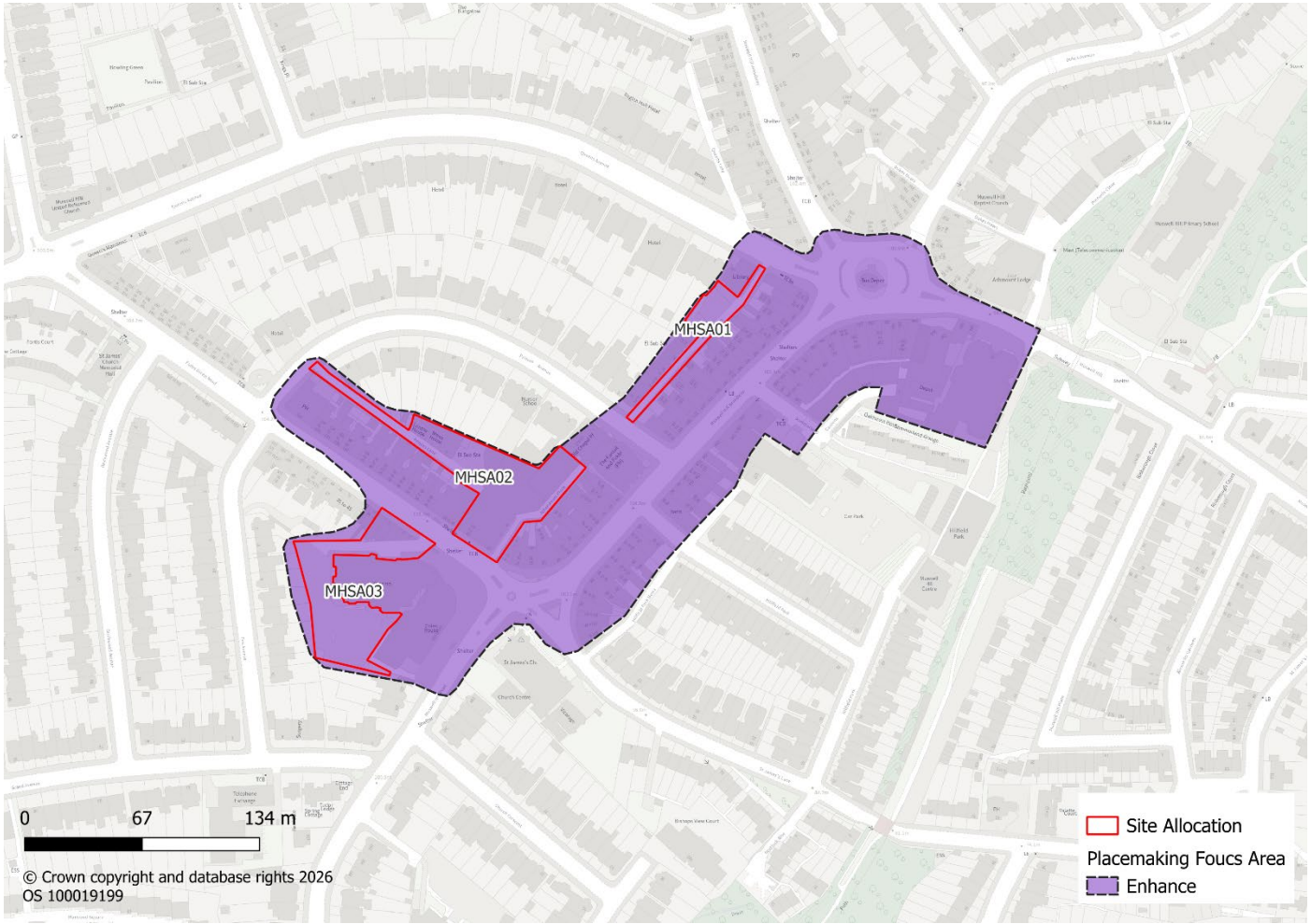
17.33 The Council will resist proposals that undermine the cultural, heritage or leisure functions of the area.

Placemaking Strategies + Site Allocations



Tables and Figures 3. Map of Placemaking Focus Areas in XXXXXX

MH PFA1: Muswell Hill District Centre



Tables and Figures 4. Map of Placemaking Focus Area XXXXX

Strategy

17.35 Muswell Hill District Centre will be enhanced through public realm improvements and small-scale backland development opportunities improving the network of mews and places located behind the main high streets. The District Centre will be improved and expanded at ground floor with new active frontage while providing new homes above.

17.36 Public access to green space will be improved, including improved access and wayfinding to the Parkland Walk and Alexandra Palace. Muswell Hill Broadway will be enhanced by restoring the continuity of traditional shop fronts and parades and creating a more 'pedestrian-friendly' town centre. More street trees, soft landscaping and outdoor seating will be provided in the public realm to enhance green character and climate resilience.

17.37 The heritage significance of the area will be celebrated through taking a conservation-led approach to public realm improvements and new development, working collaboratively with community stakeholders to embed a sense of place and local identity while conserving and enhancing the character of the Muswell Hill Conservation Area.

17.38 This strategy will be implemented through adherence to Policy MHN1, the site allocations outlined below, and the following initiatives:

- Enhancing and restoring traditional shop fronts along Muswell Hill Broadway and Fortis Green Road;
- Revitalising Avenue Mews, providing mixed-use infill development with affordable workspace, community and town centre uses, alongside public realm improvements;
- Replacing part of the centre's surface carparking provision with mixed-use town centre mews development delivering new homes while enhancing the vibrancy of the local centre;
- Improving access and wayfinding to Parkland Walk;
- Improving wayfinding to Alexandra Palace and Park;
- Exploring the potential relocation of the roundabout bus station and improving pedestrian crossings from and to it;
- Increasing shared surface and pedestrianised zones as part of new development;
- Working with local artists and community groups to create community-led public art that celebrates Muswell Hill's cultural heritage and sense of identity; and

- Providing more street trees, soft landscaping and outdoor seating in the public realm to reinforce the neighbourhood's green character and build climate resilience
- Taking steps to reduce air pollution. The PFA is within an Air Quality Focus Area.

Site Allocations

MH SA01: 107 Avenue Mews



Tables and Figures 5. Xxx

Site Information	Details
Address	107 Avenue Mews, Muswell Hill, London N10 3NN
Area [ha]	0.06ha
PTAL	4
Planning designations and constraints	PFA Enhance Area Partially in a District Centre Partially in a Primary Shopping Area Archaeological Priority Area (APA) - Tier 2 Conservation Area Listed Building – Grade II
Relevant permissions	None
Indicative capacities	5 homes (net) 80sqm (gross) commercial, business and service
Phasing	2028-2032
Ownership	Public and Private

Tables and Figures 6. Xxx

A. Proposal

(1) The site is suitable for mixed-use infill development providing affordable workspace, community and town centre uses, alongside new homes above and public realm improvements.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site, however proposals should demonstrate meaningful engagement with Muswell Hill Library, local businesses, landowners and residents.

C. Land uses and activities

(1) Existing land use: vacant area of hardstanding

(2) Acceptable land uses: residential, community, culture, town centre

D. Built form, character and heritage

(1) New development in Avenue Mews should be subservient in scale to the buildings on Muswell Hill Broadway, enhancing its character as a mews and yards and conserving the character of the Conservation Area.

(2) The site lies within an Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

E. Movement and Public Realm

(1) There is potential to create a new public space to the rear of the library.

(2) Proposals must ensure adequate access for servicing including waste.

(3) Proposals must enhance safety of pedestrians along Avenue Mews.

F. Environment and Sustainability

(1) Development should protect adjacent mature trees and increase greenery within this urbanised part of Muswell Hill.

MH SA02: Muswell Hill Sainsburys and Princes Lane Mews



Tables and Figures 7. Xxx

Site Information	Details
Address	Princes Lane, Muswell Hill, London N10 3LU
Area [ha]	0.38ha
PTAL	4
Planning designations and constraints	PFA Enhance Area Partially in a District Centre Partially in a Primary Shopping Area Conservation Area
Relevant permissions	N/A
Indicative capacities	30 homes (net), 300sqm (gross) commercial, business, service
Phasing	2033-2037
Ownership	Private

Tables and Figures 8. Xxx

A. Proposal

(1) Potential to deliver new homes and commercial space on backland making more efficient use of land in this valuable town centre location and providing continuous active frontages and improved public realm.

B. Masterplanning, engagement and delivery

(1) Proposals should be supported by a masterplan prepared in accordance with Policy D8.

(2) Early, proactive engagement is required with the supermarket operator, adjacent local businesses, including on Princes Mews, and existing residents, particularly those housed above the supermarket on Fortis Green Road.

C. Land uses and activities

(1) Existing land uses: supermarket with residential partially above, employment, substation

(2) Acceptable land uses: residential, town centre, commercial/business

D. Movement and public realm

(1) There is potential to significantly improve the 'dead-end' Atheneum Place Road by creating a through-route with active frontages providing a safer public realm.

(2) Proposals should provide access to improved amenity for existing residents of the site.

E. Built form, character and heritage

(1) Proposals must conserve and, where possible, enhance the character of the Muswell Hill Conservation Area and its setting.

(2) New development to the rear of the site should be subservient in scale to the buildings along Fortis Green Road.

F. Environment and sustainability

(1) Development should deliver additional greening and biodiversity within this heavily urbanised part of Muswell Hill.

MH SA03: Muswell Hill Car Park and 5-7 Fortis Green Road



Tables and Figures 9. Xxx

Site Information	Details
Address	105C Muswell Hill Rd, Muswell Hill, London, N10 3HS
Area [ha]	0.3 ha
PTAL	4
Planning designations and constraints	PFA Enhance Area District Centres Conservation Area
Relevant permissions	N/A
Indicative capacities	15 homes (net), 450 sqm (commercial, business, service)
Phasing	2033-2037
Ownership	Private

Tables and Figures 10. Xxx

A. Proposal

(1) Potential to partially replace the existing surface carpark with infill residential development and provide town centre uses at street level along Fortis Green Road, enhancing the existing shopping parade.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site. However, applicants are required to engage proactively with The Everyman cinema, local businesses including at 5-7 Fortis Green Road and residents

C. Land uses and activities

(1) Existing land uses: surface level carpark, retail, café, takeaway restaurant, services access to adjacent cinema

(2) Acceptable land uses: residential, retail/town centre

D. Movement and public realm

(1) Hard landscaping in front of the cinema does not optimise beneficial use of the public realm. More greening and biodiversity should be introduced to improve the local environment and contribute to climate resilience.

E. Built form, character and heritage

(1) Muswell Hill Conservation Area and its setting.

(2) Proposals must conserve and enhance the character of the Grade II* listed cinema on the adjacent site and its setting

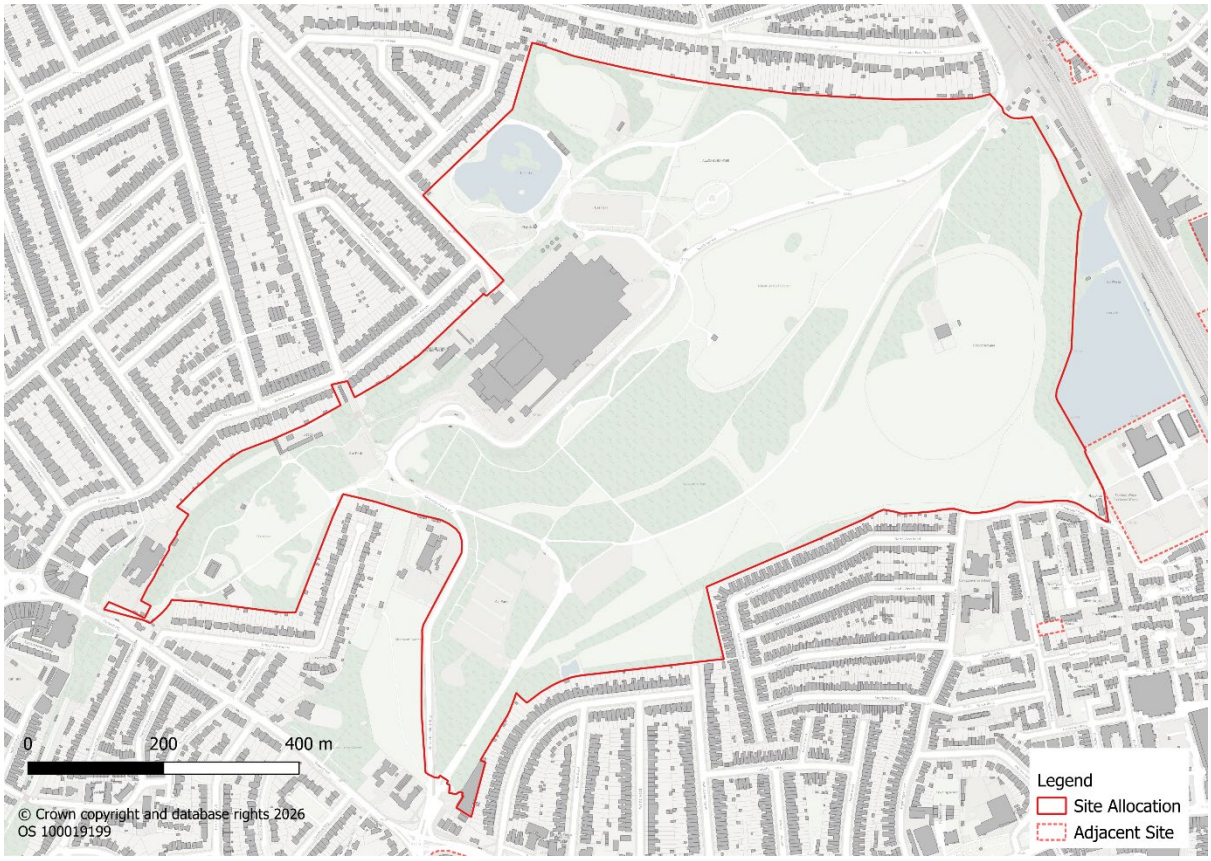
(3) Proposals should not exceed the height of adjacent properties on Muswell Hill Road

F. Environment and sustainability

(1) Public realm improvements should include street trees and provide outdoor seating to support the resilience of the town centre during hot weather.

Alexandra Palace & Other Site Allocations in Muswell Hill

MH SA04: Alexandra Palace



Tables and Figures 11. Xxx

Site Information	Details
Address	Alexandra Palace, Alexandra Palace Way, London N22 7AY
Area [ha]	11.86 ha
PTAL	1-2
Planning designations and constraints	PFA Enhance Area Cultural Quarter Alexanda Palace Protected View Designated Open Space Metropolitan Open Land (MOL) Registered Parks and Garden (RPG) Local Nature Reserve (LNR) Historic Parks Archaeological Priority Area (APA) - Tier 2 Conservation Area Listed Buildings – Grade II Locally Listed Buildings

	Site of Importance for Nature Conservation (SINC) - Grade 1 Blue Ribbon Network Partially in Source Protection Zone (SPZ) - SPZ1 Inner and SPZ2 Outer Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	N/A
Phasing	2028-2042
Ownership	Public

Tables and Figures 12. Xxx

A. Proposal

- Alexandra Palace is a landmark building and destination of national significance. It has international significance due to being the birthplace in 1936 of high-definition public television broadcasting, a landmark event in global cultural history. It affords panoramic views over Haringey, north London, parts of Kent, Essex, Epping Forest, the North Downs, and northward to Hertfordshire. It will be enhanced as a unique historic and cultural entertainment venue through a sustainable, heritage-led approach. This will help support it to play a key part in Haringey being London Borough of Culture in 2027 and to continue its long history for hosting large-scale concerts and shows, world-class cultural and sporting events, exhibitions, festivals, theatre, ice skating, and more.

(1) Proposals for Alexandra Palace and its surrounding parkland should support the long-term legacy of the estate through:

i. building climate resilience, including by:
   - Maximising opportunities to transition to renewable energy generation;
ii. safeguarding a 'green lung' for London, including by:
   - Supporting nature conservation;
iii. protecting heritage assets, including by:
iv. Prioritising conservation and infrastructure repair, using sustainable methods restoring derelict spaces, including by:
   - Adopting an adaptive reuse approach to restoration, bringing underused spaces back into use always being sensitive to additions to the original fabric;
v. providing inclusive entertainment & culture for all, including by:
   - Supporting artists to showcase their talents and reach new and diverse audiences;
vi. protecting the Alexandra Palace archives and sharing local stories in innovative ways, including by:
   - Delivering new, environmentally sustainable archive facilities and enabling access to wider range of people;
vii. providing facilities that support creative engagement events and workshops; and
viii. creating a great place to work by providing an inclusive working environment.

B. Masterplanning, engagement and delivery

(1) Subject to the level of development proposed, a masterplan may be required for this site.

C. Land uses and activities

(1) Existing land uses: entertainment, educational, sport, leisure and cultural venue, historic park

(2) Acceptable land uses: culture, leisure, education, sport, community, complementary commercial uses

(3) Specific opportunities include:

i. Renovating the northeast corner of the Palace for office, workspace or community and related uses.
ii. Retrofitting interventions to reduce the estate's impact on the environment and reduce reliance on fossil fuels
iii. Renewing and upgrading existing community-led spaces, to enhance learning experiences and skills development opportunities
iv. Enhancements and improvements to existing food and beverage facilities where this complements the original structure, and opportunities for new facilities within the eastern end of the building
v. The historic BBC TV Studio and south-eastern wing have extant permission to be bought back to use as a visitor experience; proposals would be appropriate to enhance this to include a combination of publicly accessible space and commercial studio space and related uses to ensure their renovation and long-term financial sustainability The south-western tented structure (the Panorama Room) needs replacement – there is potential to secure the future of the space via a sensitive but modern replacement that reflects the existing design and uses appropriate materials
vi. There is flexibility for provision of further complementary uses and enabling development within the western part of the site. This includes visitor and leisure facilities which could help deliver financially sustainable uses.
vii. The existing vacant building in the park's southeastern corner is previously developed land and there is opportunity for refurbishment or replacement structures, subject to Policy G2

D. Movement and public realm

(1) Proposals should support improved accessibility to Alexandra Park and Palace.

E. Built form, character and heritage

(1) The park and main building are Grade II listed. Proposals must ensure a heritage-led approach that conserves and enhances the historic significance of the heritage assets and their setting. Alterations or new development should be sensitively designed and should not harm the historic fabric of existing buildings.

(2) The height and form of any new enabling development to the main building should be subordinate to the original façade and contained within the existing structure.

(3) The site lies within an Archaeological Priority Area. The site has potential for significant archaeological finds. Archaeological Assessments will be required.

F. Environment and sustainability

(1) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

(2) Safeguard the adjacent New River and ensure development does not adversely affect its flood risk, ecological or operational functions.

(3) Contribute to the restoration, enhancement and public enjoyment of the Blue Ribbon Network.

MH SA05: Muswell Hill telephone exchange



Tables and Figures 13. Xxx

Site Information	Details
Address	6-8 Grand Avenue, Muswell Hill, London N10 3AY
Area [ha]	0.26ha
PTAL	2
Planning designations and constraints	Conservation Area
Relevant permissions	N/A
Indicative capacities	15 homes (net)
Phasing	2033-2037
Ownership	Private

Tables and Figures 14. Xxx

A. Proposal

(1) This former telephone exchange building is suitable for conversion to residential development with potential for modest extensions to create additional accommodation.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site. Proposals should demonstrate meaningful engagement with neighbouring residents.

C. Land uses and activities

(1) Existing land use: former telephone exchange

(2) Acceptable land uses: residential

D. Movement and public realm

(1) The site has an existing access from Grand Avenue. Proposals must demonstrate how any increase in vehicular movements to/from the site will be achieved while protecting pedestrian and cyclist safety.

E. Built form, character and heritage

(1) The building should be sensitively converted to new residential accommodation with potential for modest extension. Proposals must conserve, and where possible enhance, the character of the Muswell Hill Conservation Area and its setting.

F. Environment and sustainability

(1) Development should protect existing trees within and adjacent to the site and deliver further greening to further complement local character.

MH SA06: Royal British Legion Hall



Tables and Figures 15. Xxx

Site Information	Details
Address	Royal British Legion Hall, Muswell Hill Rd, Muswell Hill, London N10 3NG
Area [ha]	0.32 ha
PTAL	2
Planning designations and constraints	Conservation Area Critical Drainage Area
Relevant permissions	N/A
Indicative capacities	20 homes (net) plus replacement community facility
Phasing	2033-2037
Ownership	Private

Tables and Figures 16. Xxx

A. Proposal

(1) The site is suitable for new residential development alongside re-provision and enhancement of the existing community facility.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site. Proposals should demonstrate meaningful engagement with neighbouring residents.

C. Land uses and activities

(1) Existing land use: community facility

(2) Acceptable land uses: residential, older persons' accommodation, community/cultural uses

(3) Existing community uses should be re-provided as part of any residential proposal

D. Movement and public realm

(1) The site has an existing access from Muswell Hill Road. Proposals must demonstrate how any increase in vehicular movements to/from the site will be achieved while protecting pedestrian and cyclist safety. It must be demonstrated that safe and suitable access can be secured to the site for pedestrians, cyclists and vehicles.

E. Built form, character and heritage

(1) Proposals must conserve, and where possible enhance, the character of the Muswell Hill Conservation Area and its setting

(2) Height, scale and massing must respect the local context including surrounding residential properties

F. Environment and sustainability

(1) Development must protect existing mature trees on and adjacent to the site.

MH SA07: Farrer Mews



Tables and Figures 17. Xxx

Site Information	Details
Address	Farrer Mews, London N8 8NE
Area [ha]	0.74ha
PTAL	2
Planning designations and constraints	Partially in a Local Centre Adjacent to Archaeological Priority Area (APA) – Tier 2 Adjacent to a Conservation Area Partially in a Risk of Surface Water Flooding Area - Medium & High Critical Drainage Area
Relevant permissions	None
Indicative capacities	15 homes (net), 500 sqm (gross) commercial, business and service
Phasing	2028-2032
Ownership	Public and Private

Tables and Figures 18. Xxx

A. Proposal

(1) Enhance the Priory Road and Park Road local centre through retention of existing shopping parade and residential above on the main high streets with improved public realm incorporating street trees and soft landscaping. Replacement of low-rise garages and temporary structures along Farrer Mews with high-quality residential infill and public realm improvements throughout the mews, providing shared surface landscaping and improving the pedestrian experience through the mews. New development in the mews should be subservient in scale and height to the main buildings on Park Road and Priory Road.

B. Masterplanning, engagement and delivery

(1) A masterplan is required for this site.

C. Land uses and activities

(1) Existing land use: residential, town centre uses, employment, parking and services access

(2) Acceptable land uses: residential, town centre, commercial, business & service

D. Movement and public realm

(1) Proposals should take the opportunity to enhance the public realm throughout the local centre and the mews, including through:

(2) Street trees and biodiversity improvements

(3) High-quality shared surface paving to the mews

E. Built form, character and heritage

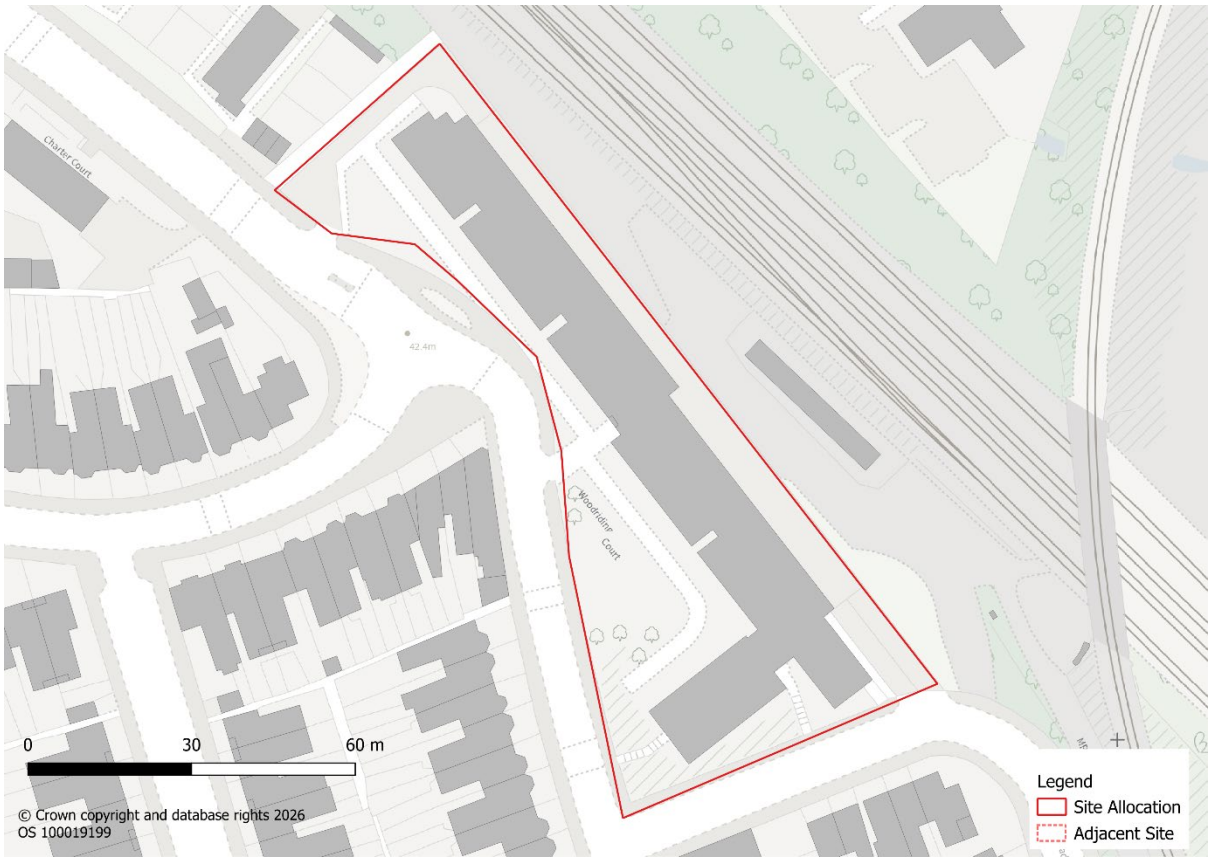
(1) The development should be of a high-quality design which responds appropriately to the local context including the setting of the adjacent Muswell Hill and Alexandra Palce and Park Conservation Areas.

(2) Traditional shop fronts should be retained and restored, enhancing the character of the local centre.

F. Environment and sustainability

(1) Development should deliver urban greening including new tree planting.

MH SA08: Woodridings Court



Tables and Figures 19. Xxx

Site Information	Details
Address	Woodridings Court, Crescent Road London N22 7RX
Area [ha]	0.54ha
PTAL	3-5
Planning designations and constraints	Adjacent to Ecological Corridor Critical Drainage Area Partially in a Risk of Surface Water Flooding Area – Medium & High
Relevant permissions	HGY/2022/2354 HGY/2024/3339
Indicative capacities	37 homes (net)
Phasing	2028-2032
Ownership	Public

Tables and Figures 20. Xxx

A. Proposal

(1) Redevelopment of the derelict undercroft car park behind Woodridings Court and provision of 37 new homes in four and five storey buildings alongside a range of linked improvements to Woodridings Court.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: residential, car parking

(2) Acceptable land uses: residential

(3) In line with the extant permissions, development should reinstate the former tenant room in the existing building and improve it as a community room for the existing and new residents. The caretaker's room within the existing building should also be refurbished.

D. Movement and public realm

(1) Proposals should improve primary pedestrian access from the existing main entrance of Woodridings Court and deliver new and enhanced soft and hard landscaping and play space including enhancement of existing communal amenity space.

E. Built form, character and heritage

(1) Proposals should avoid any material harm to neighbouring amenity in terms of a loss of sunlight and daylight, outlook, or privacy, and in terms of excessive noise, light or air pollution.

(2) The amenity of future residents of the proposed accommodation must be safeguarded, particularly in respect to noise impact from the adjoining railway.

(3) Buildings of 4 to 5 storeys will be acceptable in line with the extant planning permission

F. Environment and sustainability

(1) The scheme should introduce new native planting including trees and areas for growing food and communal horticulture.

MH SA09: Crescent Mews



Tables and Figures 21. Xxx

Site Information	Details
Address	1-6 Crescent Mews, N22 7GG
Area [ha]	0.23
PTAL	3
Planning designations and constraints	Adjacent to Local Centre Non-designated employment site Partially in a Risk of Surface Water Flooding Area – Medium & High Critical Drainage Area Adjacent to Ecological Corridor
Relevant permissions	HGY/2019/1183
Indicative capacities	At least 30 homes
Phasing	2028-32
Ownership	Private

Tables and Figures 22. Xxx

A. Proposal

(1) Demolition of existing poor condition commercial buildings and redevelopment of the site to provide at least 30 new homes and a new paved and landscaped lane at the front of the development with street lighting.

B. Masterplanning, engagement and delivery

(1) A masterplan is not required for this site.

C. Land uses and activities

(1) Existing land use: commercial

(2) Acceptable land uses: residential

(3) As determined through the extant planning permission, the land/buildings are no longer suitable for continued employment and the loss of non-designated employment floorspace is therefore acceptable.

(4) To offset the loss of non-designated employment floorspace the development should pay a compensatory financial contribution towards employment related initiatives.

D. Movement and public realm

(1) Development should provide new paving and new street lighting for the mews as a part of a comprehensive public realm strategy.

(2) The development should be serviced in perpetuity by private refuse collection in line with the extant permission.

E. Built form, character and heritage

(1) Proposals for 3 and 4 storeys will be acceptable in line with the extant planning permission

F. Environment and sustainability

(1) Given the previous use of the site potential contamination must be fully explored and suitably mitigated if present.

(2) Engage with Thames Water at an early stage to ensure sufficient sewage treatment works capacity is available to support development.

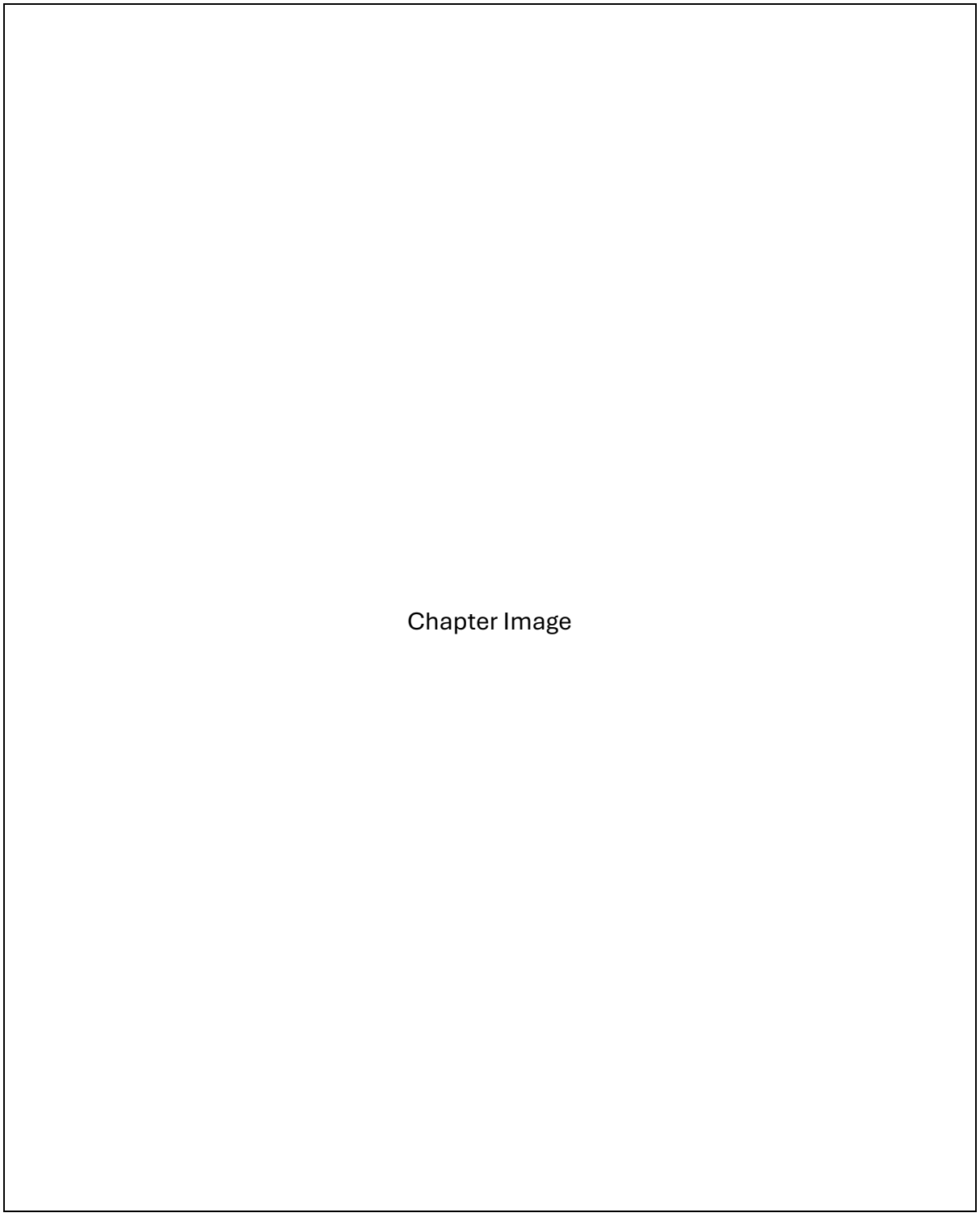
(3) Development must not give rise to harm to the adjacent ecological corridor and should protect adjacent trees.

(4) The site is in a Source Protection Zone. Development proposals may be required to assess the impact on the sensitive groundwater environment and

incorporate appropriate mitigating measures. The feasibility of shallow and deep infiltration will be unlikely.

This page is intentionally left blank

CHAPTER 18: DESIGN



INTRODUCTION

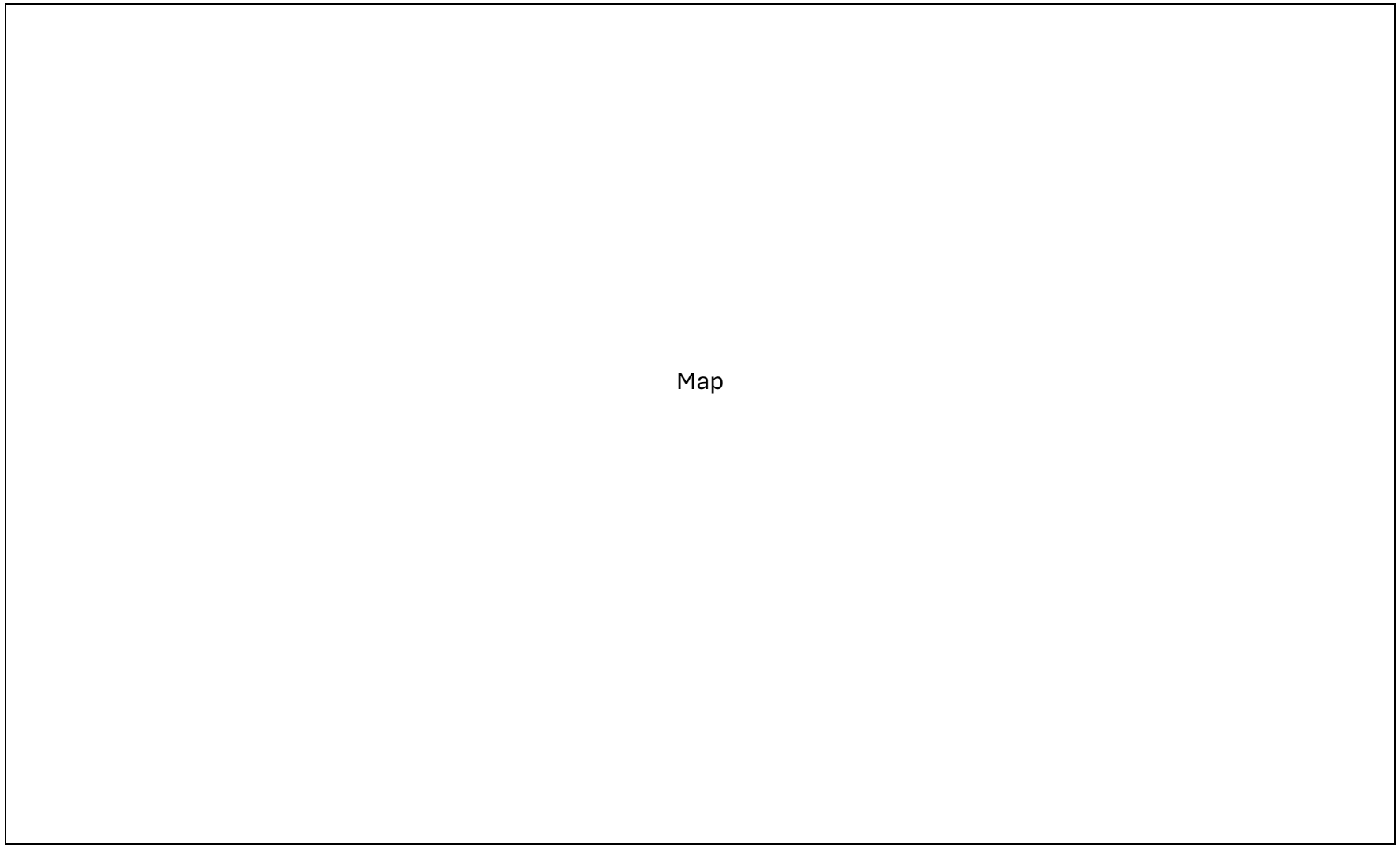
18.1 High-quality design is fundamental to delivering high-quality placemaking in Haringey. The NPPF recognises high-quality design as a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities.

18.2 The London Plan requires all development to make the best use of land by following a design-led approach. This requires consideration of design options to determine the most appropriate form of development that responds to a site's context, existing and planned supporting infrastructure and capacity for growth, to determine the appropriate form and density of development. A design-led approach to optimising sites should be followed for all scales of development, including smaller sites, to preserve and enhance the character of our neighbourhoods while optimising growth.

18.3 High-quality design requires a holistic approach that balances social, economic and environmental factors, including fostering nature recovery and taking a conservation-led approach to placemaking. It is a deliberate and iterative process that requires research, consultation, and creativity to identify and achieve the outcomes that best meet the needs of the community.

18.4 As a Council we take proactive steps to ensure that excellent design standards are upheld in Haringey, including through the publication of detailed design guidance, such as the Bruce Grove Conservation Area Design Guide. Haringey's independent Quality Review Panel provides additional expert support to inform the planning process both before and after applications have been submitted. The Council also runs the Haringey Design Awards, celebrating and encouraging thoughtful and creative approaches to design in the borough. Where needed, the Council will prepare additional d guidance and/or design codes to support high-quality design in the borough.

18.5 The NPPF sets out that local plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. This chapter sets out what high-quality design is for Haringey, including principles, considerations, criteria, standards and processes that should be followed.



Tables and Figures 1. *Map of xxxxxxxxxxxxxxxxxx*

Policy D1: Haringey Design Principles

A. All proposals must achieve high-quality design and contribute to the distinctive character and amenity of the local area. The Council will support proposals developed through a design-led approach which are consistent with the following design principles:

(1) Prioritise climate resilience – by beginning the design process with the sensitive placement and orientation of buildings within a high-quality, biodiverse landscape, to ensure well-integrated and resilient public and private amenity spaces, in accordance with Chapter 21 Climate Resilience and Adaptation and Chapter 24: Blue and Green Infrastructure;
(2) Respond positively to context – responding sensitively to the proposal's context, enhancing the surroundings to create a strong sense of place and identity and taking a 'retrofit first' approach, in accordance with policy ZC2;
(3) Provide a healthy environment – creating places that support physical and mental wellbeing and restore the natural environment;
(4) Support inclusion and diversity – creating welcoming places that promote safety and facilitate social integration, while addressing the evolving day-to-day needs of Haringey's diverse communities, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith, in accordance with policy D3;
(5) Connect communities – creating connected places that are legible and easy to safely navigate between by walking, wheeling, cycling and public transport;
(6) Be integrated and functional - designing places that are well-organised so that people can easily access and use amenities and services, minimising clutter while supporting cohesive neighbourhoods with an appropriate mix of tenures;
(7) Be Zero Carbon – minimising carbon emissions through high-quality, passive design and using resources efficiently, including beyond a building's lifespan following principles outlined in policy ZC1; and
(8) Be designed to last - creating development that can adapt to a changing climate and is robust and easy to maintain.

B. Proposals must be designed in accordance with adopted design guides and/or codes, where these apply.

Supporting Text

18.6 This policy ensures that all development in Haringey achieves high-quality design that enhances the character and amenity of the borough. At the heart of this is a design-led approach to new development that adheres to eight Haringey Design Principles.

18.7 Part of what makes Haringey great is its unique and diverse communities and neighbourhoods. Proposals must demonstrate an understanding of the immediate,

local and regional context of development sites, having regard to Haringey's Urban Character and Placemaking Study and adopted design guides and/or codes where these apply. Context includes socio-economic, cultural and environmental characteristics as well as built form.

18.8 The borough's extensive built heritage provides an important opportunity for conservation-led placemaking via a strategic approach to preserving and enhancing the significance of the historic environment. This approach recognises the value of Haringey's built heritage by embracing opportunities to conserve or restore heritage assets and their setting as an integral part of new development.

Design creating a more sustainable and resilient place

18.9 High-quality design is a key method to help address the climate emergency. This policy ensures proposals take an ambitious and holistic approach to minimising carbon emissions that is embedded into the design process from the very earliest stages. Proposals should embrace zero carbon design from the outset to ensure that every available opportunity to reduce the carbon footprint of new development is taken.

18.10 In the face of the escalating impacts of climate change, it is crucial that new development prioritises climate resilience and adaptation to a changing climate through thoughtful and sustainable landscape design and nature-based solutions allowing multiple co-benefits to be realised.

18.11 Good landscape design is not only about incorporating biodiversity through planting and trees. It also means beginning the design process with the sensitive orientation and placement of buildings to ensure that designs are rooted in and work in harmony with the natural environment. As such, consultant teams should include landscape architects and ecologists from an early stage in the design process to ensure that proposals are informed by specialist expertise.

18.12 The design and management of the landscape play a vital part in mitigating and adapting to climate risks, such as flooding, heat stress, and biodiversity loss. By integrating climate-resilient strategies, we can improve the mental and physical well-being of residents while supporting long-term nature recovery initiatives in Haringey.

18.13 Proposals should use attractive, durable, high-quality materials which complement local character. They should also be designed to be climate resilient and weather well over the building's lifetime.

Design creating a healthier and safer place

18.14 High-quality design contributes in many ways to the creation of a healthier and safer borough. Our natural environment contributes to the quality of a place and the wellbeing of people that live within it as well as removing carbon from the atmosphere, cooling our neighbourhoods and strengthening our resilience. Proposals must therefore respond positively to our valued natural features and open spaces, maximising opportunities to restore nature, enhance biodiversity, and integrate green and blue infrastructure at the earliest phase of the design process. Early consideration of green and blue infrastructure should help inform the layout and design of development and supports climate resilience, biodiversity enhancement and wider environmental objectives.

18.15 Proposals must consider the impact of design on the physical and mental wellbeing of prospective users. This could mean designing in access to open and green spaces to support physical activity or provide a calming escape from urban life or ensuring indoor and outdoor environments are comfortable and inviting for people to use even during extreme weather events such as heat waves.

18.16 Well-designed places allow everyone to access and enjoy spending time in them, as well as easily navigating and moving through them. A key part of this involves reducing opportunities for criminality and promoting a sense of safety with a focus on helping eliminate violence against women and girls. Proposals must ensure that movement and access is safe, easy and sustainable, routes to destinations are legible and that the public realm supports activity, positive social interaction and a healthy lifestyle. Our public spaces are particularly important for bringing people together and supporting culture and community.

18.17 The layout and design of places and buildings should be carefully considered to ensure the best use of available space, thinking about the activities they are designed for and how they can be made easier, safer, and more enjoyable.

18.18 Amenities should be well-integrated within designs so that streets are well-ordered and free from clutter, allowing efficient access for services with minimum disruption to the quality of the pedestrian experience and daily activities in the public realm. Indoor and outdoor circulation should be optimised to enhance the experience of moving within and around proposals, avoiding long corridors and ‘dead ends’.

18.19 Proposals should thoughtfully and efficiently integrate building services equipment to avoid compromising the appearance of a building, including the appearance from long views, while maximising opportunities for renewable energy technologies.

Design creating a fairer place

18.20 High-quality inclusive design helps secure a more equitable borough with an environment enables everyone to participate equally, independently, and confidently in everyday activities, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith. An important part of inclusive design is listening to our communities and working collaboratively with local people to ensure that their diverse needs are met. Policy D3 sets out detailed policy requirements relating to Inclusive Design.

Design guides and codes

18.21 The NPPF identifies the design and placemaking benefits of design guides and codes. To enhance local character and provide a framework for creating high-quality places the Council will bring forward design guides and codes over the plan period, including in relation to small sites and upward extensions.

Policy D2: Design-led Approach and Delivering Design Quality

Design-Led Approach

A. All proposals must be developed through a design-led approach seeking to deliver the most appropriate and optimal form and land use for the site.

B. Proposals should provide a clear design vision and establish appropriate site-based design parameters to implement it, having regard to:

(1) the Haringey Design Principles in Policy D1;
(2) the site's context, demonstrated through a robust site appraisal that identifies key opportunities and constraints, including opportunities to support nature recovery and enhance climate resilience;
(3) Haringey's retrofit-first approach, having regard to policy ZC2;
(4) existing and emerging planning policies, guidance and design guides and/or codes;
(5) feedback from residents and other stakeholders via engagement and consultation;
(6) infrastructure needs;
(7) the Council's Urban Character and Placemaking Study; and
(8) placemaking aspirations for the site and wider area as identified in this plan and other relevant placemaking documents

Responding to context

C. All new development must contribute positively to the distinctive existing and emerging character, context, and amenity of the local area. The Council will support proposals which respond positively to:

(1) The natural environment, prioritising opportunities to integrate landscape, support nature recovery and enhance climate resilience, having regard to:

i. Landform;
ii. Topography, ground level and gradient;
iii. Natural features and other open spaces;
iv. Blue and green infrastructure;
v. Groundwater;
vi. Trees on and close to the site;
vii. Landscaped boundaries and treatments; and
viii. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site;
ix. Opportunities for biodiversity net gain;
x. Flood risk;
xi. Air quality; and

xii. Land contamination

(2) The urban character of the site and its surrounds, having regard to:

i. Building heights;
ii. The historic environment and protected views;
iii. Urban grain, form, scale and massing prevailing around the site;
iv. Legibility and the framework of routes and spaces connecting locally and more widely;
v. Sense of enclosure;
vi. Rhythm of any neighbouring or local regular plot and building widths;
vii. Active, lively frontages to the public realm; and
viii. Distinctive local architectural styles, detailing and materials.

(3) On-site and neighbouring uses, activities, and amenity, having regard to cumulative impacts, including:

i. ensuring an appropriate amount of amenity and privacy for existing and/or future residents and neighbouring properties, minimising overlooking;
ii. providing appropriate sunlight and daylight amenity, for existing and future occupiers, to all parts of the development and adjacent buildings and land, limiting overshadowing; and
iii. addressing issues of vibration, noise, fumes, odours, light pollution, overheating and microclimatic conditions likely to arise from the use and activities of the development.

(4) Opportunities to improve connectivity, permeability, and access to local services for all, providing direct, safe and easily recognisable routes.
(5) Existing and future infrastructure needs, making efficient use of land and having regard to the Council's Infrastructure Delivery Plan.
(6) Opportunities to support social cohesion, local identity and sense of place, enhancing the local cultural context.

D. Proposals must be supported by Masterplans where required by Policy D8.

Delivering design quality on site

E. All elements of proposed building designs must be demonstrably deliverable. Proposals likely to result in 'value engineering' approaches that detract from design quality will be resisted. Where architects have only been appointed for partial services, design quality should be maintained by retaining the original design team to monitor the design quality of the development through to completion.

Supporting Text

The Design-Led Approach

18.22 All proposals must demonstrate how they have been developed through a design-led approach to optimise site capacity.

18.23 The starting point for a design-led approach is undertaking a thorough site appraisal and/or analysis which surveys and evaluates the existing characteristics of a site/building and its surroundings. Analysis should be undertaken having regard to planning policies, guidance and design guides and/or codes. Early and meaningful engagement with local communities and other stakeholders can help inform site appraisal, strengthen understanding of local character and identify opportunities and constraints from the outset of the design process. Applicants should have regard to the Council's Statement of Community Involvement when undertaking engagement.

18.24 A clear design vision should be developed which responds to all relevant considerations including placemaking aspirations for the site and wider area as set out within relevant neighbourhood policies and within Neighbourhood Plans where these exist. Where relevant, applicants should also have regard to placemaking aspirations expressed outside the Local Plan in strategic documents such as Shaping Wood Green and Shaping Tottenham.

18.25 Site-based design parameters should be developed setting out how the design vision is proposed to be implemented and how the site's capacity has been considered and optimised. Where appropriate, these will be expected to address land use, built form, built identity, public realm, movement, and green and blue infrastructure. Land use parameters include defining the mix and location of uses. Built form parameters include defining block types, building lines and heights. Built identity parameters include defining materiality, window sizes, detailing, roofscape and how the building meets the ground. Public realm parameters including defining the type and location of any new streets or areas of public realm. Movement parameters include defining movement routes and hierarchy, points of access and connection to the wider street network. Green and blue infrastructure parameters include defining any green and blue infrastructure proposed on the site and how this connects to wider identified networks.

18.26 For major developments and on more complex schemes falling below this threshold, justification should be provided for why the preferred design solution was selected, with an observable evolution of proposals, including consideration of alternative design options provided with proposals. Consistent with Policy ZC2, proposals for development on sites with existing buildings must take a 'retrofit first' approach, evidencing that reuse and retrofit design options have been considered from the earliest design stage.

18.27 Where design visions and site-based parameters are already set out in site allocations, these should be clarified and expanded on in greater detail in the Design and Access

Statement. Site-based parameters should be illustrated clearly, both graphically and numerically. They should also incorporate the wider context, particularly where the site is within a placemaking focus area. The scope and level of detail required will depend on the characteristics, location and scale of the proposal.

18.28 Compliance with each component of the design-led approach should be set out in the Design and Access Statement. Design and Access Statements should be supported by clear drawings and images. 3D visualisations are encouraged for minor development proposals and are required for major development proposals. Drawings and images must include the immediate surrounding context so that proposals can be clearly understood in context. Design and Access Statements should also explain how engagement undertaken has informed the evolution of proposals, where relevant and proportionate to the scale of development.

Responding to context

18.29 All proposals must demonstrate how they have responded to its context. Part B of Policy D2 sets out elements of character that should be considered as part of a site appraisal. The site appraisal should reference and build on the Council's Urban Character and Placemaking Study. The scope and level of detail required as part of the site appraisal will depend on the characteristics, location and scale of the proposal.

18.30 Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours and should be designed to ensure there are no significant adverse impacts on the amenity of any existing occupiers and neighbours. The cumulative impacts of development proposals on amenity will be considered in assessing their acceptability. Public realm, landscaping and amenity considerations should be considered holistically alongside the requirements of Policies D4, D5 and D6.

18.31 Amenity can be compromised in a number of ways through development such as: detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.

18.32 Development proposals should take account of existing sources of odour and potential odour-generating uses or infrastructure within the surrounding area. Where sensitive uses such as housing are proposed in proximity to existing odour-generating infrastructure activities, proposals should demonstrate that future occupiers would not

experience unacceptable amenity impacts, or that appropriate mitigation measures can be implemented.

18.33 In accordance with the Agent of Change principle, responsibility for mitigating potential conflicts should normally fall on the proposed development rather than placing unreasonable restrictions on the continued operation of existing lawful uses and infrastructure.

18.34 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.35 Proposals should not cause an unreasonable sense of enclosure or disproportionate overshadowing on neighbouring sites and should be consistent with BRE guidance and with British Standard BS EN 17037 ‘Daylight in buildings’.

Delivering design quality on site

18.36 ‘Value engineering’ is common practice in the UK construction industry describing a cost-saving exercise that often takes place after planning permission has been granted, where the contractor or developer will seek to make cost savings by down-grading the specification of proposals, such as through the selection of cheaper materials and products. Value engineering often significantly diminishes the design quality of proposals. The practice of value engineering was also heavily criticised in the Hackitt review of the building regulations and fire safety after the Grenfell tragedy. The review identified value engineering as a key contributing factor in the Grenfell fire, as cladding materials that were originally specified were later replaced with a cheaper product that was unfit for purpose as a result of a value engineering exercise.

18.37 To safeguard design quality, the Council may require the retention of architect and landscape architect services (this is often referred to as an ‘architect retention clause’) to secure ongoing design monitoring for new development.

18.38 The Council will secure the design team’s ongoing involvement through Section 106 or planning condition where appropriate, to support maintaining design quality throughout the development process.

18.39 Applicants should refer to the GLA's Architect Retention and Design Monitor Roles Process Note for further guidance regarding design quality and the retention of architects and landscape architects to secure high-quality design outcomes.

Policy D3: Inclusive Design

A. All proposals must achieve the highest standards of inclusive design by:

(1) placing people at the heart of the design process, through early and ongoing engagement, including engagement with disabled people and organisations representing people with protected characteristics under the Equality Act 2010;
(2) making places feel safe and welcoming, particularly from the perspective of women and girls and gender diverse people;
(3) incorporating measures that design out crime, having regard to the principles set out in the Metropolitan Police's 'Secured by Design';
(4) ensuring that environments, buildings, services and public spaces, can be accessed and used safely, easily and with dignity by all, accommodating diverse needs without the need for adaptation or specialised design; and
(5) incorporating safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

B. Design and Access Statements should include an Inclusive Design Statement demonstrating compliance with Part A above.

Supporting Text

18.40 Inclusive design acknowledges diversity and difference and is guided by lived experience, placing people at the heart of the design process. It aims to create environments that everyone can use by eliminating barriers that cause unnecessary effort and exclusion, allowing all individuals to engage in daily activities equally, confidently and independently.

18.41 Inclusive design is fundamental to achieving A Fair Borough and should be considered from the start of the design process so that everyone can enjoy an equitable environment, regardless of disability, age, gender, sexual orientation, socio-economic status, race or faith.

18.42 A high quality, inclusive and accessible environment enhances the quality of life for residents and visitors. It allows people to move around easily and enables residents at all stages of life to remain within the local area as part of the community, including families with small children, older people living by themselves and those with mobility impairment.

18.43 When properly implemented, accessible and inclusive neighbourhoods enable people to remain independent and economically active for longer, reducing the need for extensive adaptations to buildings to meet the needs of existing and potential future users.

People at the heart of the design process

18.44 The best way to achieve inclusive design is to involve as many people as possible in the design process. The Council expects applicants to take a proactive and meaningful approach to engaging with potential users or user groups, existing residents, neighbourhood forums, adjacent landowners, community groups and other local stakeholders to ensure that proposals respond appropriately to local needs and are informed by lived experience so that proposals create places that are welcoming and inclusive for all. In particular, the Council expects applicants to demonstrate how they have proactively engaged with disabled people and organisations representing people with protected characteristics under the Equality Act 2010.

Safe and welcoming places

18.45 Feeling safe is an essential component of inclusive design. As such, it is particularly important to consider the perspective of women and girls and gender diversities as part of the design process, as they consistently report higher levels of fear and perceived danger in public places, compared to men, especially at night and in areas like parks and open spaces.

18.46 For major development and developments proposing meanwhile uses, the use of exploratory walks or participatory site assessments as part of engagement with the local community is strongly encouraged. To be most effective, these should seek to provide a range of opportunities targeted at different sections of the community that may have particular knowledge and concerns about the area (for example, women and girls focus group, or disability walking tour), alongside mixed group engagement.

18.47 Inclusive public realm design should be achieved by taking a ‘child-friendly’ approach, having regard to policy D4. Child-friendly design and urban planning go beyond designated playground provision and considers the design of public spaces and physical features around and between buildings, contributing to a more accessible and welcoming public realm for all.

18.48 Where used, language and visuals should be clear and easy to understand. Information on signage, maps, and guides should be provided in various formats. This approach benefits everyone, including tourists and individuals with learning or visual impairments. Embracing familiar names, landmarks and local histories can enhance legibility and make places easier to navigate, while enhancing a sense of belonging.

Integrating art and cultural elements that reflect the diversity of the community can also make spaces feel more welcoming.

18.49 Developments should optimise opportunities for social integration by creating accessible and inclusive communal public areas, offering diverse housing options, and enabling and facilitating community activities and events.

Designing out crime

18.50 The design and layout of proposals can help to reduce crime through encouraging increased activity, passive surveillance, ease of access, and creating a sense of ownership. Appropriate lighting is also crucial as it enhances visibility, deters crime, and promotes a sense of safety in public and private spaces. Proposals will be assessed against the principles of 'Secured by Design'. Reference should be had to the latest published guidance in this respect.

Access and Use

18.51 Proposals should demonstrate how all users, regardless of their protected characteristics, are able access, move through and use spaces. This includes:

i. Implementing universal design with features like tactile paving, wide doorways and step-free entry.

ii. Providing infrastructure that supports access and use for all, such as blue badge parking, accessible cycle parking, accessible toilets, and places to sit and rest.

iii. Facilitating connections to the wider neighbourhood, in particular key infrastructure and services like social infrastructure, public transport and local shops.

iv. Ensuring the means of access is convenient and able to be undertaken independently without undue effort, separation or special treatment. Entrances should be easily identifiable.

v. Providing accessible housing in accordance with housing design policy D11

18.52 Early and careful consideration should be given to inclusive design when dealing with historic buildings and heritage access to secure schemes that encourage use and enjoyment of the historic environment while preserving an asset's significance.

18.53 Developments should be convenient and welcoming for all, with no disabling barriers, providing independent access without additional undue effort, separation or special treatment for those with mobility impairments.

18.54 Further guidance on inclusive design standards can be found in the following British Standard documents:

i. BS8300-1:2018 Design of an accessible and inclusive built environment. External environment. Code of practice. January 2018.

ii. BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice. January 2018.

Inclusive emergency evacuation

18.55 Buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. The fire evacuation lifts and associated provisions should be appropriately designed, constructed and include the necessary controls suitable for the purposes intended.

Inclusive Design Statements

18.56 Inclusive design statements should demonstrate that the highest standards of inclusive design will be achieved. Where appropriate, these will be expected to:

i. Explain the design concept and illustrate how an inclusive design approach has been incorporated into this;

ii. Detail which best practice standards and design guidance documents have been applied in terms of inclusive design;

iii. Demonstrate that potential impacts on people and communities who share a protected characteristic have been considered;

iv. Include records of any exploratory walks or participatory site assessments undertaken and explain how the proposals respond positively to the findings;

v. Set out how access and inclusion will be maintained and managed, including fire evacuation procedures; and

vi. Detail engagement with relevant user groups, such as children and young people, disabled or older people's organisations, or other equality groups.

18.57 Where specific inclusive design measures cannot be directly delivered as part of the proposed development but are related to it, a planning obligation may be used to secure those measures or financial contributions towards them.

Policy D4: Public Realm

A. Proposals enhancing existing public realm or expanding or creating new areas of public realm should:

(1) be informed by detailed site analysis which identifies existing and proposed uses, demonstrating the potential public benefit of proposals. This analysis should be included within Design and Access Statements;
(2) take opportunities to increase biodiversity and support climate resilience in accordance with policy G5;
(3) enhance green and blue infrastructure in accordance with the Green and Blue Infrastructure principles in policy G1;
(4) be welcoming, inclusive and accessible to all, clearly communicating that the space is publicly accessible;
(5) contribute positively to sense of safety in public places, having particular regard to the perspective of women, girls and gender diverse people, and consistent with policy D3;
(6) embed playable spaces into streets and public spaces, allowing children to easily access a range of play opportunities suitable for a range of ages;
(7) incorporate inclusive wayfinding and provide legible routes to support inclusive access;
(8) take opportunities in public spaces to avoid sensory overload and accommodate people with neurodiversities;
(9) encourage and facilitate activities that support social integration and mental and physical well-being;
(10) foster a sense of belonging and local identity;
(11) contribute to reducing crime and improving safety through good design and well-integrated lighting strategies, in accordance with policy D3;
(12) use high-quality, robust materials that are easy to manage and maintain;
(13) enhance connectivity and support active travel, in accordance with policy T1;
(14) contribute to town centre activation, in accordance with policy TC5;
(15) design public toilets to be inclusive, accessible and safe to use; and
(16) provide infrastructure to support cultural activities including public events, where appropriate.

B. Proposals that will impact detrimentally on the operation or environment of the public realm will be resisted.

C. Privately owned public spaces within new development must appear and operate indistinguishably from public space. Proposals must provide detailed management plans demonstrating how they will be positively managed and maintained to a high standard.

D. Major development proposals should consider how to enhance local distinctiveness and legibility using public art.

Supporting Text

Public realm criteria

18.59 High-quality public space is crucial to placemaking and has a wide range of benefits including to community cohesion and to the local economy. The enhancement or expansion of existing public realm or the creation of new public realm will be supported where this meets the criteria outlined in this policy, having regard to the Haringey Streetscape Design Guide 2023.

18.60 Proposals should seek to identify and address existing and future deficiencies in the quality and quantity of public realm and, where possible, locate public realm adjacent to social, cultural, blue and green infrastructure where this would contribute to greater public use and benefit from those assets.

18.61 Applicants are encouraged to be creative in identifying opportunities for new and enhanced public realm, including on podiums or roof tops and through the redevelopment of surface carparks and underused or vacant spaces.

Site analysis

18.62 The design of new or enhanced public realm should be informed by an analysis of how the space is currently used or proposed to be used and the intended function and benefit of it. Where appropriate, this should be informed by engagement with local communities and other key stakeholders. The design should seek to optimise the use and benefit of the space throughout different periods of the day, week, and year.

Supporting climate resilience

18.63 Public realm proposals should incorporate nature-based solutions that contribute to climate resilience. The landscape must be functional as well as beautiful, performing environmental functions including air and water filtration, urban cooling and flood and wind mitigation. Biodiversity should be encouraged at every opportunity and scale to form a ‘mosaic’ of habitat types, based on planting and habitat features. Tree-lined streets that support local biodiversity are encouraged.

Inclusive access

18.64 Public realm should be safely and easily accessed and used by everyone, irrespective of age, mobility impairments, gender or religion, providing equitable places that can be enjoyed by all of Haringey’s diverse communities.

18.65 Proposals should adopt a gender-inclusive approach to design, incorporating measures to prevent violence against women and girls and gender diverse people that respond to

feedback gathered through engagement with the local community. Gender-inclusive design should be informed by the lived experience of local people who will use or move through these places. The use of exploratory walks and or participatory site assessments to inform designs is strongly encouraged. Proposals should have regard to the Mayor of London's Violence Against Women and Girls Strategy, recognising that the layout, lighting, management and activation of public spaces can contribute positively to perceptions of safety and confidence in the public realm.

18.66 As part of ensuring inclusion and accessibility, the following measures should also be considered:

i. providing dropped curbs and widening pavements where possible

ii. responding to desire lines within and across the site, and clearly identifying where different transport modes and rights of way are prioritised

iii. providing clear wayfinding.

iv. having prominent and direct entrances and key route to and through the space

v. avoiding vehicle dominance in and around public space and minimise street parking;

vi. providing secure cycle parking in locations where people are encouraged to dwell and/or access nearby activities

vii. planting should be used at important thresholds to create hierarchy and soften the transition between public and private spaces

viii. trees should be grouped to reinforce routes through neighbourhoods, maintaining visibility, safety and legibility.

18.67 Wayfinding is often a multi-sensory activity and can be particularly challenging for people with sensory processing differences or sensory loss. Inclusive wayfinding delivers information through multiple channels to accommodate diverse needs, including users with sensory loss. This could include visual clues such as:

i. landform, architecture or graphics and visual displays;

ii. tactile elements such as braille or tactile paving surfaces;

iii. audible elements such as announcements;

iv. other sensory information, such as olfactory (for example using scented plants); and

v. simple language formats and British Sign Language (BSL).

Accommodating neurodiversities in the public realm

18.68 Proposals should incorporate peaceful spaces into design, including gardens, water features or quiet areas to allow people, to relax and escape sensory overload, having regard to (PAS) 6463 'Design for the mind', which provides guidance on how the built environment can accommodate people who are neurodiverse.

Embedding 'playable' public realm

18.69 Embedding playable spaces into the landscape and public realm helps to create safe and stimulating environments for people of all ages.

18.70 All play provision should be considered as an integral part of a holistic 'playable' public realm strategy, providing opportunities for incidental play that is suitable for a range of ages and abilities accommodated beyond dedicated play areas. Proposals must be bespoke to their environment and should not rely on 'off-the-shelf' play equipment. Youth play should be integrated within dedicated play spaces.

18.71 Public spaces and streets should be considered together to create a network of playable spaces, allowing children to easily access a range of play opportunities. Play spaces should be well overlooked and provide good seating provision for adults supervising children. Dedicated play areas must be safe, accessible and located away from traffic and parking within areas which have favourable microclimatic conditions.

18.72 Planting should also be an integral part of the play offer, adding colour, texture, smell and seasonality, encouraging children to engage with their environment. Opportunities should also be sought to integrate play and artists commissions to heighten the play experience and create dynamic and inspiring places for both children and adults to enjoy.

Social integration and well-being

18.73 Space should be designed to support positive activities and to support the mental and physical health of communities. Opportunities should be taken to provide:

i. robust and low-maintenance seating,

ii. drinking water facilities;

iii. facilities for free outdoor exercise; and

iv. free, unisex accessible public toilets and baby change facilities, suitable for a range of users including disabled people, families with young children and people of all gender identities in accordance with policy D3.

18.74 Landscape design should be structured and layered to optimise enjoyment in all seasons. Species should be carefully selected to encourage residents and visitors to

engage with the environment throughout the year. Place-specific planting strategies should be developed, enhancing and intensifying existing planting to create rich, biodiverse and inspiring landscapes. Opportunities include changing colours and textures, and supporting health and wellbeing, for example through home growing.

Enhancing local identity and sense of belonging

18.75 Applicants should take opportunities to create a sense of place and identity by referencing and communicating the borough's diverse history and cultural context through design, particularly celebrating under-represented histories.

18.76 Proposals should also embrace opportunities to preserve and enhance existing local character and landmarks, for example through lighting, public art, signage, paving, materials, and views, to aid navigation.

Reducing crime and improving safety

18.77 Proposals for public realm must demonstrate how Designing Out Crime principles have been applied. Proposals should include security measures that are visible where appropriate but do not dominate the space and are not detrimental to its character. They should not rely on physical barriers or CCTV as the primary way to make the public realm safe.

18.78 Spaces should be well-lit to encourage activity and increase confidence and public perceptions safety, while minimising light pollution. To support successful implementation, Design and Access Statements should include lighting strategies that demonstrate a thoughtful and refined approach to integrating lighting that enhances the identity of new public realm and increases safety, while also giving due consideration to sensitive environmental zones such as the Parkland Walk, rivers or other bio-diverse habitats where impacts should be avoided.

18.79 In addition, proposals should provide and/or leverage positive temporary or permanent activities in adjoining buildings and in the public realm to increase natural surveillance and animate the public realm to discourage its misuse.

High-quality materials

18.80 Proposals must be of a high quality and paving, lighting, street furniture, drainage, landscaping should be robust and able to be effectively managed and maintained over the long-term. Pavements surfaces should be non-slip in all weather conditions, suitable for all pavement users, permeable wherever possible maximising opportunities for sustainable drainage and contextual, reflecting and enhancing the surrounding character and architecture.

Supporting connectivity and active travel

18.81 Public realm should be located and designed to contribute to a series of connected and legible routes and spaces and respond to strategic objectives for nature conservation and sustainable travel.

Events infrastructure

18.82 All new public realm anticipated to host public events should provide sufficient supporting infrastructure based on local needs, such as power sources, charging points, drinking water and digital infrastructure.

Privately owned public spaces (POPS)

18.83 It is recognised that many new public spaces created in the future are likely to be privately owned. These will be required to meet the same criteria as if they were publicly owned.

18.84 Detailed management plans must be prepared for these spaces, demonstrating how they:

i. can be utilised by a range of users;

ii. contribute to mixed and balanced communities;

iii. relate positively to adjacent public spaces;

iv. avoid potential conflicts without compromising public access; and

v. will operate in harmony with neighbouring local businesses and residents.

18.85 Adherence to management plans for privately owned public spaces will be secured through legal agreement.

Public toilets

18.86 When away from home, toilets are a critical component of an inclusive environment. Many people, including disabled and older people, may receive little warning of when they need to use the toilet and so having access to good, accessible toilets is often fundamental in deciding whether to go out or not. Areas where people meet, spend time or wait should have public toilet facilities. When considering access to public toilets the safety of all users, including women, girls and gender diverse people should be carefully considered. Public toilets can create nodes of safety and pairing them with other facilities such as cafes or kiosks can help provide natural surveillance.

18.87 A good example of access to public toilets is the Community Toilet Scheme (CTS) ran by different boroughs in London, with participating shops and restaurants providing the public with free access to their toilets during their trading hours.

18.88 Public toilets should:

i. have signage to indicate the location of accessible toilets available for public use;

ii. include accessible toilets, family facilities, ambulant facilities, enlarged cubicles, all gender WCs and changing places facilities;

iii. not provide shared wash hand basins outside of mixed gender toilet cubicles or self-contained WCs;

iv. open into well-lit areas;

v. locate self-contained WC cubicles, where provided, close to naturally surveyed areas and with good sight lines;

vi. provide baby change facilities that support all parents and where baby change is provided at least one should be wheelchair accessible;

vii. provide suitable sanitary waste facilities in all toilets, including for use by male, female and gender diverse people.

Policy D5: Active Street Frontages and Shopfronts

Town centres and high streets

A. Within designated centres in the Town Centres Network and on identified high streets, proposals must support a vibrant, visually engaging streetscape and public realm including by:

(1) incorporating non-residential ground floor uses with active frontages that attract activity and provide visual interest;
(2) using clear glazing to create visual connections between indoor and outdoor spaces, allowing passers-by to see activity inside;
(3) ensuring entrances are prominent, clearly visible, well-lit and accessible to all users, having regard to historic urban character;
(4) using high-quality materials and distinctive architectural character to create visually appealing facades;
(5) taking opportunities to enhance the existing character, urban form and rhythm of the street frontage; and
(6) taking opportunities to enhance, reinstate and/or extend traditional shopping parades.

Public space

B. Active frontages should be provided on at least two sides of all public squares and plazas.

C. Proposals contributing to the creation of new public space located outside of town centres and high streets, should take opportunities to activate the space appropriately, including through the provision of active frontages on surrounding buildings.

Residential streets

D. For residential streets:

(1) frontages and front gardens should enhance the existing character and rhythm of the street;
(2) residential uses should provide informal passive surveillance via clear-glazed windows at ground floor and upper storeys that face onto the street;
(3) residential front doors should open directly onto the street unless there is historic precedent for an alternative arrangement; and
(4) full height glazing of ground floor level residential uses will not be supported.

Shopfronts

E. For buildings with existing ground floor shop fronts or which previously had such shop fronts, proposals should:

(1) make a positive contribution to local distinctiveness retaining historic shopfronts and their historic features;
(2) relate well to the positive characteristics of the host building above and to any grouping of shopfronts in terms of architectural style, scale, proportions, detailing, shop windows and entrance doors design;
(3) take opportunities to restore or reinstate historic shopfronts and their historic features ensuring replacement shopfronts as far as possible incorporate original materials and reinstate lost features which are characteristic of neighbouring premises;
(4) be of traditional design, having regard to any relevant design guides codes;
(5) use carefully detailed, appropriate and robust high-quality materials;
(6) integrate security measures into the design of the shopfront. Solid or perforated roller shutters or exposed, externally mounted shutter housing will not be permitted; and
(7) not negatively impact on the significance of heritage assets.

F. Shopfront signage should:

(1) be generally restricted to the fascia board above the shop window;
(2) be consistent with original pilaster detailing;
(3) not be overly large, visually discordant, project excessively forward or rise up the façade above the ground floor level;
(4) be discretely illuminated, without affecting the full width of the fascia, limited to lettering or logos without overly dominant fittings and cables. Illumination should not cause a distracting glare or adversely affect homes above or near the shop. Bulky illuminated box facias will be resisted;
(5) permanently display the property numbers of the shop and any accommodation at the entrances; and
(6) preserve and enhance the character of Conservation Areas.

Supporting Text

Active Frontages

18.90 Active frontages are an essential part of maintaining the vibrancy of the borough's town centres, high streets and public spaces. Active frontages are characterised by uses and features that promote visual and physical engagement with the street or public realm. They can also provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people.

18.91 The borough's street frontages make an important contribution to local character. Opportunities to enhance the existing character, urban form and rhythm of these will be

supported. Building widths and repeating features should be maintained and, where appropriate, proposals should follow existing building lines.

18.92 Haringey is also home to a variety of shopping parades. These are defined as planned developments incorporating rows of shops with a strong degree of architectural uniformity. These also make an important contribution to local character and proposals to enhance, reinstate, or, where appropriate, extend these will be supported.

Shopfronts

18.93 Shopfronts should contribute positively towards a cohesive streetscape and should be of a high-quality design which refers to the architecture of the host building, neighbouring units and general scale and rhythm of the shopfront widths in the area. Materials, detailing, craftmanship and finishes are equally important in achieving high-quality design, especially as shopfronts are viewed close-up.

18.94 Shopfronts with poor quality materials, bulky and crudely attached signage, fully internal illuminated box facias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Use of solid security shutters creates a fortress-like atmosphere in town centres and neighbourhood parades when premises are closed, perpetuating fear of crime and personal safety. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

18.95 Historic shopfronts should be retained and replacement shopfronts should respect, and where lost, reinstate, traditional features such as shopfront framework features, pilasters, brackets, fascias and projecting signs. This is especially important where the shopfront would have an impact on the significance of a heritage asset or its setting. Timber will normally be encouraged as the most suitable material for traditional shopfronts.

18.96 The Bruce Grove Conservation Area Design Guide provides detailed guidance on the design of shopfronts in the Bruce Grove Conservation Area, including the design of forecourts and upper facades. It establishes good design principles to safeguard locally distinctive features and heritage assets and enhance the urban character and rich and diverse history and culture in Bruce Grove. Many of the principles may also apply to historic shopfronts in other areas of the borough, and as such proposals for alterations to shopfronts should have regard to the Bruce Grove Conservation Area Design Guide.

18.97 Generally, shop fronts should be of a traditional design, unless it can be demonstrated that an innovative high-quality contemporary design will better contribute to the character of the streetscape.

18.98 Poorly designed or excessively bright illuminated shop fascias, over-large or inappropriately sited fascias or signage can detract from the visual quality of the town centres and high streets. Shop signage should generally be confined to the fascia, defined by permanent integrated architectural detailing that respects the proportions and frame of the shopfront and those of adjacent shopfronts. Depending on the specific design of the host building, its group and its area, one small projecting or hanging sign may be acceptable providing this is sensitively located according to the original design. Additional signage should be minimal, consolidated, and restricted to information of public importance, such as hours of operation, and safety and hygiene details.

18.99 Design should be consistent with original pilaster detailing. Where this survives, the height of the fascia sign should be consistent in height with the original detailing and should be proportionate to the design of the shopfront and its host building.

18.100 To comply with Policy D3, shopfronts will be expected to:

i. Integrate easy access into the shopfront itself with level entrances where possible. Where ramps are required, these should be located internally except in exceptional circumstances.

ii. Maintaining or including independent access to upper floor accommodation from the street frontage as part of an integrated design.

Policy D6: Artificial Lighting and Managing Noise Pollution

Artificial lighting

A. Development proposals must mitigate and manage light pollution by ensuring that lighting is designed to minimise and control the level of illumination, glare, angle and spillage of light, particularly to protect sensitive receptors such as homes and natural habitats.

B. Development proposals should seek opportunities to enhance the function, safety and appearance of the public realm through sensitively integrated external lighting.

Noise pollution

C. New noise sensitive development should have regard to the Agent of Change principle and be sited away from existing noise generating uses and activities where possible. Where this is not possible, proposals must provide adequate separation and acoustic design measures so that there is no internal noise transmission higher than that allowed for under Part E of the Building Regulations for internal noise transfer. This should consider the cumulative effects of noise from multiple sources, including existing and proposed noise sources.

D. A Noise Impact Assessment and/or Vibration Impact Assessment must be submitted with applications for developments likely to involve a significant noise or vibration generating use. This should consider factors such as noise levels, duration, frequency, and the potential for cumulative noise effects and seek to minimise these.

Supporting Text

Artificial lighting

18.102 The policy aims to safeguard residential properties and natural habitats from the negative impacts of excessive artificial lighting. Uncontrolled illumination can disrupt the sleep patterns of residents and disturb the natural behaviour of wildlife. By minimising light pollution, the policy seeks to maintain the well-being of human populations and preserve the ecological balance. In relation to wildlife, consideration should be given to impacts of different frequencies of light.

18.103 Well-designed lighting can enhance the functionality of public spaces by providing adequate visibility and ensuring safety for pedestrians, cyclists, and motorists.

Thoughtful placement and design of lighting fixtures can contribute to a well-lit environment, enabling people to navigate public areas comfortably and efficiently.

18.104 Properly designed lighting installations can help prevent accidents, deter crime, and improve the overall safety of public spaces. By integrating lighting in a way that minimises shadows, illuminates potential hazards, and creates a sense of security, the policy enhances public safety and promotes a welcoming environment.

18.105 This approach to artificial lighting aims to strike a balance between mitigating light pollution to protect sensitive receptors and preserving natural habitats, while also seeking opportunities to improve functionality, safety, and aesthetic appeal in the public realm through well-designed and integrated lighting solutions.

Managing noise pollution

18.106 Noise Impact Assessment and/or Vibration Impact Assessment is required to evidence and understand potential noise and vibration issues associated with certain proposed developments and to evaluate the potential effects on the surrounding environment and community. s Such information informs necessary measures to mitigate or minimise negative effects on nearby sensitive receptors, such as residential areas, schools, hospitals, or other noise-sensitive locations.

18.107 The policy promotes the principle of preventing adverse impacts on noise-sensitive developments. By siting new noise-sensitive developments away from existing noise sources, it aims to minimise potential conflicts and disturbances that may arise due to noise exposure. This approach helps maintain a suitable living or working environment for residents, ensuring their comfort and well-being.

18.108 In cases where it is not feasible to site noise-sensitive developments away from existing noise sources, the requirement for acoustic design measures becomes crucial. By implementing appropriate design techniques, such as sound barriers, insulation, or specialized construction methods, the policy seeks to minimise the transmission of noise and not hinder these existing operations.

Policy D7: Advertisements and Telecommunications

Advertisements

A. Advertisements will be supported when they:

(1) do not harm the use of, or safety of, the highway and its users;
(2) are well integrated into their surrounding context, including existing and planned development, and respond positively to local character, distinctiveness and sense of place;
(3) are of excellent design and quality, in terms of their siting, dimensions, framing, materials, illumination and overall appearance;
(4) do not result in unacceptable impacts on visual amenity, residential amenity or the quality of the public realm, including through visual clutter, noise, glare, or light pollution;
(5) do not detract from the significance or setting of heritage assets, or harm features of architectural, cultural, historic or townscape interest that contribute to local character and amenity; and
(6) contribute positively to the street scene and wider public realm.

Telecommunications infrastructure

B. Telecommunications infrastructure should:

(1) be sited and designed to minimise visual impact and intrusion on streetscapes, architectural features and heritage assets;
(2) prioritise the use of below ground infrastructure where possible to maintain a clean and uninterrupted visual environment.
(3) ensure public safety and accessibility by avoiding the obstruction of pathways, roadways and other public areas, ensuring that it does not impede the movement of pedestrians, cyclists or wheelchair users;
(4) avoid cluttering public spaces and maintain clear site lines, especially around local landmarks and heritage assets; and
(5) incorporate high-quality, durable materials that complement the surrounding architecture and landscape.

Supporting Text

Advertisements

18.110 Advertisement and hoardings applications are required to follow the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). Applications for advertisements should be accompanied by accurate drawings or photo montages that depict the entire street frontage, including the locations and types of

existing shopfronts and advertisements within 25 meters in either direction, as well as the adjacent frontage.

18.111 In assessing impacts on amenity, regard will be had to the character of the locality, including local distinctiveness, townscape quality, important views, residential amenity and the presence of features of historic, architectural, cultural or similar interest. Advertisements should avoid creating visual clutter, appearing unduly prominent, or causing harm through noise, glare, illumination or other nuisance.

18.112 In assessing impacts on public safety, regard will be had to the safety of persons using highways, railways, waterways, docks, harbours and aerodromes. Advertisements should not create distraction for pedestrians, cyclists or road users, obscure or hinder the interpretation of traffic signs, railway signals or navigational aids, or interfere with the operation of security, surveillance or vehicle speed monitoring equipment.

18.113 Any proposals for advertisements in or adjacent to the Transport for London Road Network (TLRN) will require input from Transport for London with reference to the impact of the advert on the safe operation of the highway network.

18.114 Attention will be given to the impacts of digital and illuminated advertisements on amenity, public safety, biodiversity, residential living conditions and heritage significance. Within conservation areas, and where proposals affect heritage assets or their settings, advertisements should conserve or enhance the significance and character of the historic environment. Internal illumination of advertisements within conservation areas and on or near listed buildings will generally not be permitted. Regard should be had to the *Institute of Lighting Professionals Professional Lighting Guide 05: The Brightness of Illuminated Advertisements*.

Policy D8: Spatial Frameworks and Masterplans

A. Where required by a site allocation, or where the Council considers that the scale, complexity or nature of a proposal warrants a coordinated strategic approach, development proposals must be brought forward in accordance with a Spatial Framework. A Spatial Framework will normally be required where development:

(1) is expected to be delivered over an extended time period;
(2) is likely to come forward in multiple phases;
(3) involves multiple landowners, development partners or delivery organisations;
(4) requires significant social, physical, transport, green, blue or utility infrastructure; and/or
(5) could otherwise be prejudiced by piecemeal development

B. The Spatial Framework should provide a flexible framework capable of evolving through subsequent detailed masterplans and planning applications, and set out:

(1) a vision and development objectives for the area;
(2) land use distribution and development parcels;
(3) movement, access and connectivity networks;
(4) public realm, open space and green and blue infrastructure networks;
(5) social, physical and utility infrastructure requirements;
(6) building height, scale and urban structure principles;
(7) development phasing and delivery mechanisms; and
(8) arrangements for coordinating development and securing infrastructure across different ownerships and future phases

C. The Council may require site, parcel or phase-specific masterplans for individual components of a Spatial Framework, or for other large development sites where a coordinated approach to development is necessary.

D. Development proposals must demonstrate how they accord with the approved Spatial Framework and/or masterplan, contribute to its delivery, and not prejudice future phases, infrastructure or wider placemaking objectives. Material departures from an approved Spatial Framework may require the relevant part of the framework to be reviewed and updated to the satisfaction of the Council.

E. Where required by a site allocation, Spatial Framework, masterplan, or where the Council considers that phased development is likely to result in vacant, underused or inactive land or buildings, development proposals should be supported by a Meanwhile Uses Strategy and Implementation Plan.

F. **Spatial Frameworks and masterplans should be informed by appropriate engagement, including with landowners, occupiers and local communities, and should also be accompanied by an engagement strategy detailed this engagement as well as future planned engagement linked to the planning process.**

G. **Where planning policies or related development standards are updated over the lifetime of an outline planning permission, reserved matters applications will be considered against the most recently adopted policy and/or standard.Development proposals on sites adjacent to a site allocation must have regard to the development envisaged or approved for the allocation and demonstrate that they do not prejudice the delivery of the allocation or its associated infrastructure, movement networks and placemaking objectives.**

H. **Where justified by the scale, complexity, duration or multi-developer nature of a development, the Council may require the preparation of a site-specific design code to guide the detailed design and delivery of development across all or part of a site allocation, regeneration area or Spatial Framework area.**

I. **The Council encourages land assembly where this will help achieve comprehensive and co-ordinated development. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan. Such powers will be employed only where necessary and where all reasonable negotiation attempts have been made to acquire, or secure an option over, the land/buildings needed.**

Supporting Text

Masterplans

18.115 The delivery of much of the placemaking envisaged within this plan will be both challenging and complex. The scale of development envisaged over the plan-period aligned with the placemaking ambition of the Council and its communities will require a proactive, coordinated and comprehensive response by a full range of stakeholders.

18.116 Spatial frameworks are intended for large, complex and strategically significant sites where development is likely to take place over a long period, through multiple planning applications, phases or ownerships. They provide a high-level framework for achieving the long-term vision, placemaking objectives, spatial strategy, infrastructure requirements and delivery principles for an area.

18.117 They should be strategic documents rather than detailed masterplans. They should establish the key principles necessary to guide development whilst retaining sufficient

flexibility to respond to changes in circumstances over time and should be prepared in a format that can be reviewed and updated as sites evolve.

18.118 All spatial frameworks should consider the wider allocation or placemaking area and identify the infrastructure required to support growth, including social, physical, green, blue and utility infrastructure. The level of detail provided should be proportionate to the scale and nature of the development proposed. Applications affecting individual parcels or phases are not expected to provide the same level of detail as proposals affecting a substantial proportion of a site. Instead, they should demonstrate how the proposal contributes to the wider vision, supports the coordinated delivery of infrastructure, integrates with surrounding land and does not prejudice future development opportunities.

18.119 Spatial frameworks should establish how individual phases, development parcels and landowners will contribute appropriately and proportionately towards the delivery of shared infrastructure, whilst recognising that more detailed arrangements relating to infrastructure provision, phasing, funding and delivery mechanisms may be determined through subsequent masterplans, delivery strategies and planning applications.

18.120 Masterplans sit beneath spatial frameworks and provide a more detailed framework for individual sites, phases, parcels or landholdings. They translate strategic objectives into site-specific proposals addressing layout, movement, land use, built form, public realm, landscape and delivery.

18.121 Masterplans, like spatial frameworks, must be developed in accordance with the design-led approach set out in Policy D2. They will be expected to include fully measured and scaled plans and sections and address the following as appropriate:

i. Land uses and their distribution

ii. Indicative density, block types and structure, building lines, views and maximum building heights

iii. Street hierarchy, access and movement

iv. Public realm and open space network

v. Blue and green infrastructure

vi. Physical infrastructure and services

vii. Response to the climate emergency, including managing the local microclimate

viii. Social and cultural infrastructure

ix. Housing types, sizes, tenures and distribution

x. Establishing a place identity, for example through use of landscaping, materials, detailing, roofscapes, and how the buildings meet the ground

xi. How development sites relate positively to one another within the masterplan area, as well as the surrounding area.

18.122 Where development proposals relate to part of a site allocation, masterplans should demonstrate how the proposal contributes towards and does not prejudice the comprehensive development of the wider allocation area. This does not necessarily require applicants to prepare detailed proposals for land outside their control, nor does it require all land within an allocation to come forward through a single planning application. The Council will not normally require minor planning applications to be supported by a spatial framework or masterplan, provided that they robustly demonstrate they would not prejudice the comprehensive planning, future development or optimisation of the site in a manner that would undermine the area's placemaking objectives.

18.123 Consideration of infrastructure needs is crucial to good master planning. These needs should be clearly identified and addressed through the master planning process to support positive placemaking outcomes, having regard to the Council's Infrastructure Delivery Plan.

18.124 Masterplans should be submitted at the outline or full planning application stage and in advance of reserved matters.

18.125 The preparation of spatial frameworks and masterplans should be informed by appropriate engagement, consistent with principles of early engagement in this plan and within the Council's Statement of Community Involvement. An engagement strategy should be submitted alongside spatial frameworks and masterplans detailing past and planned engagement efforts and how feedback received has been taken account of and responded to.

18.126 In regard to engagement with communities, physical 3D models are strongly encouraged in addition to digital 3D visualisations. Physical models are of particular value to facilitate successful engagement and optimise accessibility for all consultees.

Masterplans must include a delivery strategy detailing how the development will be implemented and managed over its lifetime. This should include:

i. Phasing of the development, including sequencing and timings.

ii. Infrastructure requirements at each phase of development, how funding is to be secured, and proposed coordination with providers for timely delivery to meet local needs.

iii. A meanwhile use strategy to ensure benefits are maximised throughout the development process and consideration for how any meanwhile uses which are established before or during the development process could be integrated into the final development or re-located elsewhere.

18.127 The Council wishes to ensure that development proposals do not prejudice each other, or the wider placemaking aspirations for the borough. Where it is unclear how neighbouring sites will be developed in the future, applicants should provide alternative design options for consideration as part of pre-application proposals.

18.128 Microclimate studies should be used to inform the location and layout of the development from the very start. Public and communal spaces should be comfortable to ensure that they are well-used throughout the day. Wind and sun analysis should be used to help establish their location and balanced with other factors such as their relationship to transport, local centres, key connections and existing assets.

18.129 A comprehensive approach to development is in the public interest. Consideration will be given to the use of compulsory purchase powers where targeted land assembly is required to achieve the placemaking aspirations set out within the Local Plan The need to use compulsory purchase powers is more likely on sites with more complicated issues, such as sites which have land in multiple ownerships.

18.130 The main purpose of site-wide design codes is to ensure that design quality is maintained throughout the planning process by describing the key design principles of a development proposal in a simple, concise and mainly graphical format. Site-wide design codes should draw on the proposal's layout, massing and heights to define the principal features that make up the overall design integrity of the scheme. Assessment of the design of large elements of a development, such as landscaping or building façades, should be undertaken as part of assessing the whole development at the outline planning stage and not deferred for consideration after planning permission has been granted.

Policy D9: Views

Advertisements

A. Proposals must protect and where possible enhance the characteristics and composition of the strategic view from Alexandra Palace to Central London (St Paul's Cathedral) as designated and protected in the London Plan, and in accordance with the London View Management Framework Supplementary Planning Guidance.

B. Proposals must preserve and where possible enhance the characteristics and composition of designated Local Views within Haringey, having regard to the Haringey Local Views Management Framework, and views which cross into Haringey and are designated in neighbouring borough Local Plans.

C. Proposals should protect designated viewing locations and, where possible, enhance inclusive public access to them.

D. Where buildings which currently impact on Local or Strategic Views are subject to complete or partial redevelopment, proposals should not result in further detriment to such views and, where possible, opportunities should be taken as part of development to improve existing views.

E. Proposals should have regard to other identified but non-designated views and taking account of relevant placemaking aspirations should seek to avoid harm to these and where possible take opportunities to enhance them.

Supporting Text

18.131 Designated views are required to be protected and enhanced as they contribute to the legibility of Haringey and London more widely, allowing the public to better understand the layout of the city, its features and landmarks.

18.132 Haringey has one designated panoramic Strategic View 'View 1: Alexandra Palace to Central London' which makes a significant contribution to the image and character of London at the strategic level. The London View Management Framework Supplementary Planning Guidance provides further guidance on the valued characteristics and composition of the view and how it should be protected and enhanced.

18.133 In addition, there are many designated Local Views categorised as panoramic, linear, townscape views or a mix of these. The Haringey Local Views Management Framework will provide further guidance on the valued characteristics and composition of the views and how they should be protected and enhanced.

18.134 Proposals should have appropriate regard to other identified but non-designated views. These include views that have been identified in neighbourhood chapters, the Haringey Urban Character and Placemaking Study, Conservation Area Appraisal Management Plans, and through site appraisals. It is recognised that loss of, or harm to, some non-designated views may be unavoidable to deliver wider placemaking aspirations for certain sites.

Policy D10: Tall and Mid-Rise Buildings

Haringey's tall building definition

A. Tall buildings in Haringey are buildings that are at least 30m high, measured from the existing ground level to the top of the building. Tall buildings will only be supported in locations identified as 'Suitable for Tall Buildings', as set out in Figure 200, and having regard to the Haringey Tall Buildings Study.

B. Mid-rise buildings in Haringey are buildings that are at least 18m high and less than 30m high, measured from the existing ground level to the top of the building. Locations suitable for mid-rise buildings will be considered on a case-by-case basis.

Visual impact

C. Proposals for tall and mid-rise buildings should be of an exemplary design standard, contributing positively to their local context. They should be designed to:

(1) be in accordance with relevant neighbourhood policies and site allocations;
(2) respond sensitively to existing building heights, scale and massing to enhance the visual character of the existing and emerging townscape and skyline;
(3) relate positively to and not harm the significance of heritage assets and their settings, in accordance with policy HE1;
(4) respond positively to immediate, mid-range and long-range views towards the site, ensuring that the location, form, detailing and prominence of the buildings are appropriate within their wider context, having regard to protected views in accordance with policy D9;
(5) have regard to the cumulative impacts of tall building clusters;
(6) contribute positively to the legibility of the local area and its spatial hierarchy; and
(7) take an appropriate approach to the articulation and composition of the building form that is proportionate to its scale and context.

Relationship to the public realm

D. Proposals for tall and mid-rise buildings should relate positively to the surrounding public realm, respecting and enhancing the human-scale experience at the ground floor level. The ground floor of proposals should be designed to:

(1) respond positively to any adjacent public realm or blue and green infrastructure, fostering connectivity, accessibility and social interaction;
(2) include active ground floor frontages that contribute to a vibrant street life;

(3) provide well-integrated services access, avoiding negative impacts on the continuity of active frontages; and
(4) ensure all ground floor frontages, whether active or not, incorporate high-quality, durable materials which enhance the quality of the public realm.

Mitigating microclimate impacts

E. Proposals for tall and mid-rise buildings should avoid negative impacts on neighbouring sites and areas. Proposals should be designed to:

(1) minimise overshadowing of existing buildings and amenity spaces and avoid significant negative impact on existing renewable energy installations on adjacent sites;
(2) avoid negative microclimate impacts on nearby sites and public realm including wind tunnels, overheating, daylight access, glare, pollution and overshadowing; and
(3) mitigate the cumulative impacts of proposed, permissioned and planned tall and mid-rise buildings, including through introducing landscape and biodiversity measures.

Amenity in tall and mid-rise residential buildings

F. Proposals for tall and mid-rise buildings should support healthy and safe places, providing high-quality accommodation and good amenity for residents including families with children. Proposals should:

(1) protect residents and users from fire emergencies and provide a safe means of escape. Design and Access Statements must include a fire statement that demonstrates how the proposals comply with the Fire Safety Act;
(2) provide high-quality publicly accessible open space, communal amenity and inclusive play space;
(3) achieve the following minimum space standards for private outdoor amenity space:

i. provide at least 6.25sqm high-quality private outdoor amenity space for 1-2 person dwellings;
ii. where dwellings are larger, an extra 1sqm should be provided for every additional occupant; and
iii. private outdoor amenity spaces should have a minimum depth and width of 2.5m;

(4) optimise opportunities to embed green infrastructure and improve access to existing open space; and
(5) ensure that building services and waste management storage facilities are designed to be discreet, robust and easy to access and maintain.

Demonstrating design quality

G. Proposals must demonstrate that buildings have been designed to sustain a high-quality visual appearance that is easy to maintain throughout their lifespans. As such, high-quality external materials should be specified and proposals should include a realistic maintenance plan that is affordable and does not cause disturbance or inconvenience to the surrounding public realm.

H. As part of the planning application process applicants must submit 3D models of their designs in an agreed format to allow a full assessment of the tall or mid-rise building (or cumulative impact of a cluster of tall buildings).

(1) Proposals for tall or mid-rise buildings impacting protected local views must provide a Visual Impact Assessment, having regard to policy D9.

Supporting Text

Tall buildings in Haringey

18.135 Whilst tall buildings are not the only solution to delivering high density or large quantities of housing, they can contribute positively to facilitating renewal and future growth, making optimal use of sites which are well-connected by public transport and have good access to services and amenities.

18.136 Mid-rise, high-density accommodation can also contribute positively to optimising site capacity. For instance, mid-rise mansion blocks, terraces or stacked maisonettes can achieve the same number of homes or floor space without excess height. Mid-rise buildings can offer advantages in terms of better amenity and more affordable maintenance.

18.137 This policy sets out a plan-led approach to the location and design of tall and mid-rise buildings that supports good placemaking while helping to address housing need in the borough. Locally specific guidance can be found within the neighbourhood chapters of the Local Plan. In addition, the Haringey Tall Buildings Study provides a robust evidence base justifying locations that have been identified as appropriate for tall buildings and setting out the key principles to inform the location of mid-rise and tall buildings. Applicants are expected to use these principles to justify the location of mid-rise building and tall buildings within site allocations, the latter being confined to Locations Suitable for Tall Buildings.

18.138 For mid-rise development, the application of the requirements of this policy will be proportionate to the scale, location and likely impacts of the proposal.

Measuring building height

18.139 Tall and mid-rise buildings are defined relative to existing ground level. Where the level of the surface of the ground on which the building is proposed is not uniform, 'ground level' will be the level of the lowest part of the surface of the ground immediately adjacent to it. For the purposes of this policy, building height is measured to include rooftop structures that form part of the permanent design and massing of the building.

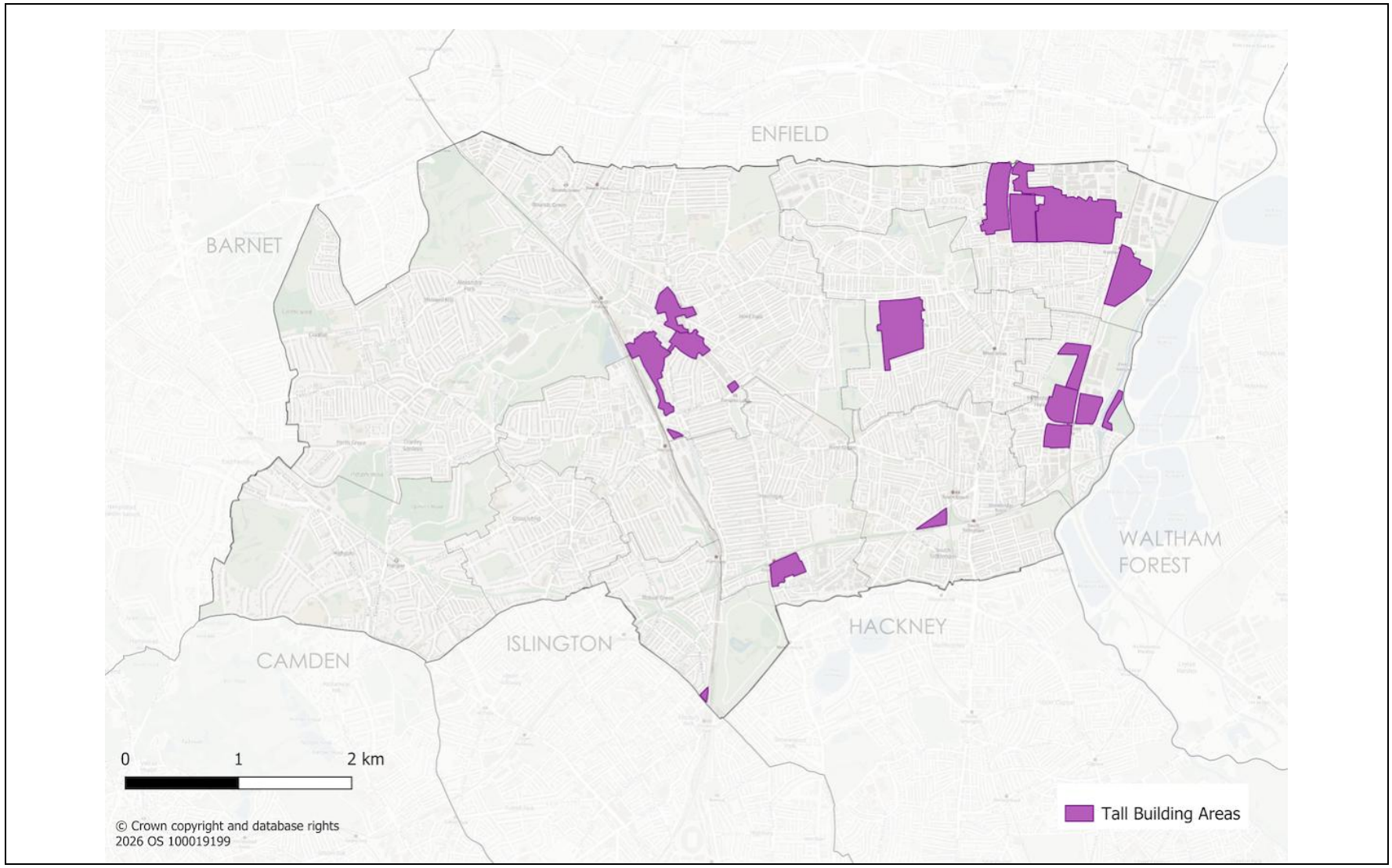
Locations Suitable for Tall Buildings

18.140 The Haringey Tall Buildings Study identified Locations Suitable for Tall Buildings as illustrated in Figure 200.

Visual impacts

18.141 In some locations there is opportunity for discrete and identifiable clusters of tall and mid-rise buildings. Building heights in clusters should drop away from the centre to the edges and not all buildings should be tall, to avoid creating a 'wall' of development.

18.142 In assessing the impact of tall and mid-rise buildings, detailed consideration should be given to potential impacts on the significance of designated heritage assets and their setting, having regard to policies HE1 and D9. Applicants are encouraged to engage with Historic England early in the design process.



Tables and Figures 2. *Map of Locations Potentially Suitable for Tall Buildings*

Relationship to the public realm

18.143 Tall and mid-rise buildings have a greater impact on surrounding public realm and amenity than smaller scale development and as such they must make a significant positive contribution to the streetscape and public realm. This includes providing active frontages and engaging ground-level activities, as well as maintaining high design standards for publicly visible service areas at ground floor.

18.144 Proper integration of proposals into the urban fabric is crucial to enhancing connectivity, promoting social interaction, and maintaining a harmonious and human-scaled environment at street level, given their significant impact on the borough's skyline and public spaces.

Impacts on microclimate

18.145 Tall and mid-rise buildings can significantly impact the surrounding environment, including the microclimate, contributing to health and safety concerns for residents. As a result, greater scrutiny will be applied to avoiding and mitigating these impacts. Wind Microclimate Studies will be required for tall and mid-rise buildings, in accordance with the below.

Building Height	Required approach
Fewer than 10 storeys	Wind studies are not required, unless the surrounding area experiences heavy pedestrian traffic, a high number of sensitive pedestrian users (for example hospital, nurseries or care homes), or is located on an exposed location (e.g. next to the River Lea)
10 to 14 storeys	Desk-based Wind Microclimate Study
14 to 20 storeys	Desk-based Wind Microclimate Study and Computational Simulations (CFD or equivalent)
Above 20 storeys	Early Stage Massing options: Wind Tunnel Testing and Detailed CFD model and/or testing in Detail Design

Tables and Figures 3. Wind Microclimate Requirements

18.146 The following items are the basic minimum requirements for any type of study:

i. Use of Lawson Criteria (LDDC version) to present the results;

ii. Consideration of minimum of 16 wind directions, and not just the prevailing south-westerly components;

iii. Combination of long-term London weather statistics (ideally through processing at least 10 years of good quality weather data) with local wind flows obtained from wind tunnel tests or CFD, with allowances for future projected wind speeds;

iv. Consideration of mean and gust speeds, and reporting of both winter and summer conditions;

v. Careful assessment and description of expected pedestrian uses (sitting, standing, walking, etc.) in different parts of the site, whereby all designated amenity spaces should be suitable for sitting (or otherwise as intended); and

vi. Clear indication of mitigation requirements (size, location, porosity, etc.) with photos of wind tunnel models, sketches of proposed measures with dimensions and location plans.

Policy D11: High-quality Housing

A. All proposals resulting in new or additional self-contained homes (including from extensions, conversions and changes of use) must be of high-quality design that promotes health and wellbeing. As part of this, proposals must:

(1) meet or exceed minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts;
(2) ensure good orientation, and daylight and sunlight access and meet or exceed the aspect, orientation, daylight and sunlight standards for private internal space as set out in the London Plan and associated guidance;
(3) provide good quality private external amenity space which meets or exceed the minimum space standards for private external amenity space which for tall and mid-rise buildings are set out in policy D10 and for other buildings are set out in the London Plan and associated guidance;
(4) meet or exceed targets in the London Plan for delivering accessible housing including wheelchair user dwellings and otherwise deliver homes designed to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development;
(5) be designed to ensure entrances, balconies, play and amenity areas are subject to minimum exposure to significant sources of air pollution and noise;
(6) provide inclusive access and support social integration and inclusion of residents;
(7) provide high-quality dedicated play and recreational space for children in accordance with Policy S4;
(8) make appropriate provision for the storage and collection of waste in accordance with Policy D12;
(9) make appropriate provision for secure cycle storage, in accordance with policy T3; and
(10) avoid, minimise, and mitigate adverse effects on the amenity of adjacent properties.

B. Proposals are encouraged to meet best practice standards wherever possible and should clearly set out at planning application stage where these have or have not been met.

Internal space and function

C. Proposals should provide high-quality rooms designed to function comfortably and efficiently for their intended purpose with layouts designed to provide efficient and comfortable circulation.

Aspect, orientation, daylight and sunlight

D. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings whilst also ensuring that adjoining land or properties are protected from unacceptable overshadowing. Proposals should be consistent with Building Research Establishment guidance and with British Standard BS EN 17037 'Daylight in buildings'.

E. Proposals should provide dual aspect homes unless provision of dual aspect is demonstrated to be impossible or unfavourable. Where such circumstances are demonstrated, all single aspect homes must:

(1) provide a good level of daylight for each habitable room and optimise opportunity for direct sunlight. There should be at least one openable window in each habitable room that provides a view out when seated;
(2) ensure that the aspect is not north-facing and does not face onto main roads or other significant sources of air pollution and/or noise and vibration, which would preclude opening windows;
(3) provide a good level of natural ventilation throughout the home via passive/non-mechanical design measures, demonstrating that overheating risk is not increased; and
(4) ensure that future occupiers have a good level of privacy and do not experience adverse impacts from overlooking.

F. Proposals should maximise natural light while minimising overheating risk. All homes should provide for direct sunlight to enter the main habitable rooms for a reasonable period of the day.

External amenity space

G. Private amenity space should be practical in terms of its shape and utility and should offer good amenity. All homes should have level access to one or more of the following forms of private outside spaces: a garden, terrace, roof garden, courtyard garden or balcony.

Accessibility and adaptability

H. Proposals for homes for wheelchair users must comply with London Plan and Building Regulation standards. These should be single-storey homes and located at ground floor level. Where provided above or below entrance level there must be at least two suitable lifts available for use within escape distances compliant with Building Regulations.

I. All homes should secure step-free access. Multi-storey homes should provide space for future provision of a stair lift or a suitably identified space for a through-the-floor lift from the entrance level.

Ensuring inclusion

J. Mixed tenure proposals must be designed to be 'tenure blind' to ensure that homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

K. Entrances should be logical, legible and level or gently sloping. The distance from parking spaces/drop-off points to the main entrance to the residential building must be no more than 50m. The total distance between a parking space/drop-off point and an individual home entrance must be no more than 75m.

L. Entrances to different housing tenures should be shared. Separate accesses will only be acceptable where this is demonstrated not be possible or where shared building access would demonstrably impact the level of affordable housing provision.

M. Layout and design of multi-home developments must maximise opportunities for social interaction. Proposals seeking to introduce segregated communal amenity space or separate communal access for affordable and market sale homes will be resisted.

N. The number of homes accessed from a single core must not be more than eight on each floor, although a smaller number is preferable. Good circulation space should be provided within communal areas.

Neighbouring uses

O. Proposals must consider the effect on amenity of adjacent properties and put in place measures to address any potential adverse effects. Consideration should include:

(1) internal layout, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes;
(2) overlooking or overshadowing impacts;
(3) impacts on existing delivery and servicing provision; and
(4) noise and vibration impacts.

Supporting Text

18.147 Delivering high-quality homes of all tenures is a key priority for the Council. This policy aims to ensure all new homes are of suitable quality and support a good quality of life for residents, particularly for their health and wellbeing. Homes can be delivered in different physical forms depending on the context and site characteristics. All proposals must meet minimum internal space standards as set out in the London Plan and associated guidance and provide adequately sized rooms and functional layouts. The space standards are minimums which applicants are encouraged to exceed. The standards apply to all new self-contained homes of any tenure.

18.148 The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2022). The guidance includes advice on site layout to provide good natural lighting within new development, safeguarding of daylight and sunlight within existing buildings nearby, and the protection of daylighting of adjoining land for future development. It also includes guidance on the loss of solar radiation for solar panels and passive solar buildings that use the sun as a source of heating energy.

18.149 Ensuring dwellings are dual aspect is an important part of achieving good daylight and sunlight access, as well as enabling natural cross-ventilation and helping to address overheating. Proposals must make it clear where dual aspect dwellings are not able to be achieved and justify the appropriateness of single aspect dwellings against the specified criteria in minimising overheating, proposals must be in keeping with Policy CR3.

18.150 Good quality private external amenity space must be provided, meeting or exceeding the minimum space standards for private external amenity space as set out in the London Plan and relevant guidance. Homes in tall and mid-rise buildings must meet the higher standards set in Policy D10.

18.151 Housing developments should help create a more inclusive Haringey, in keeping with Policy D3. Developments should be designed to maximise tenure integration, and affordable homes should have the same external appearance as private homes. Accesses to different tenures should be shared unless there is a robust justification for separate accesses. Where entrances for affordable homes are separate these must:

18.152 be accessible, well integrated and located on main frontages or as close as possible to main frontages, unless location away from main frontages results in improved residential amenity;

18.153 ensure that the location of building access will not affect safety and security of residents or lead to negative perceptions of safety and security;

18.154 maintain the dignity of residents of affordable homes and avoid locating building access adjacent to waste/refuse areas and/or other building services; and

18.155 be of equivalent quality standard and appearance as the entrances for market homes to ensure successful integration and tenure-blind design.

18.156 Wheelchair user dwellings, compliant with the higher of London Plan and Buildings Regulation requirements, should be clearly shown on plans. All other dwellings created via works to which Part M volume 1 of the Building Regulations applies, should meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’.

18.157 Schemes providing multiple homes should ensure shared circulation space is adequate. Common/shared entrances should lead to a hall large enough for people to manoeuvre with shopping and/or prams and/or wheelchairs with ease. Communal circulation corridors should ideally be 1.5m wide, but no less than 1.2m wide. Where they have an unobstructed width of less than 1.5m, communal corridors should have wheelchair turning spaces at reasonable intervals. Access cores must provide an access control system, with entry phones in all homes linked to a main front door with remote electronic lock release.

Policy D12: Waste Storage

A. All new development must provide sufficient storage for waste in accordance with the standards below, Tables 1 and 2, and the Haringey Waste Services Developers Guide document.

Low rise housing with individually allocated bins

(1) Space must be provided for three standard wheelie bins on site that is visually screened or discreetly located away from the front elevation
(2) Kitchens should be able to accommodate separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy.
(3) All bins must be available for collection within 25m of the nearest point the collection vehicle can safely stop.

Conversions above shops

(4) Residential conversions above shops must make provision for waste storage within the curtilage of the premises

Large developments (including mixed-use) and communal collections

(5) Developments of 6 or more homes must incorporate a bin store and use bulk bins for refuse and recycling
(6) Any development of over ten homes must be supported by a waste strategy using the latest version of ReLondon's Waste Management Planning Advice and associated templates to encourage residents to apply the waste hierarchy
(7) Safe access to the collection point must be secured including adequate manoeuvring space for bins to be transferred to collection vehicles, and any locking gates must be code activated to enable crew's access
(8) Areas where bins are stored from must be no further than 10m from the point of collection with no kerbs or steps between the two, and a maximum gradient of 1:20, and have heigh clearances of 4.75m and be load bearing to 26 tonnes.
(9) The site design must ensure all non-residential and residential waste are stored and accessed separately from each other in separate bin store areas.
(10) The maximum design capacity for commercial waste storage should not rely on high frequency collections. To do so would promote higher levels of vehicle movements adding traffic congestion and pollution as well as risk overflows
(11) No bins, be they commercial or residential, will be permitted to be stored on the public highway

Bin storage design

(12) Bin stores must be large enough to fit as many containers as are necessary to facilitate once per week collection, as indicated in Table 1, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids

(13) Internal housing layouts must allow all containers to be easily accessed by users so that one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers.

(14) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews.

(15) A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten homes

Refuse allocation	Capacity	Approximate bin dimensions
Per 1 bed, low-rise dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H
Per low-rise dwelling with more than 1 bed, when supplied for sole use.	180 litres	740mm D x 590mm W x 1080mm H
Dry mixed recycling allocation		
Per single 1 bed dwelling when supplied for sole use.	140 litres	550mm D x 500mm W x 1060mm H
Per single 2/3 bed dwelling when supplied for sole use	240 litres	740mm D x 590mm W x 1080mm H
Food waste allocation		
Per dwelling	23 litres	350mm D x 300mm W x 360mm H
Garden waste collection is an opt-in subscription service. Any property that has potential to produce garden waste must have adequate and suitable space to store and collect a 240 litre bin alongside all other bins, off of the highway.		

Tables and Figures 4. Standards for schemes up to 6 homes or individually accessed properties including houses (low rise housing with individually allocated bins)

Allocation	Capacity (litres)	Approx. Bin Size
Refuse per 6 dwellings	1100L	985x1260x1370mm
Dry mixed recycling per 10 dwellings	1100L	985x1260x1370mm
Food wase collection per dwelling	15L	140litre wheeled bin

Tables and Figures 5. Standards for schemes of 6 or more homes that are not individually accessed ('high rise housing and communal collections')

Supporting Text

18.158 The Council is committed to reducing waste and facilitating a step change in the way in which waste is managed. Following the principles of the waste hierarchy, the Local Plan seeks to encourage the re-use, recycling and biological treatment of waste material as a priority over disposal.

18.159 All proposals will be expected to consider how waste can be reduced and managed from the design all the way through to the construction and occupation phases. For proposals with ten or more dwellings on site, this may include, but not be limited to, innovative or alternative waste collection arrangements such as compactors or treatment on site.

18.160 Data indicates that recycling rates are steadily improving in the borough. The Council will continue to encourage recycling, including through the provision of segregation of waste at source. However, the number of bins required can be unsightly, especially in conversions, and the storage of wastes can cause nuisance in terms of noise and odour. It is therefore important that facilities are well designed and sensitively integrated into developments.

18.161 The management of waste in flatted properties poses challenges which need to be factored into the design of a building at a very early stage. This policy includes additional requirements in this regard, with the intention of ensuring that occupiers in flatted development are provided with suitable and convenient access to recycling and other waste management facilities, and that waste collection services are not compromised by poorly designed buildings.

18.162 Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been fully investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

18.163 This Local Plan has been prepared having regard to the National Waste Management Plan for England.

18.164 Applicants should have regard to ReLondon's Waste Management Planning Advice for New Residential Developments and any associated templates or successor guidance.

Policy D13: Residential Extensions

A. The Council will support extensions and alterations to existing residential buildings where this maintains or improves the character of the area and does not result in harm to the amenity of neighbouring residents, existing and future occupiers, and the built and natural environment.

B. Design should respect the character, setting, context and the form and scale of the existing building and any neighbouring buildings, including the quality and size of gardens.

C. Proposed extensions should be subordinate to the existing building and must not overdevelop the site.

D. The amenity of the occupiers of adjacent properties should not be unacceptably prejudiced with harm to neighbouring residents minimised including to loss of daylight/sunlight, loss of outlook or by creating an unacceptable sense of enclosure.

E. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and associated guidance.

F. Extensions should not harm the character and amenity of private spaces, including rear gardens, and should not harm existing natural habits or trees.

G. Proposals for residential extensions should be in accordance with design codes or supplementary planning documents where appropriate, including the South Tottenham House Extensions Supplementary Planning Document.

Supporting Text

18.165 Residential extensions and alterations must be well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

18.166 Extensions to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace and should not over balance or dominate existing features important to the building.

18.167 Design must be of a high quality and should be site specific respecting and/ or complementing the form, setting, period, architectural characteristics, detailing of the original building, 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.

18.168 Rear extensions should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight in accordance with Policy D11. Full-width rear extensions are not normally considered acceptable.

18.169 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.

18.170 The Council's South Tottenham House Extensions Supplementary Planning Document currently provides for three approved ways in South Tottenham where houses may be extended at roof level. The Council recognises the need to tackle overcrowding and provide borough-wide for additional habitable accommodation for large families. Having regard to this, the Council will undertake a review of the South Tottenham House Extensions Supplementary Planning Document and consider options to either extend the boundary in which the three approved extension types are acceptable or alternatively to prepare a new design code which specifically addresses upwards extensions within Haringey.

Policy D14: Basements and Lightwells

A. The Council will only support basement development where it is demonstrated that the proposal would not cause unacceptable harm to:

(1) the stability or bearing capacity of the site and adjacent land, including buildings, infrastructure, and trees;
(2) the water environment, including water drainage, ground permeability, run-off and flood risk;
(3) the recognised character and amenity of the area, including architectural character and gardens and nearby trees;
(4) levels of amenity for adjoining properties by reason of noise or increased levels of internal or external activity;
(5) biodiversity values, taking account of the need to maintain adequate soil depth for preservation of landscaping consistent with neighbouring properties; or
(6) the significance of heritage assets.

B. Basement development of existing homes, and new-build homes where relevant, must:

(1) not comprise of more than one storey;
(2) not be built under an existing basement;
(3) not exceed 50% of each garden within the property;
(4) be less than 1.5 times the footprint of the host building in area;
(5) extend into the rear garden no further than 50% of the depth of the host building measured from the principal rear elevation;
(6) not extend into or underneath the garden further than 50% of the depth of the garden;
(7) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;
(8) avoid the loss of garden space and protect trees consistent with Policy G6; and
(9) not include habitable rooms or other sensitive uses in areas prone to flooding.

C. In determining proposals for basement development, the Council will require applicants to demonstrate that proposals:

(1) do not harm neighbouring properties, including showing that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;
(2) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
(3) avoid increasing the risk of sewer flooding;
(4) avoid cumulative impacts;
(5) do not harm the amenity of neighbours;

(6) provide satisfactory landscaping, including adequate soil depth;
(7) do not harm the appearance or setting of the property or the established character of the surrounding area;
(8) protect important archaeological remains;
(9) do not prejudice the ability of the garden to support trees where they are part of the character of the area; and
(10) avoid unacceptable impacts on biodiversity and ecological features on or adjacent to the site.

D. During the construction phase proposals must not place unreasonable inconvenience on the day-to-day life of those living or working nearby and construction impacts for the duration of the works should be minimised consistent with Policy D15.

E. Impact of basement development on drainage, flooding, groundwater conditions and structural stability should be evidenced in the form of a Basement Impact Assessment and where appropriate a Basement Construction Plan. If it is identified that a Basement Construction Plan is required, then this will be secured via Section 106 or planning condition.

F. The Council will generally require a Construction Management Plan for basement developments.

Supporting Text

18.171 When this policy refers to basement development this includes basements, lightwells and other underground development. Basement development is an increasingly popular way of gaining additional space in the borough's homes and can help to make efficient use of the borough's limited land. Basement development and other development that involves excavation does however have potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. This policy therefore seeks to protect against impacts on the environment and adjoining neighbouring properties and their occupiers whilst still providing opportunities to extend homes downwards where this can be demonstrated to be acceptable.

18.172 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.

18.173 Some development falls within the scope of permitted development. However, where planning control can be exercised, the Council will seek to appropriately manage adverse impacts including from construction.

18.174 The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be carried out by appropriately qualified professionals. Basement Impact Assessments are to include geotechnical, structural engineering, and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. The level of information required should be commensurate with the scale and location of the scheme. All schemes will be expected to provide evidence against each of the considerations in the policy. Basement Impact Assessments must use the Burland Scale in estimating effects on neighbouring properties.

18.175 Basement Impact Assessments must be specific to individual sites and particular proposals. Where hydrological and structural reports are required, they should be carried out by independent and suitably qualified professionals (e.g. Chartered Structural Engineers).

18.176 To provide the Council with greater certainty over the potential impacts of proposed basement development, it will generally expect an independent verification of Basement Impact Assessments funded by the applicant. The circumstances where verification is required include:

i. where a scheme requires applicants to proceed beyond the screening stage of Basement Impact Assessment;

ii. where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow;

iii. where there is conflicting evidence; or

iv. any other basement applications where the Council feels that independent verification would be appropriate.

18.177 Basement Impact Assessments must contain a non-technical summary of the evidence that applicants have gathered against each stage of the assessment. This should be presented in a format which can be fully understood by those with no specialist technical knowledge in these matters.

18.178 The cumulative effect of several underground developments in close proximity can be more significant than the impact of a single basement. The impacts include changes to ground water flow, land stability, surface water flow and flooding. Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area.

18.179 Basement development can be particularly vulnerable to sewer flooding because floor levels and drainage infrastructure are often located below the level of the surrounding

sewer network. Basement Impact Assessments should therefore consider the risk of sewer flooding where relevant and demonstrate that appropriate mitigation measures have been incorporated into the design of the development.

18.180 The demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. Many basement schemes are constructed in residential areas in close proximity to people's homes, with the construction works often involving significant disturbance (including removing significant quantities of spoil) extending for many months. Construction impacts (including noise) are also controlled by other legislation, in particular the Control of Pollution Act, with traffic impacts considered under relevant highways legislation. The Council will seek to minimise the disruption caused by basement development and will generally require Construction Management Plans to be submitted with applications. Particular attention should be given to the potential cumulative impacts of basement construction in areas where multiple basement developments are proposed in close proximity.

18.181 To ensure that basement construction is undertaken without causing damage to neighbouring properties and the water environment the Council may require a Basement Construction Plan in some circumstances. Basement Construction Plans may be required when a Basement Impact Assessment shows acceptable estimated effects but a particular construction methodology needs to be applied to ensure there is no damage to neighbouring properties. If a Basement Construction Plan is required this will be identified in the independent assessment of the Basement Impact Assessment. Basement Construction Plans will be secured by planning obligation.

18.182 A Basement Construction Plan sets out detailed information relating to the design and construction of the basement with a view to minimising the impacts of the development on neighbouring properties and the water environment and provides a programme of measures to be undertaken by the owner with the objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised relevant professional body is engaged to monitor, inspect and approve the construction works.

18.183 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction.

18.184 The introduction of light wells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed, they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

18.185 When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.

18.186 As set out in Policy G6, the Council will protect trees. Basement development should be designed to retain and protect gardens and trees. The protection of garden space to support large canopy trees is of particular importance near to open spaces. Basement development should be designed to avoid damage to trees both on or adjacent to the site, including street trees and the root protection zones needed by these trees. Where there are trees on or adjacent to the site, the Council will require an arboriculture report to be submitted as part of a planning application.

Policy D15: Managing Impacts of Construction

A. Development proposals that may cause adverse impacts during their construction must submit a Construction/Demolition Management Plan setting out the anticipated impacts of development and how these are proposed to be mitigated.

B. Construction Logistics Plans will be required for developments which have environmental, safety and congestion impacts on the road network and surrounding community and development affecting sensitive receptors,

C. Development will only be permitted where appropriate actions are proposed to manage the impacts of construction/demolition on communities and the local environment. As a minimum, developers will be required during construction and demolition to:

(1) Comply with the Non-Road Mobile Machinery Low Emission Zone and adhere to industry best-practice emissions standards for demolition and construction to limit air, light, dust and noise pollution and minimise fumes, odours, and vibrations from construction and the transportation of construction waste;
(2) Ensure that continued use of public highway can be safely accomplished, including strategic active travel routes, and to minimise and strictly control vehicular movements to reduce danger to vulnerable road users; and
(3) Avoid, and/or mitigate impacts on water quality and supply, sustainable drainage and flood risks, including potential impacts arising from surface water runoff and construction activities.

D. For major developments, the developer should:

(1) Sign up to the Considerate Constructors Scheme, and where appropriate a constructors' forum;
(2) Identify where other construction projects may be occurring in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated; and
(3) Use, where available, construction and/or freight consolidation centres.

E. During construction developers will be expected to explore the creative use of temporary measures to enhance the public realm.

Supporting Text

18.187 Development activity, although temporary, can result in adverse noise, air pollution, vibration, transport, and amenity impacts, on the surrounding area. The Council expects applicants and contractors to avoid, mitigate, and remedy these effects through good site management and early engagement with the Council, local

community, affected residents, and other nearby construction projects to address cumulative effects.

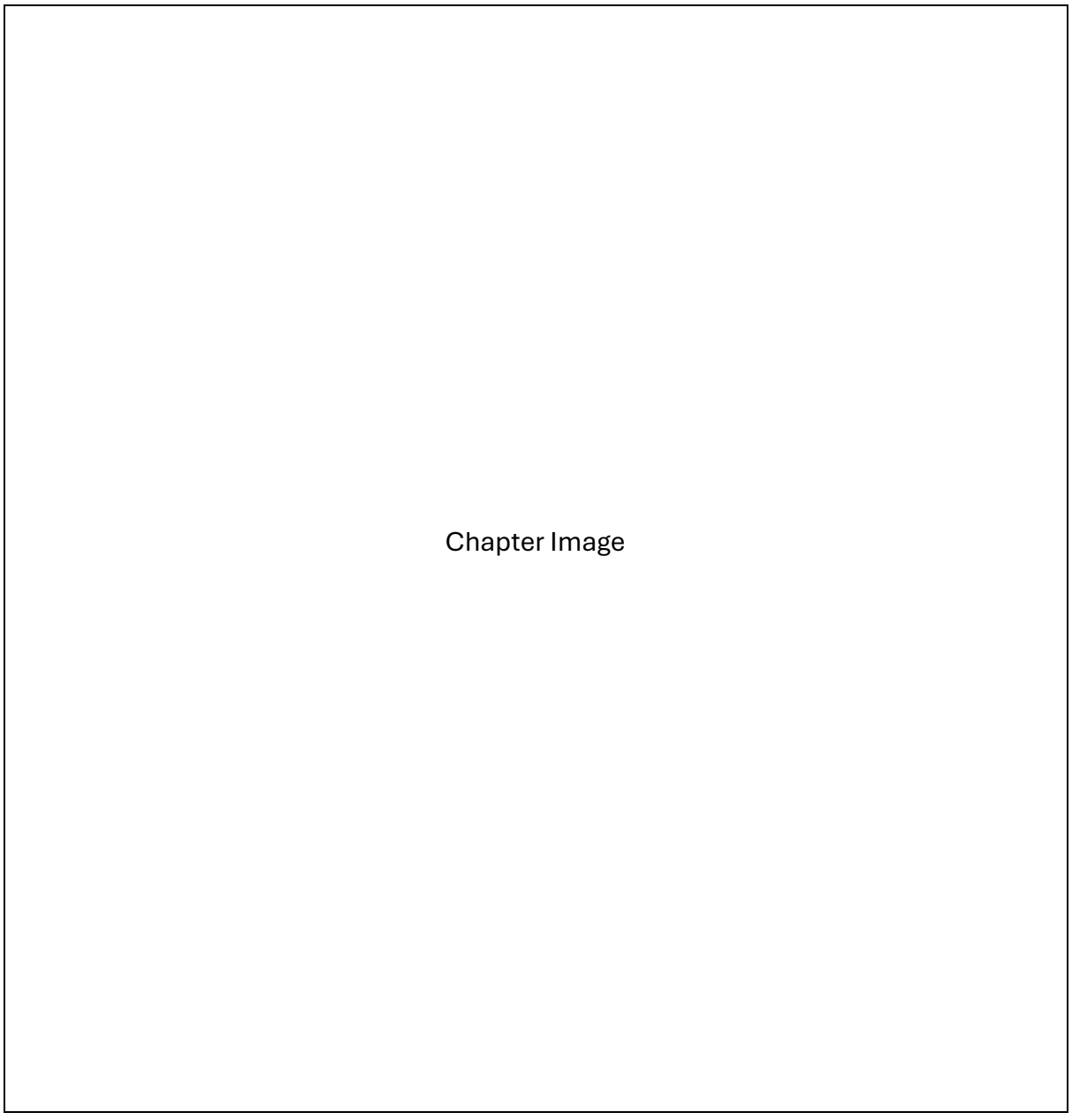
18.188 Regard should be had to ensuring that disruption of walking and cycling routes during construction is minimised and any diversions are convenient and clearly signposted. Pedestrian routes through or adjacent to construction zones should be designed appropriately so they are safe, and as direct and attractive as possible.

18.189 Efforts to address construction issues and opportunities should be clearly set out in Construction/Demolition Management Plans and/or Construction Logistics Plans. Construction Logistics Plans should be prepared having regard to relevant Transport for London guidance where applicable. Further guidance on thresholds, scope and the level of detail expected in these plans will be set out in the Council's validations checklist.

18.190 It is important that cumulative impacts of construction are considered and therefore development proposals should identify where other construction projects may be occurring in the surrounding area and take action to ensure any potential cumulative adverse effects are mitigated. In areas where cumulative effects from construction are anticipated, such as Wood Green and Tottenham, the Council may require a contribution towards an area-wide construction logistics officer.

18.191 Developers should explore opportunities to temporarily enhance the local environment during construction, particularly for longer term construction projects, exploring opportunities such as public art, information boards on the development and/ or the local history of the area, wayfinding, and temporary greening.

CHAPTER 19: HERITAGE



INTRODUCTION

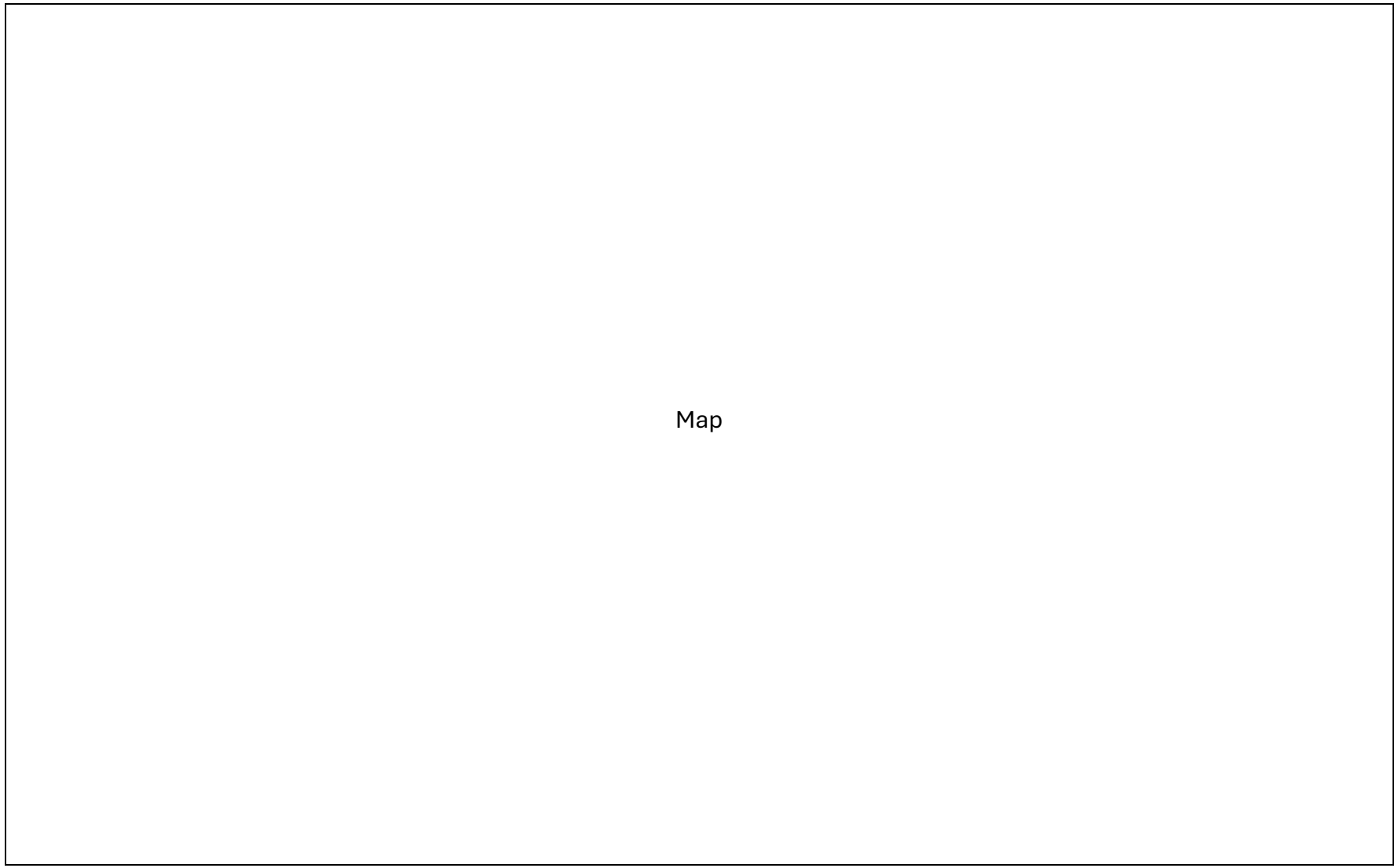
19.1 Our historic environment is a valued resource to both current and future generations. It adds to the beauty of our environment through its design and craftmanship, preserves stories of past lives and events that hold meaning for local communities, and contains archaeological evidence that furthers our understanding of past human activity.

19.2 The NPPF identifies heritage assets as an irreplaceable resource and requires that they should be conserved in a manner appropriate to their significance. Further it is clear that that Local Plans should set out a positive strategy for the conservation, enhancement and enjoyment of the historic environment. This Local Plan seeks to deliver on these requirements. Rather than preventing growth, it recognises the historic environment as an enabling resource for placemaking and heritage thus forms a key pillar of our 'Culturally Rich borough' Placemaking Priority.

19.3 The historic environment supports an inclusive economy by providing a unique competitive advantage, setting our town centres and high streets apart from those in other boroughs. It also contributes to our health and wellbeing, shaping the character of our places, providing a sense of identity and belonging, and enabling us to understand our shared past, in all its diversity. Many of our heritage assets are public buildings and spaces that facilitate social integration.

19.4 We also recognise the need to contribute to a fairer and more sustainable and resilient borough by being proactive in both reducing inequities in access to the use and enjoyment of our historic environment and ensuring our heritage assets can sensitively respond to the climate emergency.

19.5 The Council is active in conservation-led placemaking, particularly in the east of the borough where more heritage assets are identified as being at risk. Successful funding bids have supported several heritage and conservation projects. These include the North Tottenham Townscape Heritage Initiative to restore historic buildings in North Tottenham, and the Tottenham High Road Heritage Action Zone to unlock the economic potential of the Bruce Grove District Centre through heritage.



Tables and Figures 6. Map of Map of Heritage Designations

Policy HE1: Built Heritage Conservation Charter

Conservation Charter

A. All proposals affecting heritage assets must conserve the significance of those heritage assets, including any contribution made by their setting. The Council will support proposals which achieve this and;

(1) are informed by, and respond appropriately to, a robust assessment of the significance of the heritage assets affected;
(2) invest in conservation-led area placemaking, using the historic environment as the basis for good design and positive change;
(3) bring heritage assets at risk back into beneficial use consistent with their conservation;
(4) increase inclusive access to the historic environment to promote its beneficial use and enjoyment for all;
(5) support climate change mitigation and adaptation; and
(6) promote high-quality architecture, streets and open spaces which positively complement the historic environment.

Heritage Impact Statements

B. All proposals impacting a designated or non-designated heritage asset must submit a Heritage Impact Statement. The Heritage Impact Statement must:

(1) describe the historic significance of those assets concerned, including any contribution made by their setting;
(2) provide an assessment of the impact of the proposed development on those assets and their setting;
(3) have regard to the cumulative impact of incremental changes to those assets, including any contribution made by their setting; and
(4) where a proposal will lead to any harm to, or loss of the significance of a heritage asset, provide a clear and convincing planning justification for this

Supporting Text

Conservation Charter

19.7 The Council recognises the considerable social, cultural and environmental benefits well-preserved historic buildings and areas bring to the borough. Haringey's historic environment is in many cases valued and well maintained but is also threatened by development pressure, incremental and insensitive change, poorly considered alterations and poor workmanship.

19.8 The borough's historic environment is an irreplaceable resource which is key to delivering sustainable development in line with the Haringey Placemaking Framework.

The Conservation Charter requires that proposals conserve the significance of the heritage assets which make up the borough's historic environment: Listed Buildings, Registered Parks and Gardens, Conservation Areas, and non-designated heritage assets. The Conservation Charter also sets the Council's positive planning strategy for sustaining the borough's historic environment and optimising the enjoyment of heritage assets by both communities and visitors. it. Locally specific opportunities to achieve this are identified in the neighbourhood chapters and within supporting documents, including Conservation Area Appraisals and Management Plans.

19.9 To support delivery of the Conservation Charter, the Council will:

i. take account of established best-practice guidance from Historic England, national amenity societies and other organisations when determining applications for the alteration of heritage assets and/or new development within a heritage setting;

ii. produce appraisals and design guidance documents with the input of local groups and other parties, to support Local Plan policies and to enable high quality development within the historic environment;

iii. continue the identification of local heritage assets with the input of local people, groups and national amenity societies to ensure recognition and protection of the quality of the built historic environment of the borough;

iv. continue to work in partnership with Historic England, neighbouring boroughs and other relevant groups on the protection and enhancement of the historic environment.

19.10 Proposals are expected to identify and take opportunities to realise these benefits by maintaining assets in good condition or rescuing them where they are not. The Council will support proposals which positively contribute to the preservation, restoration and enhancement of the borough's heritage assets, in accordance with Historic England's 'Constructive Conservation' principles.

More Sustainable and Resilient Historic Environment

19.11 The Council's approach to heritage assets is an integrated and balanced one which gives great weight to the preservation of heritage assets as required by both legislation and national planning policy but at the same time recognises the importance of heritage assets in the context of delivering other key Local Plan objectives. The Council is particularly keen that heritage assets can contribute to addressing the climate emergency and recognises that to make many heritage assets fit for contemporary use they may require changes to deliver energy efficiencies and greater resilience to climate change.

19.12 Where this is the case, proposals should demonstrate adherence to Historic England's published technical guidance. Both technical considerations and significance vary greatly from building to building therefore there is no one-size fits all approach to the retrofit of heritage assets. As advocated by Historic England, Haringey supports a 'whole-building approach' to the renovation and/or adaptation of historic buildings, that demonstrates an understanding of a building in its context, and the thermal and ventilation requirements of the historic building fabric, to find balanced solutions that save energy, preserve and sustain heritage significance, and maintain a comfortable and healthy indoor environment. Certain retrofit strategies, specifically those for modern construction, are not always appropriate for all historic buildings. Some works to improve energy efficiency (particularly internal and external wall insulation and underfloor insulation) can cause dampness within a building's structure if they are not properly specified. The Council expects applicants to take specialist advice to guard against maladaptation when considering such interventions. Proposals should have regard to relevant policies in the Climate Emergency and Buildings chapter of the Local Plan.

19.13 The Council recognises that the long-term conservation of heritage assets is closely linked to the value that communities place upon them. Heritage assets that are actively appreciated, used and supported by local communities are often more resilient to change and better maintained over time. The Council will therefore work with communities and other stakeholders to conserve and enhance the historic environment, supporting community stewardship and fostering a shared sense of ownership in Haringey's heritage.

Creating Healthier and Safer Places through heritage conservation

19.14 Conserving and enhancing the historic environment contributes to the creation of healthier and safer places. Heritage assets are one of one of the main components of Haringey's distinctiveness providing attractive, legible and well-used environments that encourage walking, social interaction and active lifestyles. Well-maintained heritage assets can foster local pride, strengthen community identity and support wellbeing and social cohesion, helping people to belong and feel connected to the borough's neighbourhoods and to one another.

19.15 Heritage-led regeneration can play an important role in improving perceptions of safety and place quality by bringing vacant, underused or deteriorating buildings back into active use, increasing natural surveillance and supporting vibrant and inclusive public spaces. The conservation of Haringey's historic environment therefore contributes not only to the borough's cultural significance, but also to wider objectives relating to public health, community wellbeing, and the creation of attractive, resilient and safe neighbourhoods for current and future generations.

A Fairer and more Inclusive Historic Environment

19.16 Improving access to Haringey's historic environment can deliver significant social, cultural and wellbeing benefits. Heritage assets provide opportunities for residents and visitors to engage with the borough's history, identity and diverse communities, helping to foster a stronger sense of place, civic pride and belonging. Increasing opportunities to experience, understand and participate in the historic environment can support education, encourage walking and exploration, strengthen community cohesion and contribute to the vitality and attractiveness of the Haringey's neighbourhoods. Enhanced access can also support the local economy through cultural activity, tourism and increased footfall.

19.17 Promoting access to heritage assets is particularly important in Haringey given the borough's rich and varied historic environment and its diverse population. Access to cultural and heritage opportunities is not experienced equally across communities, with barriers relating to income, ethnicity, disability, age, language and physical accessibility often affecting participation. Promoting inclusive access to designated heritage assets can help address these inequalities by ensuring that heritage is enjoyed and valued by a wider range of people. This can be achieved through measures such as improved physical accessibility, better interpretation and signage, community-led engagement, educational programmes and the integration of heritage assets into active travel and public realm improvements.

Heritage Impact Statements

19.18 Applicants are required to submit a Heritage Impact Statement where a proposal impacts a designated and/or non-designated heritage asset including its setting. These should be included as part of the Design and Access Statement, where both documents are required. The Heritage Impact Statement must describe the significance of any heritage assets affected, including any contribution made by their setting, and provide an assessment and justification of the impact of the proposal on the assets and their setting, explaining how complies with the policies set out in this chapter. The assessment and justification should, where appropriate, include opportunities to enhance the significance, beneficial use and enjoyment of the heritage asset and their setting and/or improve inclusive access to them.

19.19 The incremental loss of architectural and other design details has a cumulative negative impact on heritage assets. Heritage Impact Statements should therefore consider the impact of incremental changes and how this can be avoided or mitigated. Where opportunities arise through new development, proposals should seek to reinstate or restore original features including through the removal of harmful alterations or other inappropriate additions. The reinstatement of historic assets should

be done using traditional, original, or historic materials, with the guidance of specialist advice and craftsmanship. Conjectural replacement or reinstatements will be resisted.

19.20 Statements should be prepared by someone of appropriate expertise and make use of available resources including local lists, Greater London Historic Environment Register (GLHER), Archaeological Priority Area Appraisals, Conservation Area Appraisal Management Plans, and the London Gardens Trust inventory. The level of detail provided in statements should be proportionate to the importance of the asset, having regard to its significance. The level of detail should be no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset(s). The Council strongly advises applicants to seek the advice of specialist historic consultants, particularly where a proposal is likely to result in significant harm to an asset. The Council also encourages applicants to consult with relevant amenity organisations including Historic Buildings and Places, the Society for the Protection of Ancient Buildings, the Georgian Group, the Victorian Society, the 20th Century Society, the London Parks and Gardens Trust, the Council for British Archaeology and other local heritage societies, including Haringey's Conservation Area Advisory Committees.

Policy HE2: Listed Buildings

A. Development proposals which affect listed buildings and their contributing setting will be supported where they:

(1) preserve the special interest of those listed buildings and their contributing setting from harm and conserve their significance;
(2) preserve or reinstate original or historic form, fabric, function or character of those listed buildings and their setting;
(3) do not harm the structural integrity or stability of those listed buildings or that of adjoining buildings or structures; and
(4) restrict proposed alternations and extensions to less significant parts of those listed buildings, so that they relate sensitively to the original buildings and do not adversely affect the internal or external appearance or character of those listed buildings, curtilages or their setting;

B. When considering the impact of proposals on listed buildings and their contributing setting, the Councill will have regard to:

(1) the great weight given to the conservation of listed buildings and their contributing setting;
(2) the desirability of securing a viable use for those listed buildings consistent with their conservation; and
(3) opportunities to secure the future of listed buildings, particularly those on the Historic England 'Heritage at Risk' register.

Supporting Text

19.21 A list of statutorily listed buildings is published on Historic England's website. Haringey has a diverse range of listed buildings, from the grand 16th century manor house of Bruce Castle (grade I listed) to the 19th century granite cattle trough on Wood Green High Road (grade II listed). Statutorily listed buildings are designated because of their national significance and special architectural or historic interest. Development affecting listed buildings must be supported by a robust Heritage Impact Statement.

19.22 Historic England and the Council maintain a Heritage at Risk Register which identifies listed buildings at risk for a variety of reasons including poor structural condition, vacancy or deterioration of fabric. The Council will work proactively with owners and other stakeholder so support the refurbishment, repair and positive use of Haringey buildings on the register. Appropriate temporary uses will also be considered if this could prevent deterioration or improve the likelihood of sustainable re-use.

19.23 The Council will support changes of use of listed buildings where this causes the least harm to the significance of the building, and where the use will help secure the

building's long-term viability. Restoration of the original use is encouraged where this would enhance the building's significance.

19.24 Where proposals may impact listed buildings and their contributing settings, it is important to engage early with the Council's Conservation Team.

Policy HE3: Registered Parks and Gardens

A. Development proposals which affect registered parks and gardens will be supported where they:

(1) preserve the special features of interest of those parks and gardens and their contributing setting from harm and conserve their historic significance;
(2) preserve or reinstate original or historic form, function, special features or character of those parks or gardens;
(3) preserve the setting of those registered parks or gardens and views across, into and out of them; and
(4) do not harm the structural integrity or stability of historic buildings or structures which form part of the special character of those parks or gardens

B. When considering the impact of proposals on registered parks and gardens and their contributing setting, the Councill will have regard to:

(1) the great weight given to the conservation of a registered park or garden and its setting; and
(2) opportunities to secure the future of registered parks and gardens.

Supporting Text

19.25 Registered Parks and Gardens are designated because of their special historic interest. Development affecting Registered Parks and Gardens must be supported by a Heritage Impact Statement.

19.26 Haringey has 36 historic parks and gardens. Both Alexandra Palace Park and Finsbury Park are on the National Register of Parks and Gardens of Historic Interest, maintained by Historic England. These parks and open spaces serve a wider than local catchment and are of strategic importance in a London context.

19.27 National registration means that special consideration should be given to the landscape in the planning process. The Council will consult Historic England and The London Parks and Gardens Trust on most applications in respect of registered parks and gardens as well as other organisations it considers may have a particular interest in the proposed development.

19.28 Temporary events can also have impacts on Registered Parks and Gardens and where these require planning permission they should also be assessed against this policy.

Policy HE4: Conservation Areas

A. Development proposals, within or which would otherwise affect conservation areas, will be required to preserve and, where possible, enhance the character and appearance of those conservation areas and their settings.

B. Proposals for the full or partial demolition of buildings within conservation areas must be robustly justified having regard to the significance of those buildings to the conservation area as a whole. Demolition of buildings that make a positive contribution will be resisted. Demolition of buildings that negatively contribute will be supported where this enhances the conservation area and is consistent with Policy CE2.

C. Changes of use of buildings located in Conservation Areas will be resisted where such a change would negatively impact upon the character of the Conservation Area.

D. When considering the impact of proposals on Conservation Areas and their settings, the Council will have regard to:

(1) the priority given to protecting and enhancing the character of those Conservation Areas and their setting; and
(2) adopted and emerging Conservation Area Appraisals and Management Plans.

Supporting Text

19.29 Haringey has 28 Conservation Areas which make a major contribution to the character of the borough's places and the quality of life for our communities. The character and appearance of our conservation areas can be affected by development within them as well as development outside them where it is visible from them such as tall buildings. Changes in patterns of use can also erode the character of an areas. It is therefore important that, whenever possible, uses which contribute positively to the character and appearance of conservation areas are not displaced by development, for instance pubs located in historic buildings.

19.30 The Council is taking a positive approach to the preservation and enhancement of these conservation areas which includes preparing detailed Conservation Area Appraisal and Management Plans (CAAMPs) in consultation with local residents and other stakeholders. CAAMPs describe the character and significance of the conservation area, review the boundaries of the area and include guidance on maintenance and development within them. They are material considerations in determining planning applications affecting conservation areas and their settings. The Council will continue to prepare CAAMPs until all conservation areas are supported by CAAMPs and review and update existing CAAMPS. We have also implemented Article 4

Directions in several of our conservation areas which restrict permitted development rights that otherwise had the potential to gradually erode their character. CAAMP's will review the need for article 4 direction areas when they are updated.

19.31 Neighbourhood chapters set out area-specific direction on the preservation and enhancement of our conservation areas. Conservation-led placemaking is fundamental to the Council's placemaking strategy, including where conservation areas overlap with our Placemaking Focus Areas. It is particularly important within the small number of conservation areas currently on the Heritage at Risk register.

Demolition and balancing more recent challenges

19.32 All proposals for demolition should have regard to Policy CE2 and the Council's retrofit-first approach. Façade retention is not considered an appropriate justification for demolition in Conservation Areas as it results in the loss of the original design and wholeness of historic buildings and historic structures and will be generally resisted.

Balancing conservation against other priorities

19.33 While CAAMPs provide a key evidence base for protecting the historic environment, it should be noted that they do not necessarily reflect all of the key challenges facing the borough, such as responding to the climate emergency and allowing for alterations and extensions to support housing needs, including family housing.

19.34 The Council will expect applicants to demonstrate how proposals have been designed to address a full range of economic, social and environmental challenges whilst conserving the significance of conservation areas, having regard to advice and relevant guidance documents.

Heritage Impact Statements

19.35 Heritage Impact Statements are required for all applications which impact on conservation areas and their settings. Townscape Visual Impact Assessments will not be accepted in lieu of them.

19.36 Heritage Impact Statements should draw on CAAMPs and other guidance documents to clearly set out the character and features that contribute to their special interest and significance. This includes:

i. Elements of built form and architectural interest such as the pattern of development, urban grain, siting, building line, rooflines, boundary treatment, the spaces between buildings, building height, massing, scale, proportion, rhythm, fenestration, and materials;

ii. Landscape, trees, and gardens (In conservation areas, trees that do not have a Tree Protection Order are also protected);

iii. Views across, to and from conservation areas; and

iv. Uses

Policy HE5: Non-Designated Heritage Assets and Archaeology

Non-Designated Heritage Assets

A. Development proposals should seek to conserve and, where possible, enhance and reveal the significance of non-designated heritage assets and their settings including:

(1) locally listed buildings;
(2) identified historic street furniture;
(3) identified historic parks and gardens;
(4) assets identified in Conservation Area Appraisal Management Plans;
(5) assets identified in Neighbourhood Plans; and
(6) other heritage assets identified through the planning application and decision-making process.

B. In assessing the impact of a proposal on non-designated heritage asset and its setting, the Council will have regard to:

(1) its significance;
(2) the impact of the proposal on its significance;
(3) the public benefits of the proposal; and
(4) the extent to which the proposal and its design has sought to avoid, minimise, and/or remedy impacts on the asset's significance.

Archaeology

C. Development proposals must conserve heritage assets of archaeological interest and their setting by taking appropriate measures proportionate to their significance.

D. Applicants are required to submit an appropriate Archaeological Desk Based Assessment, and where necessary, a field evaluation where:

(1) initial assessments indicate the site includes or has the potential to include heritage assets with archaeological interest; and/or
(2) the site is within an Archaeological Priority Area;

E. Where heritage assets of archaeological interest are found:

(1) priority should be given to preserving and managing the archaeological asset and its setting in situ;
(2) where archaeological remains cannot be preserved in situ they must be excavated, recorded, published, interpreted and displayed through a detailed planning programme of works;

(3) applicants should ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisation, having regard to London Plan policy HC1.

F. Proposals that would adversely affect nationally important archaeological remains or their setting will be refused.

Supporting Text

Non-designated heritage assets

19.38 Non-designated heritage assets have a degree of heritage significance that require consideration in planning decisions, however, do not meet the same criteria as designated heritage assets.

19.39 There are several ways in which non-heritage assets can be identified. To provide clarity for applicants, the Council holds a series of lists/ audits of local non-designated heritage assets:

i. The Local List: a list is currently published on the council's website of over 1100 buildings or structures of architectural or historic interest which make a valuable contribution to the character of an area. A revised list is currently under preparation.

ii. Historic Street Furniture: an audit of the borough's historic street furniture

iii. Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Historic Interest: a register compiled by the London Historic Parks and Gardens Trust in 1996.

19.40 Applicants should also use the Greater London Historic Environment Record (GHLER) which provides a resource to identify non-designated heritage assets and the contribution of the historic environment, including its archaeology, to the character of a place.

19.41 This is not a definitive list of non-designated heritage assets. Positive contributing buildings within Conservation Area Appraisal Management Plans are an indicator of significance and potential identification as non-designated heritage. Heritage assets can also be identified through planning applications, for example, during archaeological investigations. Neighbourhood chapters in the Local Plan also provide an indication of areas and buildings of historic character that should be considered as non-designated heritage assets through the planning application process.

19.42 The Council will continue to maintain its lists and expand them to include additional assets that contain sufficient heritage significance to be considered non-designated heritage assets.

19.43 Alterations and extensions to locally listed buildings should retain and where possible restore historic features that contribute to their special interest. They should adopt a retain rather replace approach and, where practical and appropriate, use traditional materials and methods that are in keeping with their special interest. Proposed alterations and extensions should be prioritised on less sensitive parts of the building.

Archaeology

19.44 Haringey has a long and rich archaeological history. A range of heritage assets of archaeological interest have been found in the borough, including flint tools from the palaeolithic period, early Iron Age pottery found at the Town Hall Approach in Tottenham, and a large Roman pottery works within Highgate Wood.

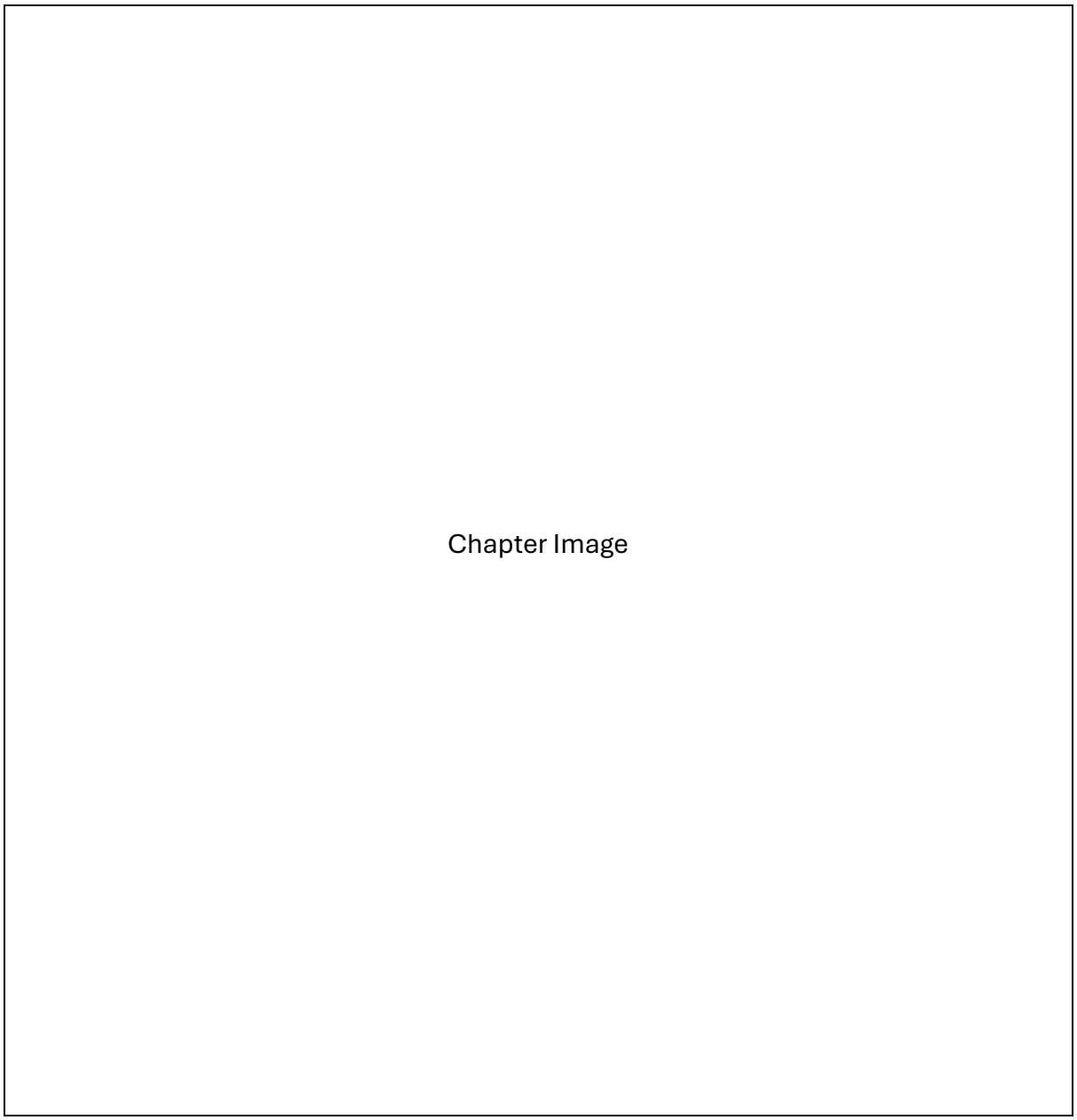
19.45 The plan designates 30 Archaeological Priority Areas (APAs). APAs are locations where there is significant known archaeological interest or particular potential for new discoveries. The 30 APAs includes two Tier 1 areas, which are strongly suspected to contain heritage assets of national importance.

19.46 Where archaeological assets of national importance are found these will be subject to the same protections as designated heritage assets.

19.47 Archaeological Desk Based Assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification.

19.48 Our archaeological heritage provides a key opportunity for placemaking. Proposals are strongly encouraged to reveal, interpret and present archaeological heritage where this would not impact on its preservation or undermine its significance. The Greater London Archaeological Advisory Service manages the GHLER. The Council will seek their advice, where appropriate, at both pre-application and decision-making stages.

CHAPTER 20: CULTURE, SPORT AND RECREATION



INTRODUCTION

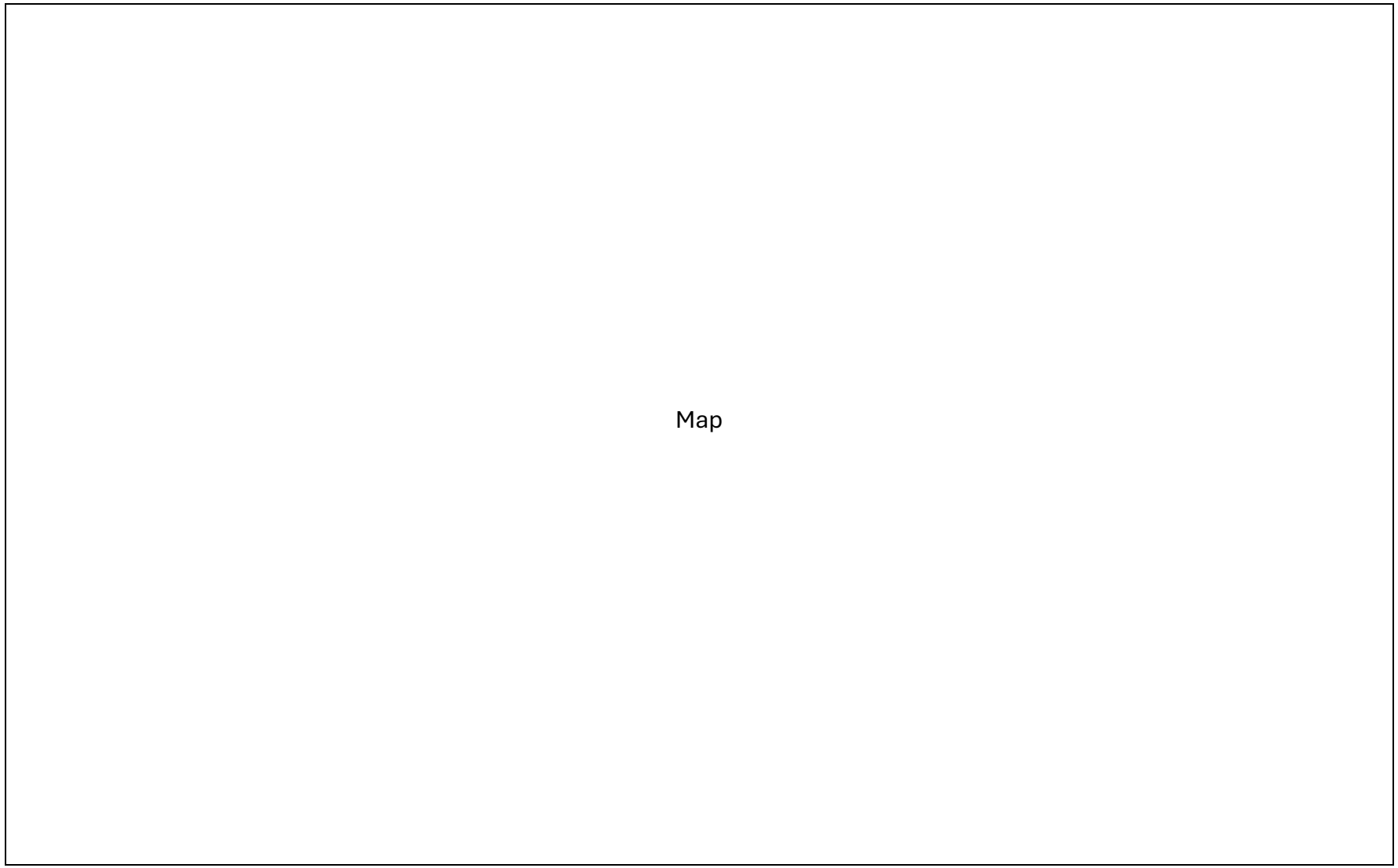
20.1 Haringey is a unique melting pot of people, histories, and voices. The borough's streets brim with global flavours and echo with the sounds of various languages. Local performers and artists infuse life into every corner of Haringey. This plan seeks to build on Haringey's unique cultural richness which is one our greatest strengths.

20.2 The Council's Arts and Culture Strategy (2024) sets out a bold vision to harness the power of culture to unify, inspire, and celebrate Haringey's communities. It recognises culture as a driver of wellbeing, identity, and inclusive growth, and calls for investment in our cultural assets to build a vibrant, sustainable cultural ecosystem. The strategy is a call to action—to embed culture in placemaking, empower local talent, and ensure every resident can access meaningful cultural experiences and to ensure that the social and economic benefits of culture are felt by our residents.

20.3 Haringey is one of the hearts of culture in the capital including being London Borough of Culture 2027 and one of the co-hosts of the men's 2028 European Football Championships with a series of games at the Tottenham Hotspur Stadium. Tottenham is also one of only 12 Creative Enterprise Zones in London and is recognised in the London Growth Plan as an internationally significant visitor destination, with the potential to anchor growth in the experience economy.

20.4 Internationally renowned venues like Alexandra Palace attracting major artists and entertainers, local pubs hosting a quiz night, a warehouse converted into an artists' studio, the local park hosting a football match, a public square accommodating local buskers, and a place of worship providing space for community activities; all these spaces contribute to the cultural landscape. They help make culture experiences and expression accessible, underpin our cultural and creative economy and bring our communities together, enabling us to learn about each other and the wider world.

20.5 Haringey's cultural, sports and recreation infrastructure is a key pillar supporting the borough's rich and diverse cultural offer. It includes our museums, stadiums, parks, music venues, leisure centres, creative workspaces, and community centres, spaces that enable activity, creativity, expression, and connection.



Tables and Figures 7. *Map of Cultural and Creative industry Designations*

Policy C1: A Culturally Rich Borough

A. The Council will work with local communities, service providers, and developers to plan for, protect, enhance and expand the borough's network of cultural, sports and recreation facilities and activities, ensuring provision is accessible, inclusive and responsive to local needs and aspirations as part of a wider social infrastructure ecosystem. A Culturally Rich Borough will be achieved through:

(1) the protection and promotion of four Cultural Quarters within Haringey as strategic clusters of cultural uses and facilities.

i. Wood Green Cultural Quarter (see Policy WGN2)
ii. Alexandra Palace Cultural Quarter (see Policy MHN2)
iii. North Tottenham Cultural Quarter (see Policy NTN2)
iv. Tottenham Green Cultural Quarter (see Policy SSN2)

(2) ensuring a sufficient supply of cultural, sport and recreation facilities through the protection, enhancement and expansion of existing provision; the delivery of new and re-provided facilities, including within site allocations; and the use of planning obligations and other funding mechanisms to secure facilities to help meet local standards, address identified deficiencies and respond to needs arising from population growth.
(3) support for Tottenham's development as an international visitor destination and a strategic economic cluster for sports, leisure, culture, the experience economy and creative industries
(4) support for proposals that strengthen the Tottenham Creative Enterprise Zone as a hub for creative production, enterprise and innovation, including new and enhanced creative industries workspace and new or enhanced warehouse living where this is specifically supported within a site allocation
(5) supporting ancillary cultural uses, meanwhile activities and public art.

B. The following types of development proposals should be supported by a Cultural Infrastructure Statement (which may be a component of a Design and Access Statement and combined with a Social Infrastructure Statement):

(1) Proposals for 100 or more dwellings and/or 10,000 sqm or more non-residential floorspace
(2) Major development proposals within Cultural Quarters, Town Centres, and Creative Industry Clusters

Supporting Text

A Culturally Rich Borough

20.7 Culture, sport and recreation are among Haringey's key strengths and central to the Council's placemaking aspirations. This policy responds to the borough's distinctive assets and opportunities. This includes Tottenham's identification as an Internationally Significant Visitor Destination in the London Growth Plan and as both a Strategic Economic Cluster for sport, leisure, culture, the experience economy and creative industries and a Creative Enterprise Zone in the London Plan, as well as the presence of internationally significant venues at Alexandra Park and Palace and Tottenham Hotspur Stadium.

20.8 To help realise these opportunities, the plan identifies four Cultural Quarters, each supported by neighbourhood chapter policies that set out a tailored approach to their growth, enhancement and management, reflecting their distinct functions and opportunities. Policies C5 and C6 further support the Tottenham Creative Enterprise Zone through the provision of creative workspace and warehouse living in appropriate locations, helping to maintain and strengthen creative production, enterprise and innovation.

20.9 A sufficient supply of cultural, sport and recreation facilities to meet current and future needs will be achieved through the protection, enhancement and expansion of existing provision; the delivery of new and replacement facilities through site allocations and development opportunities; and investment secured through planning obligations and other funding mechanisms. Facilities should be planned as part of a wider network of social infrastructure and respond to local deficits, growth pressures and changing patterns of need.

Healthy and Safe

20.10 Culture, sport and recreation play a vital role in supporting the health, wellbeing and social cohesion of Haringey's communities. Cultural activities provide opportunities for creativity, self-expression and lifelong learning, helping to improve mental wellbeing, reduce social isolation and foster a stronger sense of belonging. This is particularly important in Haringey, where around 41,000 residents are estimated to have a mental health condition and many communities experience higher levels of social exclusion.

20.11 Sport and recreation are equally important in enabling healthy and active lifestyles. While 65.3% of adults are physically active, almost one in five adults (21.9%) are inactive, and only 18.9% of children achieve recommended levels of daily activity. Increasing participation in sport and recreation is therefore important for improving physical and mental health, supporting healthier lifestyles and reducing pressures associated with poor health outcomes.

Sustainable and Resilient

20.12 Culture, sport and recreation are important contributors to Haringey's long-term social, economic and environmental resilience. Creative and cultural industries account for almost 20% of businesses in the borough and support over 3,300 jobs, while sport and physical activity contribute more than £87 million annually to the local economy and support over 2,300 jobs. However, these sectors face significant pressures from rising costs, the loss of affordable workspace, funding reductions, and increasing competition for land. Evidence suggests that Haringey's creative and cultural sector is highly reliant on micro-businesses and freelancers, making it particularly vulnerable to these pressures. At the same time, the number of creative and cultural enterprises in the borough has declined in recent years despite the sector's importance to the local economy and identity.

A Fairer Borough

20.13 Despite Haringey's many strengths, significant inequalities persist across the borough. Residents in the most affluent areas of the borough can expect to live up to 17 more healthy years than those in the poorest parts of the borough. Physical inactivity is also unevenly distributed, reaching 35.7% in parts of east Haringey compared with 9.2% in parts of the west.

20.14 Access to cultural opportunities is also not experienced equally. While Haringey's residents are generally highly culturally engaged, evidence suggests that participation, representation and access vary across different communities and parts of the borough, with further work needed to ensure that cultural opportunities are inclusive and accessible to all residents, particularly groups at risk of exclusion or under-representation.

Cultural Infrastructure Statement

20.15 The Cultural Infrastructure Statement supports a coordinated and place-based approach to cultural planning. It should demonstrate how development responds to local cultural characteristics, opportunities and aspirations and contributes to the delivery of a Culturally Rich Borough.

20.16 Within Cultural Quarters, Creative Industry Clusters and town centres, this includes contributing towards the coordinated growth, enhancement and long-term sustainability of cultural ecosystems, having regard to relevant neighbourhood placemaking aspirations. For larger developments elsewhere, it should demonstrate how culture has been embedded into the planning, design and stewardship of new places and neighbourhoods.

20.17 Statements should identify opportunities to address known inequalities in cultural participation, representation and access. Applicants are encouraged to engage early with the Council, local cultural organisations and other relevant stakeholders in their

preparation. The Council will publish guidance on the preparation of Cultural Infrastructure Statements, including expectations relating to engagement, content and scope. Statements should be proportionate to the scale, location and likely cultural impact of the development proposed.

20.18 The Council may also require a Cultural Infrastructure Statement or an update to a Cultural Infrastructure Statement where there are material changes to a planning permission that have in impact on cultural objectives.

Policy C2: Cultural, Sports and Recreation Facilities

A. Cultural, sport and recreation facilities form an important part of Haringey's wider social infrastructure network. Existing facilities will be protected in accordance with policy S2. New and enhanced facilities will be supported and should comply with policy S3.

B. In addition to the requirements of Policy S3, proposals for new, replacement and enhanced cultural, sport and recreation facilities should:

(1) support opportunities for cultural participation, recreation, physical activity and social interaction;
(2) respond positively to local context, character, heritage, histories and the diverse communities they serve, helping to foster identity, belonging and community cohesion;
(3) contribute to the cultural vitality, attractiveness and distinctiveness of the borough and its neighbourhoods;
(4) positively relate to adjoining uses and avoid, mitigate or remedy any unacceptable impacts whilst recognising that existing facilities benefit from the Agent of Change Principle; and
(5) be informed by engagement with relevant users, operators, governing bodies, community groups and other stakeholders, where appropriate.
(6) have regard to relevant design guidance and standards for cultural, sport and recreation facilities when demonstrating that the space has been designed to be suitable for its intended uses.

C. Priority will be given to locating new cultural facilities within designated Cultural Quarters, Haringey's Town Centre Network and identified high streets, where they can maximise benefits to vitality, viability, footfall and the distinctiveness of these areas. Cultural facilities in other suitable locations will also be supported where they contribute to local cultural provision and accord with other relevant planning policies.

D. The Council will apply the 'agent of change' principle to ensure that existing cultural, sports and recreation facilities and uses do not have unreasonable restrictions placed on them arising from development permitted after they were established. Where the operation of an existing facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') will be required to provide suitable mitigation before the development has been completed.

E. The Council supports the retention of public houses and will only accept the loss of a public house through redevelopment, conversion or demolition where:

(1) trading accounts are submitted for inspection covering the last three full years in which the public house was operating as a full-time business; and

(2) the CAMRA Public House Viability Test, or a similar objective evaluation method, is used to assess the viability of the business and concludes that it is no longer economically viable; and
(3) it would not result in the loss of a public house that has a heritage, social or cultural value to the local community.
(4) when the above criteria are met, alternative Class E, F1 or F2 uses are provided at ground floor where the public house is in a town centre and alternative community and social infrastructure is provided at ground floor where the pub is outside a town centre.

Supporting Text

20.20 Cultural, sport and recreation facilities are valued components of Haringey's social infrastructure network. They support cultural participation, recreation, physical activity, learning, creativity and social interaction, and play an important role in community life. Many are long-established community assets that contribute to the unique character, identity and vitality of the borough's neighbourhoods.

20.21 Cultural, sport and recreation facilities across London, including Haringey, are under increasing pressure. Rising land values, redevelopment, and competition for space have led to the loss of many important venues, particularly cultural venues serving grassroots and underrepresented communities. The London Plan, Mayor's Cultural Infrastructure Plan, and Haringey Arts and Culture Strategy (2024) all emphasise the need to protect and enhance such facilities, especially in areas of growth and change.

20.22 The policy therefore supports the protection, enhancement, replacement and provision of cultural, sport and recreation facilities in accordance with the requirements of Policies S2 and S3. This policy also seeks to ensure that new and improved facilities maximise opportunities for cultural participation, recreation, physical activity and social interaction, whilst responding positively to local character, heritage, histories and the communities they serve. It seeks to strengthen the role of these facilities as focal points for community life.

20.23 To help strengthen Haringey's cultural infrastructure, a strategic approach is taken to the location of new cultural facilities. Designated Cultural Quarters, town centres and high streets are generally the preferred locations as they can support cultural ecosystems, increase footfall, contribute to vitality and viability, and reinforce the distinctiveness and attractiveness of these places. The Council will seek to protect cultural facilities in these areas and support new and enhances facilities in line with placemaking aspirations set out in the relevant neighbourhood chapters.

20.24 The policy applies the Agent of Change principle to ensure that existing cultural, sport and recreation facilities are not subject to unreasonable restrictions as a result of neighbouring development. This helps to protect the continued operation, viability and

evolution of established facilities which contribute to the borough's cultural and community life.

20.25 Public houses are recognised as important cultural and community facilities. In addition to their economic role, pubs often provide venues for social interaction, community activities, live music, cultural events and other forms of creative expression. Many also make an important contribution to local heritage, character and identity. The policy therefore seeks to protect pubs that continue to hold cultural, heritage, economic, social or community value.

20.26 Particular regard will be given to the role pubs play in supporting Haringey's music and cultural heritage. Many provide affordable rehearsal, performance and event spaces which support grassroots cultural activity, emerging musicians and the wider night time economy. Their retention can play an important role in maintaining a diverse, vibrant and resilient cultural ecosystem across the borough.

Policy C3: Meanwhile, Ancillary and Flexible Cultural Uses

A. The Council will support the flexible, ancillary, and meanwhile use of spaces for cultural activity in appropriate locations where such uses contribute positively to local character and cultural well-being in accordance with local placemaking aspirations.

B. Proposals must demonstrate that the cultural use is compatible with the primary use of the space and the surrounding context, and that any potential impacts on amenity, access, or infrastructure are appropriately managed.

Supporting Text

20.27 Cultural activity, including live performance, exhibitions, workshops, and creative production, can play a vital role in animating places, supporting local economies, and fostering community identity. The borough recognises the importance of enabling such uses to occur flexibly and affordably.

20.28 This policy supports:

i. Flexible use of spaces for cultural activity, including co-location with other complementary uses.

ii. Ancillary cultural uses that are subordinate to the primary use where they do not result in a material change of use.

iii. Meanwhile cultural uses that activate vacant or underused spaces on a temporary basis, particularly in town centres, cultural quarters, high streets and creative industry clusters or during phased development.

20.29 In assessing proposals, the Council will consider:

i. The scale, frequency, and nature of the cultural use.

ii. Its relationship to the primary use and the surrounding context.

iii. Any potential impacts on amenity, noise, or transport.

iv. The contribution to local cultural strategies, economic development, and placemaking objectives.

20.30 Where appropriate, planning conditions or obligations may be used to secure the cultural use, manage impacts, or ensure compatibility with neighbouring uses. The Council will also support the use of temporary permissions and meanwhile use agreements to facilitate short-term cultural activation.

Policy C4: Public Art

A. The Council will support proposals for public art which:

(1) are durable and robust, with a strategy for long-term maintenance, or, in suitable locations, are made of bio-degradable materials which will blend back into the environment as they decay.
(2) do not compromise the intended use of the building or space.
(3) protect and enhance local character and historic significance.
(4) do not harm inclusive design outcomes.
(5) are visible and able to be enjoyed from a publicly accessible location.
(6) do not undermine traffic safety.

B. The Council will resist the loss of good-quality public art (including statues, memorials, murals and examples of historic street furniture). Where retention of a permanent art work is demonstrated not to be possible, the harm from its loss should be mitigated and remedied.

C. Within Haringey's Town Centres Network, Cultural Quarters and Creative Industry Clusters, the Council will seek for proposals to provide, or contribute towards, new public art and/or the restoration or repair of existing public art in the neighbourhood. Contributions will be sought from all proposals which require a Cultural Infrastructure Statement.

D. Proposals for public art are encouraged to celebrate local culture, character, and histories, particularly those of groups less represented in the built environment. Engagement and co-design with local communities is strongly supported from the commissioning process all the way through to installation.

E. Community-led street art will be supported. Proposals are encouraged to incorporate a strategy for providing and maintaining space for community-led street art.

Supporting Text

20.31 Public art plays a vital role in shaping Haringey's identity, animating public spaces, and fostering a sense of belonging and local pride. It can reflect the borough's diverse communities, celebrate local histories and people, and contribute to inclusive placemaking. Public art includes permanent installations such as sculptures, murals, and memorials, as well as temporary and community-led, visual art works that activate the public realm and support cultural expression.

20.32 Haringey's rich cultural and built heritage and dynamic creative communities offer significant opportunities to embed public art into the fabric of the borough. From the

historic civic spaces of Wood Green and Tottenham Green to the vibrant street art culture in Seven Sisters and the creative energy of the Tottenham Creative Enterprise Zone, there is a strong foundation for expanding and diversifying the borough's public art offer and ensuring it contribute to wider placemaking ambitions.

20.33 This policy supports the integration of public art into development and placemaking projects, particularly in town centres, high street, Cultural Quarters, Creative Industry Clusters, and areas of high footfall. It encourages developers to work with artists, cultural organisations, and local communities to co-design artworks that are meaningful, inclusive, innovative and contextually responsive. Public art should be visible, accessible, and designed to endure, with clear strategies for long-term maintenance.

20.34 The Council will resist the loss of high-quality public artworks, including historic street furniture and murals that contribute to local character. Where loss is unavoidable, mitigation should be secured. Contributions towards new or restored public art will be sought from developments that trigger this requirement, ensuring that cultural value is retained and enhanced.

20.35 Artist-led, co-designed street art is also supported as a form of grassroots cultural expression. The Council encourages proposals that provide space and support for community-shaped initiatives, particularly those that give a voice to underrepresented groups and reflect the borough's evolving cultural narratives.

Policy C5: Tottenham Creative Enterprise Zone

A. The Council seeks to support the growth, resilience and positive contribution of the creative industries within the Tottenham Creative Enterprise Zone. To help achieve this the Council will:

(1) require the delivery of affordable employment space in accordance with Policy EI5.
(2) prioritise the delivery of new creative workspace within designated Creative Industry Clusters.
(3) encourage and support the temporary use of vacant buildings and sites for workspaces catered to creative and cultural activities in accordance with Policy C3.
(4) support a wide range of complementary commercial, cultural and community uses along the Tottenham High Road Cultural Corridor, and within Tottenham's district and local centres.
(5) support new creative workspace within North Tottenham District Centre and Tottenham Hale District Centre.

B. Proposals within Creative Industry Clusters involving the loss of Class E(g), light industrial and Sui Generis workspace currently occupied by or suitable for use by the creative industries will only be supported where:

(1) an equivalent or increased amount of floor space suitable for the creative industries will be re-provided, subject to viability, market demand and site suitability; and
(2) there is a positive strategy in place to support the relocation of existing creative industry businesses where these cannot be accommodated within the redeveloped site.

Supporting Text

20.37 Creative Enterprise Zones (CEZs) are a GLA initiative designed to support the capital's creative economy by securing affordable workspace, nurturing local talent, and embedding creativity into regeneration. Haringey's CEZ, Made by Tottenham, is one of the most distinctive in London, reflecting the borough's strengths in music, fashion, and cultural production.

20.38 Tottenham is home to a dense network of creative businesses, including many music studios and some internationally recognised recording facilities. Alongside this, the borough supports a growing fashion and design sector, forming part of the wider London Fashion District, identified in the London Growth Plan as a key location for fashion innovation and small-scale manufacturing.

20.39 While the wider Local Plan supports the delivery of affordable workspace across the borough, this policy focuses specifically on the needs of the creative industries within the CEZ. Shaping Tottenham, Opportunity Haringey and the Haringey Workspace Study (2022) highlight the vulnerability of creative businesses to displacement due to affordability pressures and redevelopment, and the need to protect and expand suitable workspace in areas where creative activity is already concentrated.

20.40 Creative Industry Clusters are areas within the CEZ where creative businesses, artists, makers and cultural organisations are particularly concentrated, creating networks that support collaboration, innovation and business growth. They provide an opportunity to attract place-based investment, support employment, develop local skills and enhance the vitality and identity of neighbourhoods. Protecting existing creative workspace and enabling new provision is therefore essential to sustaining and growing the borough's creative economy.

20.41 This policy seeks to resist the loss of existing workspace in Creative Industry Clusters that is suitable for creative and light industrial uses whilst at the same time prioritising the clusters for new creative workspace to further strengthen their creative ecosystem. It also recognises the opportunity to deliver new creative workspace in North Tottenham District Centre, complementing the adjacent North Tottenham Cultural Quarter, and in Tottenham Hale, where new development can support and benefit from surrounding creative clusters.

20.42 While Tottenham's creative economy is incredibly valuable, much of its activity remains hidden from view. It is important that the vibrancy and innovation taking place within Creative Industry Clusters is made more visible. Proposals should therefore enhance the amenity and character of these areas as creative destinations and strengthen their ability to benefit from the co-location and collaboration that defines successful creative ecosystems.

20.43 In accordance with Policy C1, major development proposals within Creative Industry Clusters should be supported by a Cultural Infrastructure Statement that demonstrate how development responds to local cultural characteristics, opportunities and aspirations and contributes to the delivery of a Culturally Rich Borough.

Policy C6: Warehouse Living

A. To protect the important cultural, creative and economic contribution of existing warehouse living sites, the Council has made provision for warehouse living within selected site allocations within creative industry clusters in the Tottenham Creative Enterprise Zone.

B. Within site allocations which provide for warehouse living, there is a presumption in favour of the retention of warehouse living uses.

C. The Council will support enhancement of existing warehouse living accommodation and requires proposals to take a retrofit first approach to development in accordance with Policy ZC2.

D. The delivery of additional warehouse living accommodation on existing warehouse living sites will be supported provided this:

(1) does not impact unacceptably on the amenity of existing residents and occupiers
(2) delivers accommodation designed to provide an adequate living standard, including meeting health, fire safety, and environmental performance standards;
(3) is designed to support genuine communal living that fosters shared creative and domestic life and engages positively with the wider creative cluster;
(4) is designed to enable residents to undertake a range of creative production activities not provided for in conventional housing or co-living and have had regard to design guidance and standards for creative workspace;
(5) Is shaped through close collaboration with existing residents of the site and, where appropriate, the local creative industry community;
(6) does not undermine the primary employment function of the employment area it resides in;
(7) does not result in a loss of dedicated workspace;
(8) does not detract from the affordable, collaborative and communal nature of the existing living and working environment;
(9) is supported by a Warehouse Living Management Plan demonstrating how affordability and active creative production will be supported, maintained and monitored within the new warehouse living accommodation.

E. The Council will resist changes to the layout, use or management of existing warehouse living units that reduce workspace and/or creative production space unless this is necessary to enable an existing property to meet environmental health or health and safety requirements while maintaining its overall purpose and function as warehouse living.

F. The Council will support the comprehensive redevelopment of existing warehouse living accommodation for new warehouse living only where proposals:

(1) will not undermine the primary employment function of the area in which the site is located
(2) deliver a net increase in dedicated employment floorspace and/or space for creative production integrated within warehouse living accommodation
(3) contribute to and reinforce the function of the wider creative cluster;
(4) comprise an integrated model of collective living and creative production which supports and strengthens the borough's creative economy;
(5) are designed to provide an adequate living standard, including meeting health, fire safety, and environmental performance standards.
(6) are designed to enable residents to undertake a range of creative production activities not provided for in conventional housing or co-living and have had regard to design guidance and standards for creative workspace.
(7) are designed to support genuine communal living that fosters shared creative and domestic life.
(8) demonstrate via a Collaborative Design Statement how the proposal has been informed from the earliest stages by close collaboration with existing residents and occupiers of the site and, where appropriate, the local creative industry community
(9) make provision for adequate yard space, servicing access and infrastructure to support material deliveries, waste storage and management, and other operational needs of creative production.
(10) demonstrate via an Affordability Statement that accommodation and associated creative production space will be affordable when compared against alternative arrangements for securing separate living accommodation and workspace for the creative community and set out how affordability will be maintained over the lifetime of the development.
(11) demonstrate how they will avoid the displacement of existing residents, with particular emphasis on those actively engaged in creative industry work within the space.
(12) are supported by a Relocation and Reoccupation Strategy, where applicable, demonstrating how existing residents and existing occupiers will be prioritised within replacement accommodation and workspace, where reasonably practicable;
(13) are supported by a Warehouse Living Management Plan demonstrating how affordability and active creative production will be supported, maintained and monitored over the lifetime of the development.

G. Masterplans will be required in accordance with Policy D8 and relevant site allocation requirements. Masterplans must demonstrate how development will integrate with adjoining sites to support the coordinated evolution of the area and strengthen the creative, cultural and employment ecosystem within which warehouse living operates. Applications for the improvement, extension or refurbishment of existing buildings or temporary structures will not be required to prepare a full masterplan but must demonstrate that the

proposal would not prejudice future opportunities for coordinated site improvement, intensification or redevelopment.

H. Warehouse living proposals of any type will not be supported unless the provision of warehouse living is specifically provided for by a site allocation.

I. Live/Work proposals are not supported by the Council in any location.

Supporting Text

20.44 Warehouse living is a specific type of land use that emerged over time in certain employment locations in Haringey. It is characterised by the provision of a low-cost, collaborative and communal living and working environment and forms part of a unique and valuable ecosystem of integrated living and creative production which particularly supports the borough's creative industries and creative economy.

20.45 Existing warehouse living sites spaces have played a vital role in sustaining and growing creative production by supporting informal networks, shared resources, and a culture of experimentation. This policy seeks to support the continued evolution and expansion of warehouse living as a distinct model of collective living and creative production. It aims to ensure that individuals engaged in creative industry activities can access affordable accommodation and workspace, remain embedded within established creative communities, and contribute to the social, cultural and economic ecosystems that underpin the borough's creative clusters.

20.46 The Council has identified specific site allocations within the Tottenham Creative Enterprise Zone for the provision of warehouse living. These locations have been selected due to their location within established creative industry clusters, with an existing warehouse living population and their potential to sustain and grow the borough's cultural economy.

20.47 A retrofit-first approach helps avoid disruption to the existing creative ecosystem, including the displacement of residents. It can also support the preservation of the industrial character and heritage that define many creative clusters.

20.48 Warehouse living must be designed to support both creative production and communal living. Proposals must clearly demonstrate how the design responds to creative workspace and meets housing guidance and standards, including the Council's Workspace Design Guidance, and the GLA's Housing Design Standards, as well as feedback from engagement with the host community and wider creative community. Where the proposal departs from these standards it should be clearly demonstrated that this will not impact on the ability of spaces to be meaningfully used for creative production and that an appropriate standard of living is provided, including complying with health and safety requirements. Proposals must be designed to support creative

production that is unable to be undertaken in conventional housing or co-living for example maker activities as opposed to laptop-based activities.

20.49 Proposals must include well-integrated communal spaces for cooking, working, and socialising, designed to encourage interaction and collaboration. Developments should demonstrate how communal living will connect with the wider creative community, including opportunities to display work and hold creative events and activities.

Collaboration

20.50 The success of warehouse living is dependent not only on the physical design of buildings, but also on the relationships, practices and networks that develop between residents and occupiers over time. As a result, applicants will be expected to undertake a level of collaboration that goes beyond conventional community engagement.

20.51 The Collaborative Design Statement should include evidence of the scale and breadth of engagement undertaken, key issues raised by participants, how these issues have been addressed, and the influence of engagement on the final proposal. Applicants should provide evidence of the extent to which existing residents and occupiers consider the replacement accommodation and workspace capable of meeting their needs and supporting the continued functioning of a warehouse living community.

Relocation and Reoccupation Strategy

20.52 The purpose of the Relocation and Reoccupation Strategy is to support the continuity of warehouse living communities where development would result in the displacement of existing residents or occupiers, the loss of existing warehouse living accommodation, or the replacement of existing warehouse living accommodation. The Strategy should demonstrate how existing residents and occupiers have been identified and engaged, how opportunities for relocation and reoccupation will be communicated, and how existing residents and occupiers will be prioritised for replacement accommodation and workspace, where reasonably practicable.

20.53 The Strategy should also explain how disruption to creative production activities and community networks will be minimised and how the proposal will support the continued functioning of the warehouse living community throughout the development process.

Affordability Statement

20.54 The purpose of the Affordability Statement is to demonstrate that replacement warehouse living will provide affordable access to both accommodation and creative production space for individuals working in the creative industries who may otherwise struggle to secure appropriate and affordable live-work accommodation. The

Statement should demonstrate how the proposal supports the continued availability of warehouse living as a distinct form of accommodation serving the creative community.

20.55 The Statement should set out:

i. the proposed total occupancy costs, including accommodation, workspace and any associated charges;

ii. a comparison with prevailing occupancy costs for warehouse living accommodation within the local area;

iii. a comparison with the cost of securing living accommodation space at London Living Rent levels together with an acceptable amount of creative production space at prevailing affordable workspace rents;

iv. the intended occupier group;

v. the mechanism through which affordability will be delivered and secured;

vi. the duration over which affordability will be maintained; and

vii. any allocation, management or operational arrangements necessary to support affordability.

20.56 Applicants should demonstrate how the proposed occupancy costs compare with these benchmarks and justify any differences. The Council will seek to ensure that new and replacement warehouse living accommodation remains accessible to individuals working in the creative industries and that affordability is secured and maintained over the lifetime of the development. Measures identified within the Affordability Statement should be reflected within the Warehouse Living Management Plan.

Management Plan

20.57 Management Plans should demonstrate how the development will support and maintain creative production, affordability and the collaborative nature of warehouse living throughout the lifetime of the development. The level of detail should be proportionate to the scale and nature of the proposal and should explain how any commitments made through the Affordability Statement will be implemented and monitored.

20.58 The Management Plan should, where relevant:

i. set out arrangements for the allocation, marketing and management of accommodation and workspace;

ii. clearly define space that is to facilitate creative production unable to be undertaken in conventional housing or co-living.

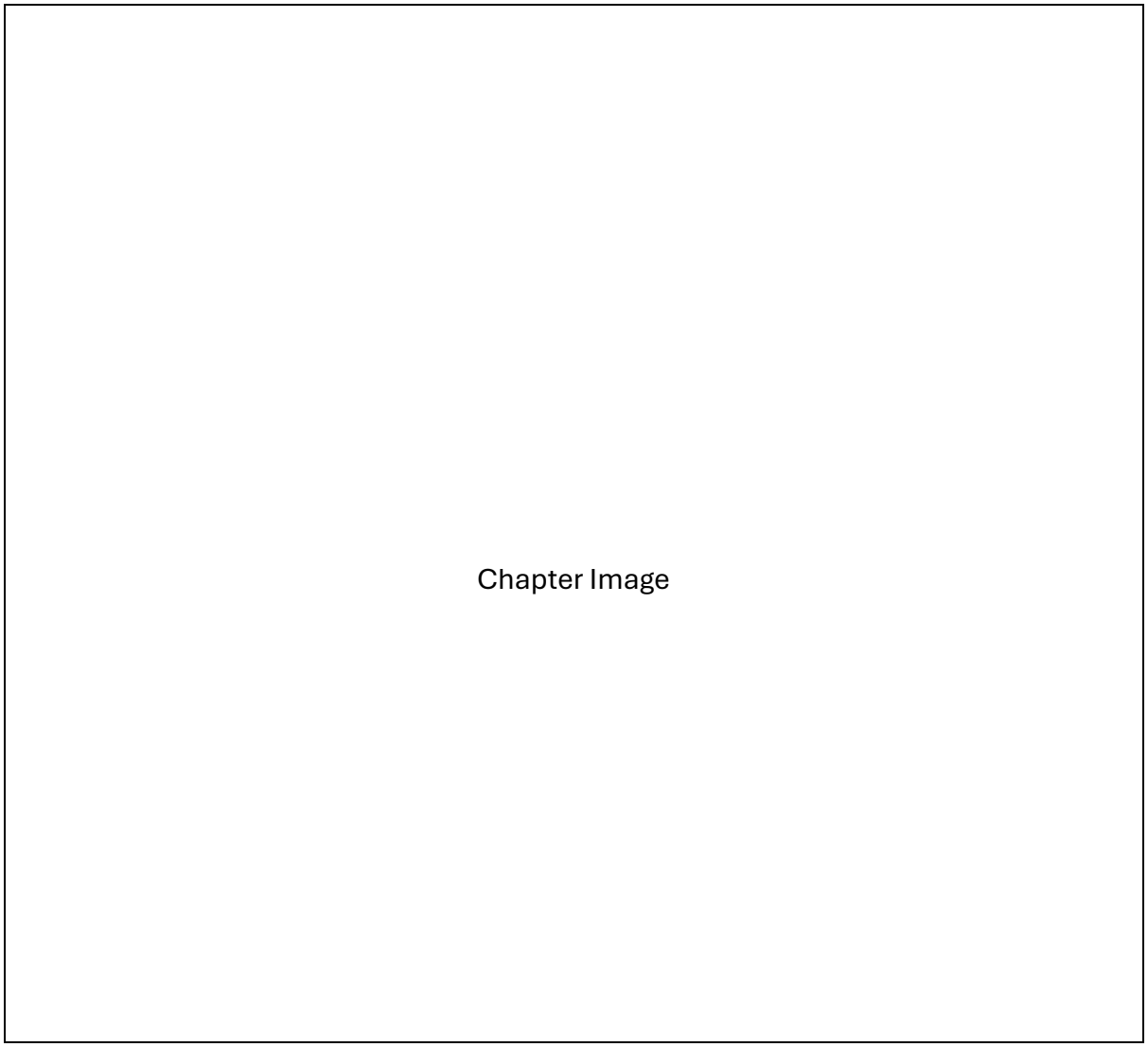
iii. explain how accommodation and associated workspace will be marketed, allocated and managed to support occupation by individuals engaged in, or actively seeking to participate in, creative industry activities, and how this will contribute to the development and maintenance of a thriving creative community;

iv. explain how the development will contribute to the objectives of the Tottenham Creative Enterprise Zone and support the vitality and functioning of the surrounding creative cluster;

v. explain how any affordability measures identified within the Affordability Statement will be implemented, managed and maintained over the lifetime of the development; and

20.59 The purpose of the Management Plan is to ensure that warehouse living continues to function as an integrated model of creative production and communal living over time. The Plan should explain how the development will support and sustain the social, cultural and economic ecosystem associated with warehouse living, recognising that successful warehouse living communities are often formed through a diverse mix of occupants, including established creative practitioners, emerging creatives and others who actively contribute to the creative life of the community.

CHAPTER 21: CLIMATE ADAPTATION AND RESILIENCE



INTRODUCTION

21.1 The UK Climate Projections (CP18) forecast that by 2061 London could see an increase in average temperatures ranging from 2°C to 6°C. While the total annual rainfall is projected to stay roughly in line with current levels, the distribution of rainfall is expected to shift, with drier summers, wetter winters, and more frequent intense storms and prolonged dry spells in general.

21.2 The London Climate Resilience Review (2024) identifies various climate risks the city is expected to face because of its changing climate, highlighting the importance of protecting vulnerable groups. In particular, the review identifies a heightened risk of:

i. overheating;

ii. flooding (particularly from surface water and sewer surcharges);

iii. drought;

iv. storms;

v. subsidence; and

vi. wildfires.

21.3 The impacts may also give rise to secondary risks such as increased risk of diseases caused by increased temperatures. These risks bring significant costs to our economy, ecosystems, infrastructure and impact our health and wellbeing.

21.4 Haringey is already experiencing increasing impacts and risks related to climate change as evidenced by recent floods and heatwaves. Impacts and risks to our communities are uneven with vulnerability to heat and flood risk disproportionately concentrated in the east of the borough. In this context, it is vital that the Council takes steps to equitably adapt to climate change and build resilience against it.

21.5 The Council has taken steps to adapt to climate change and improve the borough's resilience to negative impacts. These include:

i. declaring a Climate Emergency

ii. adopting a Climate Change Action Plan

iii. adopting a Climate Change Adaptation and Resilience Action Plan.

iv. adopting an Air Quality Action Plan

v. expanding coverage of cool spaces in the borough

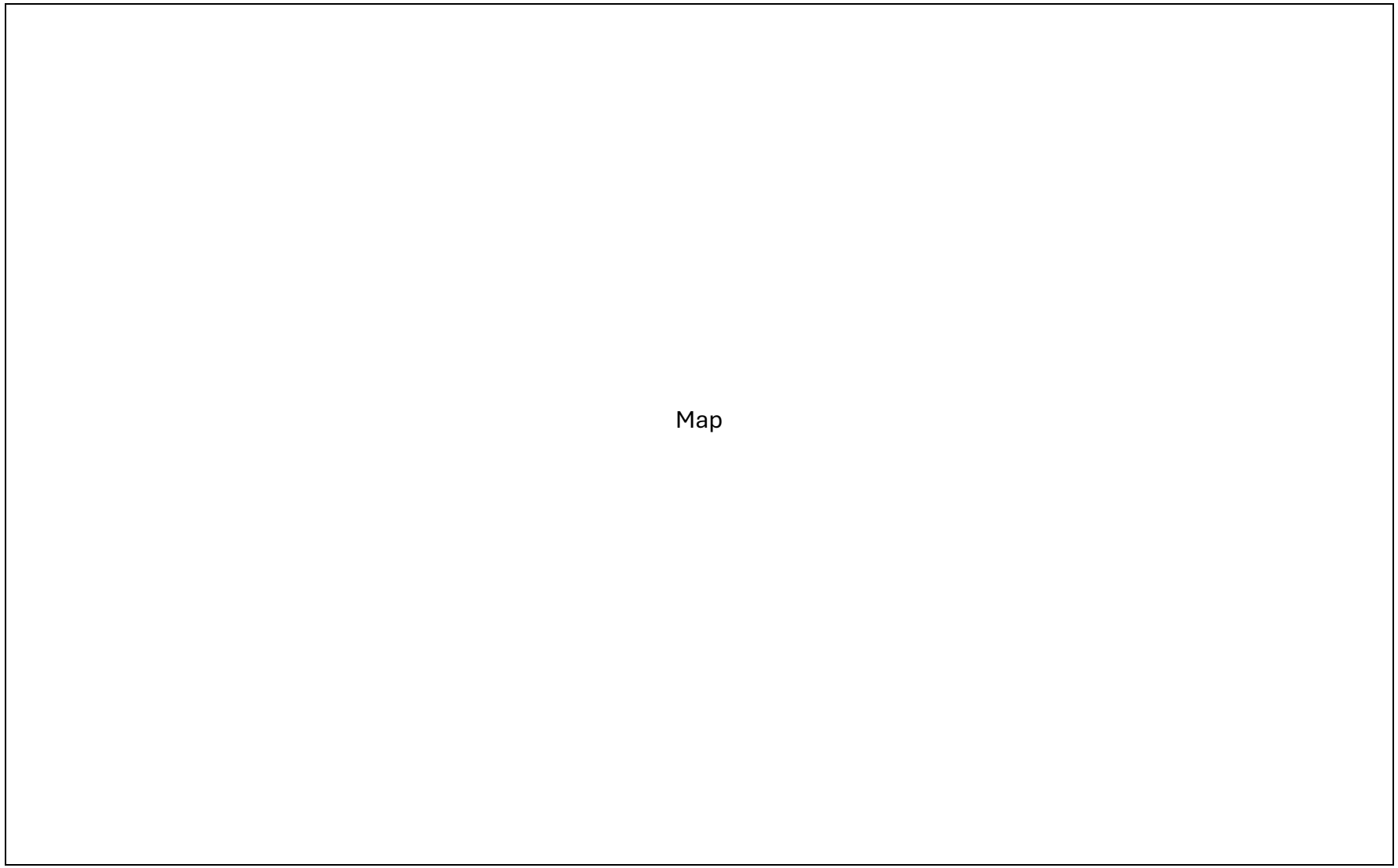
vi. setting up an Adverse Weather and Health Group (AWHG)

vii. undertaking evidence building and vulnerability mapping analysis, including through the Council's Joint Strategic Needs Assessment (JSNA)

viii. installing Sustainable Drainage (SuDS) schemes across the borough

21.6 It is essential that new development in the borough contributes to climate adaptation and resilience. The policies in this chapter support this by ensuring development is located and designed so that buildings, public spaces and infrastructure can adapt to a changing climate and remain resilient over their lifetime.

21.7 In doing so it aims to ensure that our communities and infrastructure are prepared for the impacts of climate change, safeguarding health and wellbeing for everyone - especially Haringey's most vulnerable residents.



Tables and Figures 8. Map of XXXXXXXXXX

Policy CR1: Climate Adaptation and Resilience

A. Proposals must prioritise climate resilience, in accordance with the Haringey Design Principles and in line with Haringey's Climate Change Adaptation and Resilience Action Plan, Haringey Climate Change Action Plan, London Environment Strategy and any successor or replacement documents.

B. Development proposals must be located and designed to enable adaptation to a changing climate and enhance resilience by reducing vulnerability and supporting the ability of people, places and infrastructure to withstand, respond to and recover from climate-related hazards and extreme weather events. Proposals will be supported where they take a proactive climate-resilient design approach that:

(1) Identifies, assesses, and responds to the climate risks relevant to the site and surrounding area, including current and future risks associated with;

i. Overheating;
ii. Flooding;
iii. Drought;
iv. Subsidence; and
v. Poor air quality

(2) Considers climate risks from the earliest stages of design, informing the location, layout and design of the development, including by avoiding development in locations at significant climate risk, unless those risks can be effectively mitigated and manged throughout the lifetime of the development.
(3) Incorporates measures to avoid, minimise, and manage risks.
(4) Identifies people or groups who may be particularly vulnerable to climate change impacts and responds appropriately to their level of resilience and needs.
(5) Prioritises nature-based solutions and the protection, enhancement and connectivity of green and blue infrastructure to address climate change risks.
(6) Complements and integrates with strategic measures to address climate-related hazards and extreme weather events, where appropriate.

C. Proposals that increase climate risk and do not provide appropriate mitigation will be resisted.

Supporting Text

Contributing to a more Sustainable and Resilient Borough

21.9 Adapting to climate change and increasing resilience is integral to the delivering the Local Plan vision and placemaking objectives. This policy supports the delivery of

sustainable neighbourhoods, resilient communities, and a high-quality natural environment.

21.10 Climate-resilient design involves understanding the climate risks, vulnerabilities and adaptation opportunities relevant to a site, including the likely effects of future climate change over the lifetime of a development, and responding to these through the design of proposals.

21.11 Proposals should draw upon the most up-to-date national, regional and local evidence to identify climate risks, vulnerabilities and adaptation opportunities relevant to the site and policy within the plan, including any successor documents. The use of mapping tools, such as the GLA Climate Risk Map, British Geological Survey mapping and the UK Government's Flood Risk Mapping service, is encouraged to help identify site-specific climate risks. Consideration should be given to the needs of people and groups who may be more vulnerable to climate change impacts.

21.12 Proposals should demonstrate how the assessment of climate risks and vulnerabilities has informed an integrated design response and the design vision from the earliest stages of the development process. This should show how the development has been designed to avoid, minimise and manage identified risks, and has considered opportunities to provide appropriate adaptation and resilience measures through the layout, form, orientation, drainage, landscaping, public realm and operation, in accordance with Policies D1 Haringey Design Principles and D2 Design-led Approach and Delivering Design Quality.

21.13 Development must avoid increasing climate-related risks either on-site or elsewhere. Measures intended to address one climate risk should not result in unintended adverse impacts. Increased climate risk is when developments expose people, property, infrastructure or biodiversity to greater vulnerability from flooding, overheating, drought, poor air quality or ground instability, either directly or cumulatively.

21.14 Proposals should contribute to a connected green and blue infrastructure network that increases climate resilience while supporting biodiversity recovery and species movement across the borough.

Creating a healthier and safer borough

21.15 The plan seeks to ensure that climate risks related to new development are identified and appropriately addressed, including overheating, flooding, drought, subsidence and poor air quality. By considering climate risks from the earliest stages of design and carefully managing the location, layout and design of the development, the policy will support healthier and safer communities, particularly for those most vulnerable to climate change. A key outcome of the policy will be to create buildings and place which are comfortable to use and enjoy, now and in the future.

Ensuring a Fairer borough

21.16 Climate change does not affect all people equally. Certain groups are more vulnerable to the impacts of overheating, flooding, poor air quality and other climate-related hazards. These include older people, pregnant, babies and young children, people with chronic and severe illnesses and people experiencing homelessness1. Climate adaptation therefore has an important role in reducing inequalities and supporting healthier outcomes across the borough.

21.17 Proposals must recognise and respond to inequalities associated with climate change impacts. This is particularly important for vulnerable development uses including residential accommodation, care homes, schools and healthcare buildings. Proposals should demonstrate how buildings, communal and public spaces have been designed to remain safe, healthy, resilient and inclusive throughout their lifetime under current and future climate conditions.

Implementation

21.18 Policy compliance should be demonstrated through supporting documentation submitted as part of a planning application. This could include the design vision, Design and Access Statement, Green and Blue Infrastructure Plans, Overheating Assessments and Flood Risk Assessments, where applicable, having regard to relevant policies in this plan.

21.19 Where appropriate, major developments should seek opportunities to support wider strategic climate resilience initiatives through direct delivery or financial contributions, proportionate to the scale and location of the proposal.

[1] Haringey Heatwave Joint Strategic Needs Assessment 2024

Policy CR2: Supporting Urban Cooling

A. Proposals must minimise the impacts of a warming climate, reduce the Urban Heat Island effect and improve thermal comfort in public and private outdoor spaces. To achieve this, proposals should:

(1) be informed by Heat Risk mapping and demonstrate a positive response to locally identified risks and vulnerabilities in accordance with CR1;
(2) prioritise the integration of passive cooling measures and shading as integral components of development design, including through:

i. urban form and built form;
ii. site layout, including building orientation and the location and design of the public realm;
iii. surface treatment and material selection that reduce heat absorption and storage; and
iv. the provision of shade to outdoor spaces through built and landscape elements.

(3) prioritise the provision of blue and green infrastructure that contributes to urban cooling through shading, evapotranspiration and increased vegetative cover.
(4) minimise the rejection of waste heat from buildings and associated infrastructure

B. Proposals that provide publicly accessible social infrastructure, are expected to attract significant numbers of visitors, or deliver 500 or more homes must provide or contribute to a publicly accessible Indoor Cool Space that meets, as a minimum, the GLA Tier 2 Cool Spaces criteria or any successor standard.

Supporting Text

21.20 As average annual temperatures continue to rise due to climate change, overheating is impacting everyone. London is experiencing hotter and drier summers that are further intensified by the Urban Heat Island effect (UHI). Protection from overheating is particularly important for vulnerable groups who are not as able to adapt to changing environmental conditions. In extreme situations heat exposure can have serious health implications and in the worst cases it can lead to fatalities.

21.21 Proposals are therefore expected to contribute to passive cooling and shading, supporting heat and sunlight dissipation in the external environment during periods of extreme hot weather. In assessing potential impacts, applicants should consider how spaces are used, for example whether people are passing through or expected to dwell in the space or if there are vulnerable users.

21.22 Proposals should use the GLA's London Climate Risk Maps and other available up-to-date information to identify heat risk and climate vulnerabilities in accordance with the climate resilient design approach outlined in Policy CR1. If appropriate, additional site-specific heat mapping analysis should be undertaken to ensure an appropriate response to climate risks. Proposals identified as being in areas of higher heat risk should prioritise the integration of urban cooling measures aligned with this policy.

21.23 The urban form should be designed to provide sufficient shading through layout, height, bulk and massing to prevent overheating. For example, this could include buildings providing shade to a proposed courtyard or play area during summer months at hotter times of the day.

21.24 Proposals should have careful consideration of the building form, orientation and site layout with regards to potential effect on microclimate, maximising opportunities for outside airflow to disperse heat.

21.25 External shading is one of the most effective ways to reduce overheating risk within buildings and in the public realm. Where nature-based solutions cannot be sufficiently provided, external shading solutions in combination with seating areas should be explored to provide comfortable rest spaces during warmer months.

21.26 Urban surfaces with a high solar reflectance, or albedo, enable heat to be quickly radiated back into the atmosphere without retaining the heat. Conventional materials, such as red brick, will have a lower albedo and retain more heat at the building structure which is radiated back into the atmosphere when surrounding temperatures drop. Lighter coloured surfaces, such as white, have a higher albedo or solar reflectance.

21.27 Proposed measures to support urban cooling must be design-led, having regard to the relevant Design and Heritage policies and established design guidance including the Good Homes Alliance Shading Design Guide. These could include:

i. Cool roofs with light-coloured materials (high albedo) if not proposing a living roof

ii. Lighter-coloured façade materials

iii. Cool pavements (high albedo)

iv. Living or green walls

21.28 Nature-based solutions should be prioritised as they can provide multiple social, economic and environmental benefits whilst increasing resilience to climate change. For example, the implementation of urban greening initiatives such as tree planting and retention, green roofs or rain gardens, can directly contribute to supporting urban cooling, sustainable drainage, improved air quality and enhanced public amenity. Similarly, blue infrastructure could include enhancing existing and provision of new

ponds and wetland creation, naturalisation of watercourses, flood plain creation and water features These measures should be incorporated as part of a climate-resilient design approach aligned with Haringey's Green and Blue Infrastructure principles and policy requirements.

21.29 Overheating is a public health emergency and as such the Council is committed to ensuring that residents and visitors have easy access to Cool Spaces on hot days. These spaces should be resilient to extreme weather conditions with the ability to continue operation during any national grid power outage.

21.30 The policy requires proposals that provide publicly accessible social infrastructure, attract significant numbers of visitors, or deliver 500 or more homes to provide or contribute to a publicly accessible Indoor Cool Space that meets, as a minimum, the GLA Tier 2 Cool Spaces criteria or any successor standard.

Policy CR3: Minimising Overheating Risk in Buildings

A. Proposals must minimise overheating risk in new and existing buildings in accordance with the Haringey Cooling Hierarchy. The hierarchy should be applied sequentially, with higher-priority measures incorporated wherever feasible before lower-priority measures are considered.

Haringey Cooling Hierarchy (1 = highest priority)

(1) Minimise solar heat gains through building orientation, layout, massing, insulation, facade design, glazing strategy, the provision of green infrastructure, avoiding single aspect dwellings, and the integration of external shading into all building openings except facades that face due north;
(2) Minimise internal heat generation through energy efficient building services, equipment and lighting design;
(3) Manage residual heat within buildings through passive heat-management measures, including thermal mass where appropriate;
(4) Maximise passive cooling through natural ventilation and other passive ventilation strategies;
(5) Provide mechanical ventilation only where necessary to maintain safe and comfortable internal temperatures;
(6) Provide active cooling only where robustly justified and demonstrated that opportunities to implement the preceding measures have been fully explored and maximised.

B. Proposals must demonstrate that waste heat from building services is minimised and has been located to mitigate negative heating impacts on future occupants and neighbouring sites.

Implementation

C. Overheating Assessments must be undertaken for all major development proposals that include buildings where people spend a significant amount of time and all minor development proposals which have a high likelihood of use by a vulnerable user group

D. All other development proposals should demonstrate compliance with this policy within the Design and Access Statement and by using the Good Homes Alliance Overheating Risk Assessment Method.

Supporting Text

21.31 Overheating in buildings poses a significant and increasing risk to public health and well-being and is also contributing to global warming as people turn to active cooling

solutions that are energy-hungry and increase carbon emissions. As such, it is essential that buildings in Haringey are designed to minimise overheating risk.

21.32 Overheating can occur in both existing and new buildings with impacts depending on the uses and design of the building, as well as the vulnerability of its occupants, their adaptability and thermal comfort ranges, and their ability to control internal temperatures.

21.33 All developments are expected to manage overheating and heat risk in accordance with the Haringey Cooling Hierarchy.

21.34 The Haringey Cooling Hierarchy should be applied sequentially. Measures from multiple levels of the hierarchy may be incorporated, however, applicants must demonstrate that opportunities to implement higher-order measures have been fully explored before lower-order measures are considered. Proposals should not rely on a single overheating mitigation measure where a combination of feasible measures would deliver greater resilience and thermal comfort. The most impactful measures require consideration during early design stages as they can have an impact on the visual appearance of buildings.

21.35 The first step is to minimise the amount of heat entering a building, including through its orientation, massing, insulation, layout, façade, glazing design, the provision of external green infrastructure (for low-rise development), avoiding single aspect dwellings, and the integration of external shading. Measures should be considered at the earliest stages of design as they are often the most effective and can influence the appearance of buildings.

21.36 External shading is a highly effective way to reduce overheating as it blocks solar radiation before it passes through glazing. Shading should be designed to allow beneficial solar gains during cooler months and should have regard to relevant Design and Heritage policies. Internal blinds and curtains have minimal impact on overheating and are not considered acceptable mitigation measures.

21.37 The second step is to minimise unnecessary internal heat gains through building design and layout. Development should be designed to support efficient heat distribution by minimising distribution distances through the appropriate location of plant and service infrastructure.

21.38 The third step is to manage heat that remains within the building through passive heat-management measures. Materials with high thermal mass can absorb heat during the day and release it more slowly as temperatures fall, helping to moderate peak indoor temperatures. High ceilings can further improve thermal comfort by allowing hot air to rise and cooler air to stay at occupant level, naturally regulating temperatures.

21.39 The fourth step is to maximise passive cooling through natural ventilation and passive airflow strategies. Building orientation, layout and the design of openings should support natural airflow and heat removal. Dual- and triple-aspect residential layouts are preferred where feasible to facilitate cross-ventilation and night purge ventilation which should be incorporated where appropriate. Incorporating ceiling fans into suitable schemes can also be an efficient and cost-effective way to increase heat-loss.

21.40 Mechanical ventilation should only be used where passive cooling is insufficient to mitigate the risk. Where required, it should complement, rather than replace, passive cooling measures. All Mechanical Ventilation with Heat Recovery (MVHR) systems should incorporate an automatic summer bypass mode to reduce overheating risk, and passive night ventilation should be prioritised wherever feasible.

21.41 Active cooling, including air conditioning and reversible heat pumps providing cooling, will be resisted and should only be used where Overheating Assessments demonstrates that all higher-order measures in the hierarchy have been fully explored. Where justified, systems should be designed to minimise energy demand, reduce waste heat and avoid adverse impacts on the surrounding environment.

21.42 This approach aims to support broader net zero carbon and climate adaptation and resilience ambitions. For example, reducing the need for retrofitted active cooling systems, which rely on external energy sources to remove heat will help reduce onsite energy consumption and overall demand and on the electricity grid. In addition, avoiding the use of active cooling minimises waste heat emissions which can contribute to London's urban heat island effect.

Implementation

21.43 Overheating Assessments should be undertaken for any major development proposals that include buildings where people spend a significant amount of time and should be prepared in accordance with the GLA's Energy Assessment Guidance and any relevant local guidance.

21.44 Overheating Assessments should include:

i. A method statement demonstrating application of the Cooling Hierarchy

ii. A massing and shading study which demonstrates how urban form and orientation are designed to mitigate overheating risk in buildings. 3D modelling is encouraged.

iii. Dynamic thermal analysis demonstrating compliance with the most up to date Chartered Institution of Building Services Engineers (CIBSE) guidance and based on development use:

- Residential developments (where people will sleep), including dwellings, residential institutions, care homes, sheltered accommodation and temporary accommodation: modelled in line with CIBSE TM59 with TM49 weather files.
- Non-residential areas where people will spend a significant amount of time during the day: modelled in line with CIBSE 52.

iv. Modelling of current and future weather files, complying with the current 2020s and 2050s weather file for Design Summer Year (DSY) 1 and demonstrating through a retrofit plan how the development will comply with future mitigation measures for DSY2 and DYS3 (2020s), and DSY1 (2080s) weather files, or the equivalent updated weather files.

v. A 'retrofit guide' to demonstrate how the building(s) can easily be retrofitted with mitigation measures (in line with the Cooling Hierarchy) to ensure it does not overheat in more extreme weather events (DSY2 and 3 under 2020s) and future (2080s), how this will be managed and delivered and who will manage the overheating risk when the development is occupied.

vi. Modelling for developments accommodating vulnerable users should apply user occupancy profiles in accordance with current GLA Energy Assessment guidance.

21.45 Minor development proposals, including retrofit, should be designed to achieve a low overheating risk using the Good Homes Alliance Overheating Risk Assessment Method and should demonstrate application of the Cooling Hierarchy. More detailed modelling (e.g. as listed above) may be required for specific 'at risk' properties.

21.46 Development that will have a high likelihood of use with a vulnerable user group or where moving the user group will be difficult (holding facilities, schools, hospitals etc.) will be expected to achieve a higher standard to ensure occupants remain safe. To ensure safety for vulnerable groups, lower order measures, such as mechanical ventilation and active cooling will be supported where these higher standards are unable to be feasibly and viably met through upper order measures. Vulnerable groups include older people, young people, disabled people and people with heat-sensitive health conditions including mental health conditions, neurological disorders, cardiovascular disease, and diabetes, people taking medications (such as SSRIs) which increase sensitivity to heat, people experiencing homelessness, and people in high-risk occupations (such as outdoor workers).

Policy CR4: Managing and Reducing flood risk

A. Development must mitigate and reduce flood risk from all sources, addressing residual flood risks and safeguarding people, buildings and infrastructure and essential services throughout their lifetime whilst taking account of current and future impacts of climate change.

B. The Council requires:

(1) Proposals to be in accordance with the National Planning Policy Framework (NPPF) managing flood risk policies and the requirements set out for assessing, avoiding and mitigating flood risk.
(2) The identification of flood risk to be informed by using up to date evidence including the Haringey Strategic Flood Risk Assessment, the Environment Flood Agency's Flood Map for Planning and any other relevant sources.

C. All development to be designed to withstand, as a minimum, a 1% Annual Exceedance Probability (AEP) flood event, implementing the upper end climate allowance in accordance with current Environment Agency guidance.

D. All development located in areas at risk of flooding must:

(1) preserve and maintain overland flood flow routes, where applicable;
(2) ensure no net loss of on-site flood storage for both fluvial and surface water flood risk, or in exceptional circumstances provide off-site temporary storage;
(3) demonstrate that the development will be safe throughout its lifetime without increasing flood risk elsewhere, taking account of the vulnerability of its users;
(4) avoid flood risk through appropriate site layout, design, taking account of the vulnerability of its uses;
(5) maintain or provide new or upgraded flood infrastructure and/or provide a financial contribution towards wider measures which reduce and mitigate against flood risk, where appropriate;
(6) incorporate flood resilient and flood resistant design measures in accordance with current Environment Agency guidance and local standards,
(7) apply appropriate construction techniques to limit potential disturbance to natural groundwater flows;
(8) manage residual flood risks through appropriate mitigation measures;
(9) provide property level resilience measures; and
(10) provide evacuation plans and flood warning arrangements, where appropriate.

Implementation

E. Site specific Flood Risk Assessments will be required in accordance with the NPPF, Planning Practice Guidance and Haringey's Strategic Flood Risk Assessment, having regard to Environment Agency Guidance.

F. Groundwater Screening Assessments will be required for all major and minor developments where groundwater flood risk has been identified.

Supporting Text

21.47 Haringey's topography, geology, dense urban environment, and extensive coverage of impermeable surfaces contribute to a relatively high risk of surface water flooding in the borough. In addition, significant parts of the east of the borough are susceptible to fluvial flooding associated with the River Lee and its tributaries. Flood risk can also arise outside designated floodplains where development places additional pressure on existing drainage and sewerage networks, particularly where supporting infrastructure capacity is not delivered in advance of development. Climate change is expected to increase the frequency and intensity of extreme rainfall events, placing a growing number of people, properties, critical infrastructure, and community assets at risk of flooding across the borough.

21.48 In its role as Lead Local Flood Authority (LLFA), the Council is responsible for managing local flood risk associated with surface water, groundwater, ordinary watercourses and culverted watercourses. Following the intense rainfall events in July 2021 and August 2022, the Council has significantly increased investment in flood risk management through its Flood and Water Management Investment Plans (FWMIP) setting out capital investments as well as future aspirations for delivery.

Implementation

21.49 Proposals must refer to the NPPF and PPG Flood Risk and Coastal Change PPG to properly assess flood risk and undertake effective flood risk management. When addressing flood risk, proposals must start with assessing and then avoiding risk with consideration of the vulnerability classification of the proposed development.

21.50 Proposals should refer to the most up to date regional and local evidence to determine potential flood risk. This should consider impacts to the site and adjoining properties, including potential increased flood impacts to neighbouring boroughs.

21.51 The Haringey Strategic Flood Risk Assessment (SFRA) 2026, which informed the plan, includes an assessment of risk from all flood sources and identifies locations in the borough that are at a higher risk of flooding including where site allocations are identified as requiring a Sequential or Exception Test. Proposals must consider the most up to date SFRA when identifying, assessing and mitigating site-specific flood risk.

21.52 Proposals should also have regard to the strategic measures and priorities identified in the Haringey Local Flood Risk Management Strategy (LFRMS), Haringey Parks and Greenspaces Watercourse and Flood Risk Plan and the London Regional Flood Risk Appraisal (RFRA) and any relevant successor or replacement documents to ensure that development aligns and maximises opportunities to positively contribute to reduced flood risk and improved flood management in the borough and London.

21.53 Proposals are encouraged to utilise various available online mapping tools to assess flood risk from different sources of flooding and the associated potential flood impacts due to climate change. This could include the Council's Planning Policy maps, the Environment Agency's Flood Map for Planning and Long Term Flood Risk maps, British Geographical Survey groundwater flooding datasets, and the GLA's Climate Risk Map.

21.54 Where proposals are identified to be in areas at risk of flooding, a site-specific Flood Risk Assessment (FRA) must be carried out in accordance with the NPPF, relevant PPG, the Haringey SFRA, Haringey's Local SuDS Standards and relevant EA Guidance. Applicants are encouraged to engage early with the LLFA and the Environment Agency where proposed development is located in areas of flood risk.

21.55 FRAs should:

i. have regard to the Haringey LFRMS and Local SuDS Standards;

ii. assess all sources of flooding and consider climate change impacts for the lifetime of the development;

iii. quantify anticipated flood depths, levels and hazard classifications;

iv. assess impacts on adjacent land and neighbouring boroughs and demonstrate that flood risk will not increase elsewhere;

v. establish mitigation measures and residual risk;

vi. consider property level resilience measures;

vii. support the application of the Sequential Test where required;

viii. demonstrate compliance with the Exception Test where applicable; and

ix. be proportionate to the scale, nature and complexity of the development.

21.56 Where a development is proposed in an area at risk of flooding, a Sequential Test and/or Exceptions Test must be applied in accordance with the NPPF and relevant PPG to ensure that development is located in areas with the lowest flood risk with respect to the flood risk vulnerability classifications. For the avoidance of doubt, where developments contain different elements of vulnerability, the highest vulnerability classification should be used.

21.57 The Council will apply the Sequential Test in accordance with the NPPF when assessing proposals to ensure that flood risk is avoided and that development is steered towards locations with the lowest risk of flooding. The Exception Test will apply where it is not possible to locate development in lower risk areas.

21.58 Proposals must provide sufficient evidence at the pre-application stage and planning application stage to enable the Council to assess whether the Sequential and Exception Tests have been applied correctly. Evidence should be up-to-date and based on the best data available.

21.59 Flood mitigation measures should prioritise nature-based solutions wherever possible. Development proposals should clearly identify flood mitigation measures on submitted drawings, demonstrate safe access and escape routes, safeguard overland flow routes, protect critical infrastructure and deliver wider environmental benefits.

21.60 Finished floor levels should be set at least 600mm above the 1% AEP (1 in 100 year) flood level including climate change allowance, in accordance with Haringey's SFRA and the EA's Standing Advice: Preparing a Flood Risk Assessment. Flood resistant materials must also be applied up to at least 600mm above the estimated flood level. Where proposals are located within the Lower Lee catchment, finished floor levels should be set at least 900mm above the 1% AEP (1 in 100 year) flood level including climate change allowance.

21.61 Where a high level of uncertainty exists, the Council may require the proposal to increase freeboard allowances, enhanced resilience measures and additional flood risk evidence.

21.62 Development within areas susceptible to ground water or sewer flooding should apply appropriate construction techniques to limit potential disturbance to natural groundwater movement. All permissible basement and below ground structures should be fully fitted with flood resilience measures, including waterproofing floors and walls and sewer pumped devices, where applicable and should comply with Policy D14 Basements and Lightwells.

Policy CR5: Sustainable Drainage

A. To reduce flood risk and manage surface water runoff from development, proposals should:

(1) restrict surface water runoff rates to equivalent Greenfield runoff rates for all rainfall events, including the relevant allowance for climate change.
(2) manage surface water as close to its source as possible in accordance with the Drainage Hierarchy in the London Plan;
(3) protect and retain existing permeable surfaces and areas of soft landscaping wherever possible, whilst seeking opportunities to reduce existing impermeable cover;
(4) maximise the use of Sustainable Drainage Systems (SuDS) in accordance with the Council's Local SuDS standards and guidance document; and
(5) demonstrate that the proposal will not increase surface-water flood risk to neighbouring properties, surrounding communities or adjoining boroughs.

B. Where SuDS are proposed, they must:

(1) comply with the Council's Local SuDs standards and guidance document, or national standards where otherwise agreed by the Council;
(2) be designed to maximise biodiversity, provide local amenity and recreational value and improve water quality;
(3) be sensitively incorporated within the site layout and design of development from the early stages of the design process; and
(4) be easy to maintain and function effectively over the lifespan of the development.

C. Groundwater quality and protection must be prioritised when considering options to manage surface-water runoff. Where SuDS cannot be implemented due to site constraints (such as land contamination or groundwater vulnerability or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.

Implementation

D. Major development and non-major development (including change of use proposals) that would significantly alter the existing surface water drainage regime must submit a Drainage Strategy and complete a Haringey SuDS Proforma as part of the Flood Risk Assessment, required under Policy CR4.

E. Additional site-specific flood risk assessments or drainage strategy may be required for developments located within Critical Drainage Areas (CDAs) or other areas as identified as being at elevated risk of surface water flooding.

F. Proposals incorporating SuDs within Source Protection Zone 1 must be supported by a Hydrological Risk Assessment demonstrating that groundwater resources and quality will be protected.

G. Major developments may be required to contribute towards proportionate strategic flood risk mitigation measures and sustainable drainage infrastructure where necessary to make development acceptable in planning terms.

Supporting Text

21.63 Haringey is particularly susceptible to surface water flooding due to its urban character, extensive areas of impermeable surfaces and the increasing frequency of intense rainfall events. Surface water runoff occurs when rainfall is unable to infiltrate into the ground and instead flows across the land surface. Flooding can occur when runoff exceeds the capacity of drainage systems, watercourses or receiving ground conditions, resulting in ponding and overland flow in low-lying areas. Surface water runoff can also transport pollutants from roads and hard surfaces into watercourses, adversely affecting aquatic habitats, biodiversity and wider blue infrastructure networks.

21.64 All development should be designed to reduce runoff to 'Greenfield' rates wherever practicable. Greenfield runoff rates represent the natural rate of runoff from an undeveloped and permeable site. Surface water attenuation requirements should be calculated for the critical 1 in 100 year storm event, including the appropriate climate change allowances.

21.65 Where proposals can robustly demonstrate that Greenfield runoff rates cannot be fully achieved due to exceptional site-specific constraints, runoff rates should be reduced to the lowest practicable level. The existence of previous development or historically high runoff rates will not, in itself, be accepted as sufficient justification for non-compliance with this policy.

21.66 Proposals must follow the drainage hierarchy, prioritising the discharge of surface water to ground through infiltration where feasible, followed by discharge to a watercourse and then to a surface water sewer. Surface water discharge to the foul and combined sewer network will not normally be supported as it can contribute to sewer surcharge, increased flood risk and pollution incidents.

21.67 Sustainable Drainage Systems (SuDS) use natural processes and landscape-based solutions to manage rainfall as close to where it falls as possible. By replicating natural drainage patterns, SuDS reduce surface water flood risk while delivering a wide range of environmental, social and economic benefits. In addition to managing runoff, SuDs should seek to:

i. improve water quality and reduce pollutant loading;
ii. enhance habitats, biodiversity and support nature recovery;
iii. provide aesthetically pleasing and functional public spaces;
iv. create high-quality opportunities for recreation and play;
v. strengthen local character and sense of place;
vi. contribute to urban cooling and climate resilience;
vii. support wider urban greening and environmental improvement objectives.

21.68 Proposals should have regard to the areas identified for new and retrofitted SuDs within the GLA SuDS opportunity map, SuDS Retrofit map and the Haringey Strategic Flood Risk Assessment (SFRA). All SuDS should be designed in accordance with Haringey's Local SuDS standards and guidance document and relevant regional and national standards, including the GLA's sector-specific SuDS guidance. Appropriate management and maintenance arrangements must be secured to ensure that SuDS operate effectively throughout the lifetime of the development.

21.69 Groundwater protection must be considered at the earliest stage of the design process. Applicants will be expected to demonstrate that proposed drainage measures will not adversely affect groundwater quality, groundwater-dependent ecosystems or aquifer integrity.

21.70 SuDS measures may include, but are not limited to:

i. Green and blue roofs
ii. Soft landscaping and rain gardens
iii. Permeable surfaces (e.g. permeable pavements, porous blocks)
iv. Rainwater harvesting systems and water re-use systems
v. Infiltration trenches and soakaways
vi. Tree pits and bioretention systems
vii. Riparian buffer zones alongside rivers and watercourses
viii. Ponds, wetlands and attenuation basins.
ix. Vegetated swales and filter strips
x. Underground attenuation and storage features where appropriate.

21.71 The most appropriate SuDS measures will depend on site-specific circumstances, including geology, ground conditions, contamination risks, groundwater levels, space constraints and the nature of the proposed development. Where SuDS cannot be delivered, applicants must provide robust technical evidence to justify the chosen approach and demonstrate that alternative sustainable drainage solutions have been fully explored. Financial viability alone will not be accepted as justification for failing to comply with this policy.

21.72 Proposals should have regard to regional and local flood risk evidence, including the London Surface Water Strategy, the Haringey Surface Water Management Plan (SWMP), the Local Flood Risk Management Strategy (LFRMS) and the Strategic Flood Risk Assessment (SFRA). The SWMP identifies nine Critical Drainage Areas (CDAs) where the risk of surface water flooding is greatest. Development proposals within these areas must respond appropriately to local flood risk and incorporate measures that reduce, manage and where possible improve existing drainage conditions. It should be noted that there are currently no Critical Drainage Areas formally designated by the Environment Agency within the borough.

Implementation

21.73 A Drainage Strategy must be submitted for all major developments, and non-major developments including change of use proposals where there is potential to increase surface water runoff, affect existing drainage infrastructure, or where the site is located within an area of identified flood risk. The Council may also require additional technical evidence where necessary to understand and assess local flood risk conditions. Applicants are strongly encouraged to engage with the Council at the pre-application stage to establish information requirements and identify site-specific constraints and opportunities.

21.74 The Drainage Strategy should be informed by the latest available evidence, including the Haringey SFRA, SWMP, and LFRMS and should:

i. Demonstrate how surface water will be managed across the site, taking account of topography, geology, ground water conditions and existing or proposed drainage infrastructure,
ii. Assess infiltration potential, existing and proposed runoff rates, attenuation requirements and overland flow pathways,
iii. Incorporate the latest climate change allowances, and
iv. Demonstrate that the proposal will not increase flood risk on-site, adjacent to the site or downstream.

21.75 Developments incorporating SuDS within Source Protection Zone 1 must be accompanied by a Hydrological Risk Assessment prepared in accordance with the EA's groundwater protection guidance. The assessment should demonstrate that groundwater quality, groundwater flow pathways and aquifer integrity will be protected. Activities with the potential to adversely affect groundwater resources, including significant excavation and physical disturbance of the aquifer, must be fully assessed. Deep borehole soakaways will not normally be supported due to the potential risk they pose to groundwater quality.

Policy CR6: Resilient Water and Wastewater Management

Water Efficiency

A. The Council will require all development to contribute to the reduction of drought risk by designing buildings to be water efficient during construction and operation. To achieve this, development proposals must:

(1) Achieve the London Plan requirements for mains water consumption; and
(2) Set out what water efficiency measures will be integrated to reduce the risk of drought and increase resilience of the site during drought periods.

Water Supply

B. All development will be required to demonstrate that there is adequate water supply infrastructure capacity both on and off site to serve the development without adversely impacting on existing users.

Wastewater

C. 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 will be required to:

(1) 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;
(2) Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections; and
(3) Implement sustainable drainage systems, in line with Policy CR5.

D. The Council will give preference to mains foul drainage and will seek to restrict the use of non-main drainage for foul water disposal, particularly in Source Protection Zones, in line with Environmental Agency guidance.

Implementation

E. All major developments must submit a Water/Wastewater Utilities Assessment including confirmation from Thames Water confirming that the network has, or will have, sufficient capacity to serve the site.

Supporting Text

21.76 Effective water and wastewater management is fundamental to sustainable development and supporting climate adaptation and resilience. London is an area of serious water stress. During the July 2022 heat wave event, high temperatures saw a 50% increase in water consumption and the Thames Water's reservoirs reduced to their lowest level in 30 years. Ensuring a sustainable and secure water supply is particularly important in the context of a growing population of London and the subsequent increased demand for water.

21.77 Proposals will be required to demonstrate how water consumption needs have reduced to achieve the standards in the London Plan. This means that residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Part G of Building Regulations. Non-residential uses will be expected to demonstrate that the proposal can achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent. The fittings approach will determine the water consumption of a development which is transparent and compatible with developers' procurement.

21.78 A holistic approach to achieving water efficiency should be taken, having regard to requirements in Policy CR4: Managing and Reducing Flooding, Policy CR5: Sustainable Drainage, and policies in the Green and Blue Infrastructure Chapter.

21.79 Proposals should clearly set out what measures have been implemented to minimise water use as part of the Design and Access Statement (or the Green Infrastructure Plan, where relevant), this could include:

i. Installing efficient fixtures and fittings (bath/shower, toilets, washing machine etc) with maximum capacity/flow rates;

ii. Greywater harvesting; and

iii. Rainwater harvesting for individual properties and any developments proposing external amenity and soft landscaping.

21.80 Wastewater infrastructure plays an important role in supporting climate resilience. Ensuring that wastewater is effectively collected, conveyed and treated helps safeguard public health and the environment, whilst reducing the risk of sewer flooding and pollution incidents during extreme rainfall events. Well-planned wastewater infrastructure also supports sustainable growth by ensuring that development does not place unacceptable pressure on existing networks and treatment facilities.

21.81 The Council will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Where a proposed development increases the demand for water supply or wastewater infrastructure, it must be demonstrated that sufficient capacity already exists in the network or will be provided

in a timely manner to accommodate the development. Early engagement with Thames Water is encouraged. Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.

21.82 Proposals located within a site allocation should refer to the Neighbourhood Chapters of this plan which identify where there are known water supply and wastewater network and wastewater treatment infrastructure issues.

21.83 Applicants are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Council will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

21.84 The development or expansion of water supply or wastewater facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the plan, or in the interests of long-term water supply and wastewater management, provided that the need for such facilities outweighs any adverse land use or environmental impact and that any such adverse impact is minimised.

21.85 Non-mains drainage solutions will only be appropriate where connection to the public network is demonstrably unfeasible. In such cases, applicants must provide sufficient evidence that the proposed system can operate effectively without causing adverse impacts on public health, groundwater, surface water bodies or environmentally sensitive areas, including Source Protection Zones.

21.86 Surface water should be managed in accordance with Policy CR5 Sustainable Drainage and the London Plan. The Council will expect that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where it is proposed to discharge to a public sewer prior approval from Thames Water will be required.

Implementation

21.87 A Water/Wastewater Utilities Assessment should demonstrate how the development will connect to existing infrastructure and confirm that adequate capacity exists within the local water supply, sewerage and wastewater treatment networks. Where capacity constraints are identified, the assessment should identify any reinforcement works, upgrades or phasing arrangements necessary to ensure that development can be accommodated without adversely affecting the operation of existing infrastructure or service provision to existing users.

Policy CR7: Subsidence

A. All developments should take a risk-based approach so that subsidence risk is effectively managed and mitigated to ensure that harm to human health, property and the wider environment is avoided.

B. Proposals should identify if the site is at risk of subsidence, including clay shrink-swell subsidence due to climate change, and provide for appropriate management and mitigation where required.

Implementation

C. Proposals within areas identified as having a potential risk of subsidence should be accompanied with a Subsidence Risk Statement prepared by a suitably qualified professional.

Supporting Text

21.88 Subsidence refers to the downward movement of the ground caused by the collapse or settling of the soil, rock or structural foundations. It can be triggered by a variety of factors, including soil shrinkage, water table fluctuations, tree roots, and construction activities.

21.89 The London Plan Climate Review 2024 identified that 43% of properties in London are likely to be affected by subsidence by 2030. Haringey, like most of London, is vulnerable to subsidence due to its clay rich soils, density of build form, tree roots and exposure to drought and heat. Increases in drought conditions and prolonged heavy-rainfall due to climate change are expected to exacerbate issues due to consequential clay shrink-swell effects that can change the volume of the soil and subsequently cause subsidence.

21.90 The plan seeks to prevent and mitigate subsidence risk of new development to users, property and the environment. Proposals are required to take a risk-based approach to subsidence risk and should refer to British Geological Survey (BGS) datasets to identify whether development sites are located in areas at risk of subsidence including whether the site is susceptible of clay shrink-swell subsidence risk due to climate change.

Implementation

21.91 Subsidence Risk Statements aim to identify risks and mitigation measures needed for the site at an early stage of the development process to inform foundation design and other relevant elements at the detailed design stage. The Statement should be prepared by a chartered structural, geotechnical engineer or equivalent, and should include:

i. a desktop review of the potential geological constraints, conditions and historic land use;
ii. a subsidence and slope stability risk assessment, identifying the nature of the potential hazards, likelihood and consequences to the proposed development, neighbouring land and property, infrastructure, public safety and the environment;
iii. an outline of how identified risks would be managed and taken account of throughout the development process;
iv. proportionate mitigation measures through a climate-resilient design approach including early consideration of foundation design, ground stabilisation, drainage improvements, vegetation management and tree selection and remediation, where necessary; and
v. a statement how the site is considered suitable for its intended use and will not be adversely affected by, or contribute to, land instability or ground movement during its lifetime.

21.92 Developments are expected to consider climate-resilient design measures to mitigate subsidence risk, which could include:

i. Ensuring good water management, including minimising and considering the effect of laying impermeable surfaces on the moisture content of the soil.
ii. Ensuring the foundation of new constructions and extensions, and underground infrastructure are designed to account for shrinkable clay soil conditions under present and future climate conditions.
iii. Implementing good tree management. Trees and their root systems must be well-managed where they form part of new development. This includes considering the effect of planting large trees next to a building and considering the detrimental impact on soil moisture when removing existing mature trees. A sufficient root zone should always be provided for existing and new trees.
iv. Certain types of trees are particularly problematic with regards to subsidence risk and should be restricted in areas with clay-rich soils or unstable ground. Where possible, trees with less aggressive root systems should be prioritised in these areas, having regard to policy G6. Where this is not possible, root barriers should be installed to prevent water extraction near foundations.

21.93 Potential increased subsidence risk should be considered for basement developments as they can alter groundwater flow and increase the risk of subsidence if not property managed, with any risk informing the Basement Impact Assessment and or Basement Impact Assessment in accordance with Design Policy D14 Basement and Lightwells.

Policy CR8: Air Quality

A. All new development must:

(1) prioritise the improvement of air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution;
(2) be air quality neutral ensuring that it does not create any new areas that exceed air quality limits or delay compliance in areas currently exceeding legal limits; and
(3) comply with applicable air quality standards and guidelines to safeguard public health and the environment.

B. Major developments located in Air Quality Focus Areas, masterplans, and large-scale development proposals (that are subject to Environmental Impact Assessments) are required to deliver an "Air Quality Positive" approach.

C. Proposals that fail to meet the requirements of Part A will be refused unless adverse impacts can be mitigated to an acceptable level.

Implementation

D. Air Quality Assessments must be submitted for the following types of proposal:

(1) All major developments;
(2) Any development that is likely to have an adverse impact on air quality or introduce new sensitive receptors to areas with existing poor air quality;
(3) Any development that includes potentially polluting sources, uses or combustion-based technologies;
(4) All residential developments within Air Quality Focus Areas (AQFA); or
(5) Community infrastructure or other uses, including public open spaces, that are expected to be frequented by large numbers of particularly vulnerable groups such as older people and children.

E. To reduce the impact on air quality during the construction and demolition phase developments must:

(1) Submit an Air Quality and Dust Risk Management Plan, where required. It should identify how emissions of particles are controlled and managed during demolition and construction activities including required mitigation measures, and site monitoring; and
(2) Demonstrate through Construction/Demolition Management Plan and/or Construction Logistics Plans how the proposal intends to be compliant with the Non-Road Mobile Machinery Low Emission Zone, having regard to Policy D15 Managing Impacts of Construction.

Supporting Text

21.94 Air pollution is the biggest environmental threat to health in the UK impacting everyone in our community. The Haringey Air Pollution Joint Strategic Needs Assessment identified that as of 2025, 8.2% of all deaths in Haringey are estimated to be attributable to air pollution, equivalent to ~100 deaths per year.

21.95 The Haringey Air Quality Action Plan 2025-2030 outlines the Council's vision and commitment to improving air quality in the borough, through 22 actions to reduce emissions from development, buildings and transport. The policies support the implementation of the action plan to ensure emissions from demolition and construction are minimised. Improved air quality objectives are further supported in the Sustainable Travel policies related to reduced vehicle use which would subsequently reduce congestion and emissions.

21.96 All proposals are expected to prioritise improvements to air quality by incorporating measures that reduce air pollution and contribute to enhanced public health and environmental outcomes. All new developments must be at least Air Quality Neutral in accordance with the London Plan and air quality benchmarks prescribed in the Air Quality Neutral LPG to ensure that their transport and building emissions do not worsen air quality in the area in which it is located.

Implementation

21.97 Requiring Air Quality Assessments (AQAs) for certain developments ensures that potential air quality impacts are thoroughly evaluated and addressed during the planning stage. AQAs should be prepared in accordance with relevant Institute of Air Quality Management (IAQM) Guidance and should identify potential sources of air pollution, assess the magnitude of the impact, and propose suitable mitigation measures. The whole borough has been declared an Air Quality Management Area and so assessments are necessary to determine whether the proposed developments will exacerbate existing poor air quality or introduce sensitive receptors to areas already experiencing air quality issues.

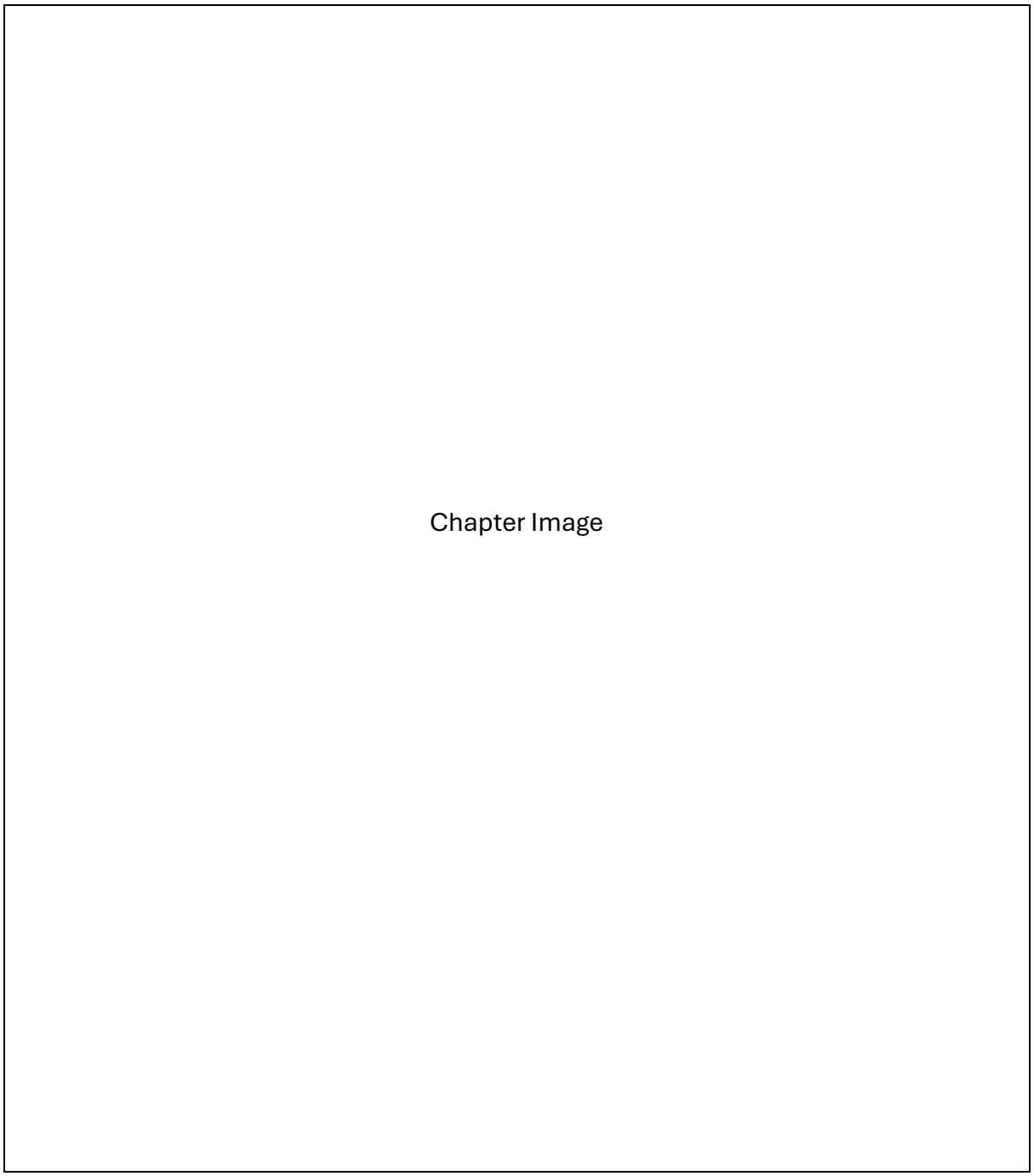
21.98 Proposals must consider the Assessment of Dust from Demolition and Construction IAQM guidance to determine if an Air Quality and Dust Risk Management Plan and supporting Dust Risk Assessments are required to manage emissions during the demolition and construction phase. Applicants must also refer to necessary aspects of The Control of Dust and Emissions during Construction and Demolition SPG as outlined in the GLA's practice note. At the planning application stage, this would be based on factors including sensitivities, proximity and number of receptors and other site-specific considerations. However, a more detailed assessment may also be required at

a subsequent stage to account for construction and demolition management plan details, subject to the planning condition process.

21.99 Proposals must ensure that Non-Road Mobile Machinery NRMM used for construction and demolition will comply with the required engine emission stage in accordance with the GLA's NRMM advice to minimise air pollution. Submitted evidenced should ensure alignment with other relevant policies including D15 Managing Impacts of Construction.

21.100 Where mitigation is required, it should be delivered on-site wherever possible. This approach promotes sustainable development practices by integrating air quality measures into the design and operation of the development, rather than relying solely on off-site measures. Off-site provision will only be acceptable in exceptional circumstances with equivalent air quality benefits required to be delivered. Where off-site measures cannot be provided to a sufficient standard, a financial off-setting contribution secured through a legal agreement may also be acceptable.

CHAPTER 22: BUILDING A ZERO CARBON HARINGEY



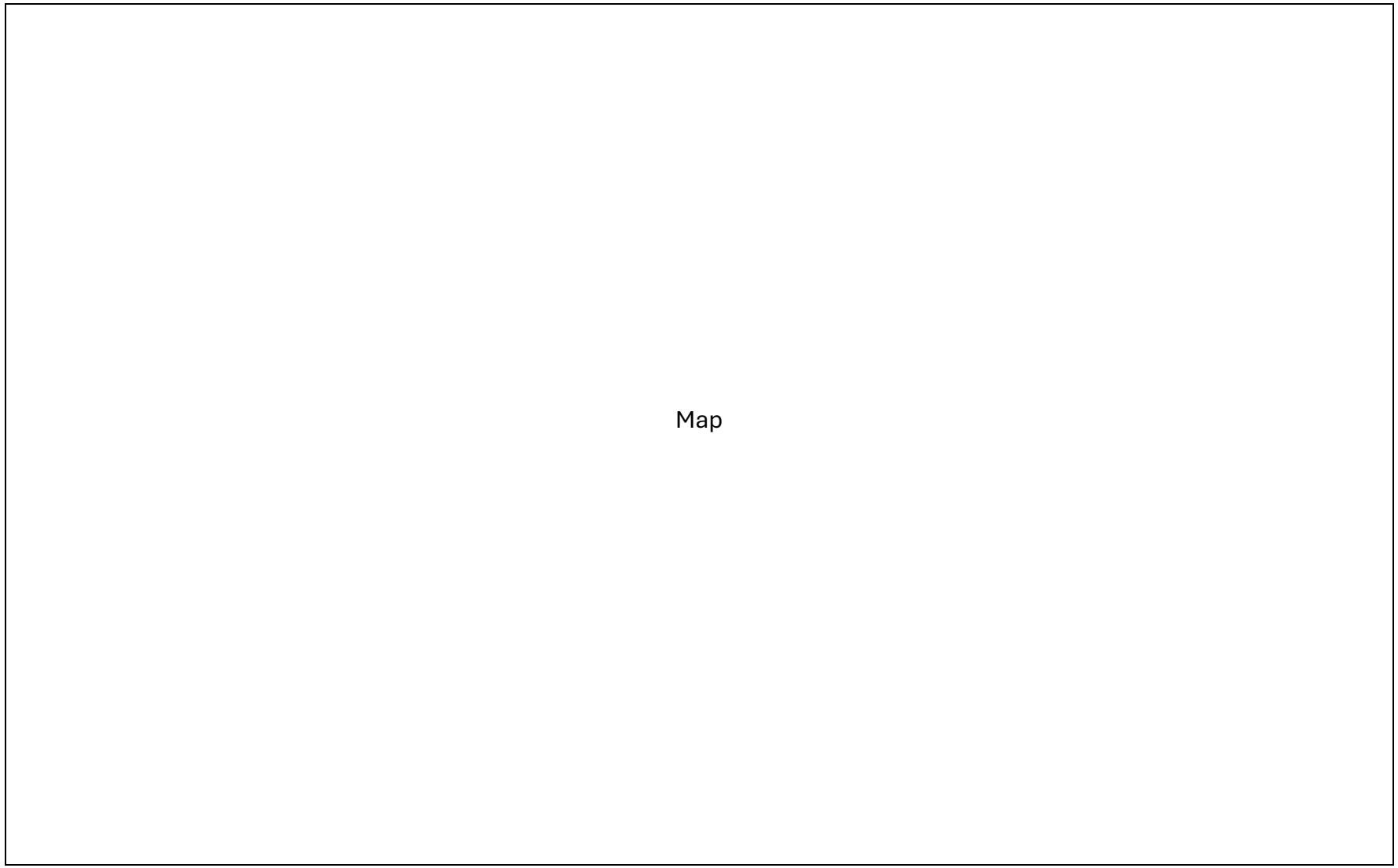
INTRODUCTION

22.1 The UK has a legally binding requirement to become 'net zero carbon' by 2050, which means reducing greenhouse gas emissions by at least 100% compared to 1990 levels, as set out in the Climate Change Act 2008.

22.2 Haringey has been at the forefront of climate change policy-making in London. We were one of the first London boroughs to declare a Climate Emergency in March 2019 and have committed to becoming a zero-carbon Council by 2029, and a zero-carbon borough by 2041. To help deliver these objectives we published a Climate Change Action Plan in 2021, which sets out the key actions required to reduce our council, housing, workplace, transport, energy, and community emissions.

22.3 The Local Plan is an important policy tool for realising our objectives, with action on addressing Climate Emergency embedded throughout all parts of the plan.

22.4 This Chapter focuses on achieving a zero-carbon borough through the way we use and develop our buildings, which is particularly important given 75-80% of Haringey's carbon emissions come from our homes and non-residential buildings.



Tables and Figures 10. Map of xxxxxxxxxxxx

Policy ZC1: Achieving a Zero Carbon Balance

A. To support the ambition of becoming a net zero carbon borough by 2041, all development should achieve a Zero Carbon Balance. To deliver this, proposals must:

(1) Minimise Whole Life-Cycle Carbon (WLC) emissions in accordance with the Local Plan's Embodied Carbon Hierarchy (including a 'retrofit-first' approach), and by meeting or outperforming applicable Embodied Carbon Targets.

(2) Achieve Net Zero Operational Energy in accordance with the Local Plan's Operational Energy Hierarchy:

i. Be Lean - take a 'passive design' approach, prioritise building fabric performance to deliver high levels of energy efficiency, meeting or outperforming relevant Operational Energy Targets.

ii. Be Clean – use efficient low and zero carbon infrastructure to heat, cool and power buildings.

iii. Be Green - maximise on-site renewable energy generation.

iv. Be Seen - measure, monitor and report the energy performance of proposals as they are planned, built-out and in-use.

(3) Minimise waste in accordance with the Local Plan's Circular Economy Principles.

Supporting Text

Zero Carbon balance

22.5 Whole life-cycle carbon emissions are the carbon emissions generated throughout the lifetime of a building or development. They comprise emissions associated with materials and construction (upfront embodied carbon), maintenance and replacement during use (in-use embodied carbon), building operation (operational carbon), and demolition and disposal at the end of life (end-of-life embodied carbon). It also includes carbon savings associated with the future reuse or recycling of materials beyond the life cycle boundary.

22.6 The Council's approach seeks to achieve Net Zero Operational Energy rather than Net Zero Operational Carbon. As increased electricity is generated from renewable sources, the carbon emissions associated with using energy are falling. This means a building's carbon footprint can improve without any change to its actual energy use. Focusing on energy consumption provides a clearer measure of building performance and encourages development that is genuinely efficient, resilient, sustainable and affordable to run.

22.7 While policies to achieve Net Zero Operational Energy are now becoming well established, pathways for achieving net zero embodied carbon are more complex and continue to evolve, with some emissions remaining difficult to eliminate entirely.

22.8 The Council's long-term aspiration remains to achieve net zero carbon across the whole life cycle of development. However, at this stage the Local Plan requires a Zero Carbon Balance approach where, whole life-cycle carbon emissions are minimised as far as possible while ensuring development achieves Net Zero Operational Energy. This provides an ambitious, yet practical and deliverable pathway towards Haringey's goal of becoming net zero carbon by 2041, whilst supporting the transition towards net zero whole-life carbon development.

22.9 Linked to the concept of minimising embodied carbon is the 'Circular Economy'. A Circular Economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. Reducing waste means less carbon is wasted, for example through emissions generated by manufacturing and transporting materials or through disposing of waste. Applicants should apply a circular economy approach right from the start of the design process to reduce waste. This includes taking a retrofit first approach.

A Healthy and Safe Borough

22.10 Buildings play an important role in supporting the health, wellbeing and safety of their occupants. The policies in this chapter promote high-quality building fabric, passive design and efficient energy systems that help maintain comfortable indoor temperatures throughout the year, reducing exposure to cold homes in winter and overheating during hotter weather.

22.11 By supporting healthy indoor environments, improving thermal comfort and increasing resilience to climate change, these policies contribute to healthier and safer homes, workplaces and communities.

A Fairer Borough

22.12 Fuel poverty remains a significant issue across the borough, affecting more than 10% of households in Haringey. Rates are particularly high in Tottenham (12.5%), considerably exceeding the London average of 9.3%. New development provides the opportunity to help address fuel poverty and related health inequalities through the delivery of highly energy-efficient buildings with low running costs. This is particularly important for vulnerable groups, including older people, young children and those with existing health conditions.

A Sustainable and Resilient Borough

22.13 The policies in this chapter support environmental, economic and social resilience by ensuring buildings are designed to be efficient, adaptable and low carbon from the outset. This reduces the need for costly future retrofitting to meet changing climate conditions, evolving carbon standards and rising energy costs. By promoting resource efficiency and high-performing buildings, the policy helps future-proof development and supports a more sustainable and resilient borough.

Policy ZC2: Whole Life-Cycle Carbon and Retrofit

A. Proposals must minimise Whole life-cycle carbon (WLC) emissions, demonstrating this has been considered from the earliest stages of the design process.

(1) Embodied carbon emissions should be reduced through application of the following Embodied Carbon Hierarchy:

i. Build less – take a retrofit first approach, prioritising the re-use of existing buildings and building materials, minimising the need for new construction, and demonstrating that opportunities for retention, refurbishment, adaptation and extension have been appropriately considered before demolition is proposed.
ii. Build light – design building structures and services to be resource-efficient and lightweight where appropriate, minimising material waste.
iii. Build low-carbon – minimise the environmental impact of materials by specifying low-carbon building products.

(2) development proposals involving the substantial demolition of a building exceeding one storey should demonstrate a retrofit-first approach via submission of a Pre-Redevelopment Audit. The Audit must demonstrate that opportunities for retention, refurbishment, adaptation and deep retrofit have been fully explored and that the following sequential tests have been satisfied:

i. Structural condition: It is demonstrated that the existing building or buildings are structurally unsound and unsuitable for safe retention, adaptation or re-purposing, either in whole or in part; or
ii. Retrofit feasibility: Where criterion a. is not met, it is demonstrated that neither a retrofit nor deep retrofit option could meet the development's design, operational, statutory or site optimisation requirements.
iii. Whole-life carbon performance: Where criteria a. and b. are not met, it is demonstrated through a Whole Life-Cycle Carbon Assessment that the proposed development would result in lower whole-life carbon emissions than a retrofit or deep retrofit option; or
iv. Public benefits: Where criteria a, b and c are not met, it is demonstrated that the proposed development would deliver significant public benefits that could not reasonably be achieved through a retrofit or deep retrofit option, having regard to the Haringey Placemaking Framework, relevant site allocations and the need to make the best use of land.

(3) Proposals involving appropriate retrofitting, which result in extended lifespans of existing buildings, and/or energy, performance, and climate adaptation upgrades, will be supported subject to other plan policies.
(4) Major development proposals must demonstrate, through a Whole Life-Cycle Carbon Assessment (WLCA), how whole-life carbon emissions have been

minimised across all stages of the development's life cycle, including meeting or exceeding the requirements of the latest UK Net Zero Carbon Buildings Standard for upfront embodied carbon or an alternative Council-approved industry standard.

(5) Other development proposals should provide proportionate information demonstrating how embodied carbon emissions have been minimised through application of the Embodied Carbon Hierarchy. This may be incorporated within a Design and Access Statement where appropriate.

Supporting Text

Minimising Whole Life-cycle Carbon

22.14 As buildings become more energy efficient and operational carbon emissions fall, embodied carbon accounts for an increasing proportion of a development's total emissions. Reducing these emissions is therefore essential to achieving a zero-carbon borough and supporting the transition to net zero.

22.15 The greatest opportunities for reducing embodied carbon occur early in the design process. Decisions relating to retention, demolition, structural design, material selection and construction methods can significantly influence whole-life carbon emissions and should inform the development of proposals from the outset.

22.16 The Council will therefore apply a Retrofit First approach, requiring proposals to demonstrate that opportunities to retain, reuse, refurbish, adapt and extend existing buildings have been fully explored before demolition is proposed. Retention and adaptation should form the starting point of the design process where existing buildings are present on site, recognising the significant embodied carbon savings that can be achieved through the continued use of existing structures and materials. Proposals that fail to demonstrate adequate consideration of the retention and retrofit of existing buildings will be resisted.

22.17 To demonstrate compliance with the Retrofit First approach, applicants for developments involving demolition of buildings exceeding one story will be expected to provide a pre-redevelopment audit assessing the condition, suitability, adaptability and reuse potential of existing buildings and structures. The scope and level of detail required will be proportionate to the scale, nature and complexity of the proposal, having regard to the significance of the existing building and the extent of proposed demolition or alteration.

22.18 The most effective measures to reduce embodied carbon will vary between developments depending on their design, construction and intended use. Applicants should therefore focus on the building elements that offer the greatest opportunities to

reduce embodied carbon and demonstrate how these opportunities have been maximised through the design process.

22.19 For proposals involving the demolition or substantial alteration of existing buildings, applicants should discuss retrofit, reuse and retention options with the Council at the pre-application stage. This will help ensure that alternatives to demolition have been robustly explored and that carbon impacts are considered from the earliest stages of project development.

Upfront Embodied carbon targets

22.20 Upfront embodied carbon represents the most significant component of embodied carbon emissions because it is generated before a building becomes operational through the extraction, manufacture, transport and construction of materials. Reducing upfront embodied carbon is therefore critical to achieving near-term emissions reductions and supporting the transition to net zero carbon development.

22.21 The UK Net Zero Carbon Buildings Standard provides a robust, industry-led framework for assessing and reducing these emissions, with evidence-based targets developed across a wide range of building types and sectors. Compliance with the Standard's upfront embodied carbon targets will help ensure that emissions are reduced at the earliest stages of a building's lifecycle. Applicants should also aim to achieve the Standard's whole-life embodied carbon targets, demonstrating how carbon impacts have been minimised throughout the lifetime of the development.

22.22 The UK Net Zero Carbon Buildings Standard does not currently include targets for all building types and development scenarios. Where no relevant targets exist, applicants should apply an alternative Council-approved industry benchmark. In the absence of such a benchmark, applicants must provide robust evidence to justify an alternative target and demonstrate that the proposal achieves embodied carbon outcomes consistent with the objectives of this policy.

Whole Life Carbon Assessments

22.23 Whole Life Carbon Assessments (WLCAs) provide a consistent methodology for understanding and reporting carbon emissions associated with development throughout its lifecycle. They should be prepared in accordance with relevant GLA guidance and the latest RICS Whole Life Carbon Assessment Professional Standard. Where major development proposals involve retrofit, these should be accompanied by a Retrofit Method Statement, proportionate to the scale, nature and complexity of the proposal. This should set out in a structured way the proposed retrofit measures, the technical assessment underpinning them, how the works will be delivered, and the procedures that will be followed to manage risks and ensure the retrofit achieves its intended energy, carbon, comfort, health and building performance outcomes.

22.24 The Council will produce guidance on how minor development proposals can demonstrate via an Energy Statement that they comply with the policy. The guidance will ensure that requirements are applied proportionately, recognising that smaller developments may not be able to provide the same level of detail as major development proposals.

Monitoring and Verification

22.25 Embodied carbon outcomes can be significantly influenced by decisions taken after planning permission is granted. The Council therefore recognises the importance of verifying that carbon reductions identified during the design process are delivered in practice.

22.26 Where appropriate and proportionate, planning conditions may be used to secure updated Whole Life Carbon Assessments, construction-stage information and post-completion reporting. This will enable the Council to assess how the completed development compares with the approved strategy and to ensure that reasonable steps have been taken throughout the development process to minimise embodied carbon emissions.

Policy ZC3: Circular Economy

A. Development proposals should minimise waste in accordance with the following Circular Economy Principles:

(1) building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary
(2) designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials
(3) designing for longevity
(4) designing for adaptability or flexibility
(5) designing for disassembly
(6) using systems, elements or materials that can be reused and recycled

B. Major development proposals should demonstrate through a Circular Economy Statement how waste has been minimised in accordance with the Circular Economy Principles, including meeting or exceeding the following targets for reducing material waste:

(1) Construction and demolition waste – 95% reuse/recycle/recovery
(2) Excavation – 95% beneficial use. All inert excavation should be used for beneficial uses
(3) Reused or recycled content – 20% by value for the whole development

C. Circular Economy infrastructure will be supported on appropriate sites, including as a meanwhile use.

Supporting Text

22.27 Almost half of London's waste is generated by construction, demolition and excavation activities. In addition to reducing carbon emissions, applying Circular Economy Principles helps address resource scarcity, reduce environmental impacts and retain materials at their highest value for longer. It also supports the transition to a more resource-efficient economy and can create opportunities for local green jobs in sectors such as repair, reuse, remanufacturing and recycling.

22.28 Circular Economy Statements should be prepared in accordance with the latest GLA Circular Economy guidance and demonstrate how circular economy principles have been applied throughout the design, construction, operation, adaptation and end-of-life stages of the development.

22.29 Statements should demonstrate how waste has been designed out, materials and products retained at their highest value for as long as possible, and opportunities for

reuse, repair, refurbishment and recycling have been maximised. To define, measure and value circularity, Circular Economy Statements should demonstrate:

i. the amount of existing building fabric, structure and materials retained, reused and recycled (expressed as a percentage of total material mass where possible);

ii. how opportunities for the reuse of existing buildings, structures, materials and components have been maximised;

iii. how the development has been designed to support future adaptation, repair, refurbishment, disassembly and reuse; and

iv. measures to minimise construction, demolition and excavation waste.

22.30 Circular Economy Statements will help establish a consistent evidence base on the retention and reuse of buildings, materials and components, and the reduction of construction and demolition waste. Monitoring these matters will support more consistent assessment of circular economy outcomes and enable the future alignment of the policy with emerging industry standards and circular economy metrics as these mature and become more widely adopted.

22.31 Circular Economy Statements and Whole Life-Cycle Carbon Assessments perform complementary functions and may be incorporated within a Whole Life-Cycle Carbon Assessment where appropriate.

22.32 Building Information Modelling (BIM) can support the efficient management of building information, maintenance requirements and building performance throughout a development's lifecycle. Major development proposals are encouraged to utilise BIM, or an equivalent digital platform, to develop a building materials passport that records the location, specification and reuse potential of materials and components, helping to support Circular Economy objectives and future resource recovery.

22.33 Circular economy infrastructure comprises the buildings, facilities, services and supporting systems that enable waste prevention, reuse, repair, refurbishment, remanufacture, recycling and resource recovery, helping to keep materials in productive use and supporting the transition to a circular economy. The Council will support proposals for such infrastructure on appropriately located sites and subject to other plan policies.

Policy ZC4: Energy Efficiency

A. Proposals must take a passive design approach to minimise energy consumption and deliver energy efficient buildings.

B. New development must minimise annual and peak regulated and unregulated energy demand by meeting or outperforming the following energy efficiency targets:

(1) All development must achieve a space heating demand of under 15 kWh/m2GIA/year
(2) All new residential development must achieve a total Energy Use Intensity (EUI) of under 35 kWh/m2GIA/year.
(3) All other new development should achieve a total Energy Use Intensity (EUI) equivalent to the relevant UK Net Zero Carbon Building Standard 2030 targets (and sub-typologies where available) or an alternative, relevant Council-approved industry standard such as the NHS Net Zero Building Standard.

C. All development proposals involving a conversion to residential and major development proposals involving the retention of all or part of an existing building must achieve the Space Heating Demand and Energy Use Intensity (EUI) targets for the retained elements of the development equivalent to those set out in the UK Net Zero Carbon Building Standard 2030, including relevant sub-typologies where available, or an alternative Council-approved industry standard, such as the NHS Net Zero Building Standard.

D. Where no relevant target exists, developments must be designed to achieve the highest operational energy performance that is technically feasible and viable having regard to the building type, proposed use and any site or building constraints.

E. Proposals which involve designated or non-designated heritage assets should minimise energy usage through a Whole Building Approach to adaptation and retrofit. Such proposals should have appropriate regard to the heritage asset's significance including any contribution made by its setting.

F. Proposals should demonstrate compliance with parts A to D of this policy, as relevant, through an Energy Statement, incorporating energy performance calculations undertaken using a methodology capable of providing accurate predictions of total in-use energy (such as CIBSE TM54 or the Passivhaus Planning Package)

Supporting Text

Operational Carbon Hierarchy – 'Be Lean'

22.34 This policy requires development proposals to minimise energy demand through passive design, also known as a fabric-first approach. This means prioritising the design and performance of the building fabric, including insulation, airtightness, glazing, solar shading and ventilation, to reduce the need for heating and cooling, improve comfort and resilience, and minimise operational energy demand before considering how energy is supplied.

22.35 Basic design decisions such as building form, orientation, massing, glazing and shading are fundamental to a passive design approach and should be considered from the earliest stages of the design process. Together with a high-performance building fabric, minimising thermal bridging and achieving appropriate levels of airtightness by designing out uncontrolled ventilation, these measures help to reduce energy demand, improve occupant comfort and enhance resilience to a changing climate.

Energy targets

22.36 Policy makers and the development industry have increasingly shifted their focus from measuring operational carbon emissions towards reducing operational energy demand at source. This reflects growing recognition that a highly energy-efficient building fabric and reduced energy consumption are fundamental to achieving net zero carbon outcomes. Haringey has been at the forefront of this agenda, leading the Delivering Net Zero Carbon Development Study (2023), commissioned jointly by 18 London boroughs. The study established evidence-based targets for space heating demand and Energy Use Intensity (EUI), helping to shape planning policy across London.

22.37 Since publication of that study, industry practice has continued to evolve. Partners involved in preparing the study have subsequently contributed to the development of the UK Net Zero Carbon Building Standard, which provides a nationally recognised framework for assessing building performance across a much broader range of building types, uses and retrofit scenarios.

22.38 For new residential development, the plan continues to apply the space heating demand and Energy Use Intensity targets established through the Delivering Net Zero Carbon Development Study. These standards were tested using development typologies representative of Haringey and the wider London housing market and remain robust, locally evidenced benchmarks for new homes.

22.39 For retrofit and residential conversion schemes, the plan applies the space heating demand and Energy Use Intensity targets derived from the UK Net Zero Carbon Buildings Standard. These standards have been developed having regard to the performance characteristics and constraints associated with existing buildings and therefore provides a more appropriate benchmark for retrofit projects.

22.40 For non-residential development types, the plan applies space heating demand targets derived from the Delivering Net Zero Carbon Development Study, alongside Energy Use Intensity targets derived from the UK Net Zero Carbon Buildings Standard. The latter has been developed and tested across a wider range of building uses and typologies and therefore provides more realistic and evidence-based benchmarks for non-residential development.

22.41 This approach ensures that energy performance standards remain ambitious while reflecting the differing characteristics of development types and the most up-to-date industry evidence available.

22.42 There may be circumstances where no relevant Energy Use Intensity target exists within the UK Net Zero Carbon Building Standard, or where the specific characteristics of a development mean that the identified standard is not an appropriate measure of performance. In such cases, the Council may accept an alternative minimum performance standard. Applicants should demonstrate compliance with any applicable Council-approved industry benchmark standard, such as the NHS Net Zero Building Standard. Where no recognised benchmark exists, applicants must provide robust evidence to justify an alternative standard and demonstrate that it would deliver equivalent energy performance outcomes. The same approach may apply to highly constrained retrofit schemes where site-specific considerations limit the ability to achieve prescribed targets. These matters should be raised with the Council as early as possible, preferably through the pre-application process.

Energy improvements to heritage assets

22.43 Historic buildings retrofit requires a whole-building approach. This should be based on an understanding of the building and how it performs, the significance of the historic building, including the contribution of its setting, and prioritise interventions that are proportionate, effective and sustainable and avoid and minimise harm and risk of maladaptation.

22.44 Regard should be had to relevant guidance, including Historic England's Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency and Historic England's guidance for Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures.

22.45 Proposals for energy improvements to heritage assets which seek to undo the damage caused by previous inappropriate interventions will be supported.

Energy Statements

22.46 Development proposals should demonstrate compliance with the policy through an Energy Statement, prepared in accordance with the Council and GLA's Energy Assessment Guidance.

22.47 To ensure energy minimisation is considered from the earliest stages of design major development proposals are expected to disclose anticipated energy demand at pre-application stage as well as through the energy statement at planning application stage.

Policy ZC5: Low Carbon Heat

A. Development proposals should minimise carbon emissions associated with the heating of buildings and demonstrate that the proposed solution represents the lowest-cost (for users), lowest-carbon option over the lifetime of the development. Major development proposals should demonstrate this through a Low Carbon Heating Appraisal.

B. In determining the most appropriate solution, priority should be given to the utilisation of waste heat, connection to low-carbon heat networks, and ambient or renewable heat sources.

C. Development proposals should support the delivery, expansion and optimisation of existing and planned heat networks, including those identified through existing evidence. To achieve this, proposals should:

(1) connect to an existing, committed or planned heat network where feasible and viable;
(2) facilitate the expansion and extension of existing heat networks;
(3) incorporate infrastructure that enables future connection to, or extension of, a heat network where there is a realistic prospect of delivery;
(4) maximise opportunities to recover, utilise and distribute waste heat through heat networks; and
(5) where incorporating communal energy infrastructure, assess opportunities to support existing and planned development beyond the site boundary and engage with the Council, energy service providers and heat network developers to identify opportunities for wider network expansion.

D. Where connection to an existing, committed or planned heat network is not currently feasible or viable, major development proposals should demonstrate that they would not prejudice the future delivery or expansion of a heat network and, where proportionate, incorporate measures to enable future connection.

Waste Heat

E. Proposals generating significant waste heat should:

(1) assess opportunities for waste heat recovery and utilisation;
(2) engage with the Council and relevant energy service providers where appropriate;
(3) incorporate infrastructure for heat capture, storage and distribution where feasible; and
(4) prepare a Waste Heat Utilisation Plan demonstrating how the proposal incorporates design measures and technical specifications to optimise opportunities for heat capture, storage and distribution and, where

appropriate, facilitate cost-effective and timely connection to existing or future heat networks.

Heat Pumps

F. Air source, water source and ground source heat pumps will be supported where appropriately designed, located and sized, taking account of measures to minimise heating and cooling demand, operational efficiency, environmental and visual impacts, and network capacity.

Fossil Fuel Heating

G. Individual fossil fuel gas boilers will not be supported in new development.

H. Communal fossil-fuel based heating systems will only be supported where applicants demonstrate that:

(1) lower-carbon alternatives have been robustly assessed and discounted; and
(2) the system can be feasibly transitioned to a lower-carbon heat source in future.

Supporting Text

Operational Carbon Hierarchy – 'Be Clean'

22.48 Once energy demand has been minimised, development proposals should maximise the use of low-carbon and renewable energy sources and demonstrate that the proposed solution represents the lowest-cost, lowest-carbon option over the lifetime of the development.

22.49 In demonstrating that a proposal represents the lowest-cost, lowest-carbon energy solution, applicants should consider opportunities to utilise waste heat, connect to existing or planned heat networks, and make use of ambient and renewable heat sources, including heat pumps and solar thermal technologies. Opportunities may include the recovery of waste heat from energy infrastructure, data centres, underground infrastructure, leisure centres and other significant heat sources.

22.50 The Council expects proposals to prioritise energy solutions that minimise operational carbon emissions and energy costs over the lifetime of the development. The use of air source, ground source and water source heat pumps, heat networks supplied by low-carbon or recovered heat sources, and other renewable energy technologies, is generally supported.

22.51 Fossil fuel technologies are highly unlikely to represent the lowest-cost, lowest-carbon solution, and will therefore only be supported in exceptional circumstances where robustly justified. Gas-fired combined heat and power and communal boiler systems

will generally only be supported where they form part of a strategic energy network or where applicants can demonstrate a clear pathway to transition to lower-carbon heat sources.

22.52 Major development proposals should demonstrate compliance with this policy through a Low Carbon Heat Appraisal which includes:

i. the heating options assessed;
ii. the carbon performance, capital costs, operational costs and whole-life costs of those options;
iii. consideration of existing and planned heat networks, where relevant;
iv. consideration of waste heat opportunities;
v. expected energy costs to future occupiers; and
vi. why the proposal represents the optimum low-cost, low-carbon heating solution for the site.

22.53 Where site-wide communal and district heating systems are proposed, the Council will require applicants to demonstrate how consumers will be protected to ensure transparent billing, complaints procedures and protection against unfair charges, including through adherence to recognised customer service standards.

Heat Network Zones

22.54 Heat Network zones identify locations where heat networks are expected to provide an effective route to delivering low-cost, low-carbon heat and supporting the decarbonisation of buildings.

22.55 A committed heat network is one that has planning permission, funding approval, a delivery contract, or another clearly evidenced implementation programme

22.56 No Heat Network Zones have currently been identified within Haringey. However, the Council has previously undertaken decentralised energy network studies and the borough contains existing heat network infrastructure. This evidence provides an important foundation for understanding current and future opportunities for heat network development.

22.57 The Council will identify Heat Network Zones having regard to existing heat network infrastructure, projected heat demand, major growth locations, opportunities for waste heat recovery, Local Area Energy Planning evidence and other relevant energy infrastructure studies.

22.58 The identification and review of Heat Network Zones will be undertaken alongside the evolving Heat Network Zoning regulatory framework established under the Energy Act 2023, including any guidance, zone designation processes and future requirements introduced by the Heat Network Zoning Authority and other relevant bodies.

Heat Pumps

22.59 For both new-build and retrofit scenarios, fabric efficiency measures should be prioritised first so that heat pumps can run efficiently, including where they are retrofitted into existing wet heating systems. Heat pumps do not run efficiently in poorly insulated buildings, resulting in expensive heating bills.

22.60 Individual Air Source Heat Pumps should meet MCS EN12831 standards or equivalent.

Policy ZC6: Renewable Energy and Offsetting

A. Development proposals should demonstrate through an Energy Statement that opportunities to maximise on-site renewable energy generation, storage and use have been fully explored and incorporated where feasible.

B. Proposals should achieve net zero operational energy by meeting all their predicted operational energy demand through on-site renewable energy generation.

C. For new buildings, renewable energy generation should achieve a minimum annual yield of:

(1) at least 80 kWh/m2(building footprint) for all building types;
(2) at least 120 kWh/m2(building footprint) for industrial buildings;

D. In exceptional circumstances, where it is demonstrated that energy demand reduction measures and renewable energy generation have been optimised, and net zero operational carbon cannot be achieved on site, any residual operational carbon emissions should be offset by:

(1) The delivery of an agreed off-site carbon reduction project within the borough where delivery is certain and secured to the satisfaction of the Council; or
(2) Where is not feasible or viable, through a cash-in-lieu contribution to Haringey's Energy Offset Fund.

E. Proposals that would have a significant adverse impact on the performance of existing renewable energy installations on adjacent sites will be resisted where that impact cannot be reasonably mitigated.

F. Proposals for community renewable energy projects will be supported.

G. Solar panels will be supported in Conservation Areas except where there is guidance in an adopted Conservation Area Appraisal and Management Plan to indicate that this would be inappropriate or the proposal is otherwise inappropriate having regard to the special character and appearance of the conservation area.

Supporting Text

Operational Carbon Hierarchy – 'Be Green'

22.61 Once energy demand has been minimised through energy-efficient design, the remaining operational energy demand should be met through on-site renewable energy generation. Maximising on-site renewables helps reduce reliance on external energy sources and supports the delivery of net zero operational carbon development. A

building can be considered net zero operational carbon where annual on-site renewable energy generation is equal to or greater than its annual operational energy demand.

Energy Offsetting

22.62 Offsetting emissions is discouraged and should only be used in exceptional cases where it is demonstrated that it is not technically feasible to achieve Net Zero Operational Carbon on-site.

22.63 Where a development cannot achieve net zero operational carbon on site, the residual shortfall should be calculated as follows:

i. Energy Use Intensity (EUI) × Gross Internal Area (GIA) (expressed in kWh/sqm/GIA) – On-site Renewable Energy Generation (OREG) (expressed in kWh/sqm/GIA) = Required Energy Offset (REO)

22.64 The Council's preferred approach to a developer remedying a required energy offset is the delivery of an off-site carbon reduction project within the borough, where delivery is certain and secured to the satisfaction of the Council. This could include renewable energy generation, energy efficiency improvements, retrofit projects or other measures that deliver a quantifiable and verifiable reduction in operational carbon emissions.

22.65 Where an appropriate off-site energy reduction project cannot be secured, or it is demonstrated that delivery-based offsetting is not feasible or viable, a cash-in-lieu contribution should be made to Haringey's Energy Offset Fund.

Offset Rates

22.66 Financial contributions to the Energy Offset Fund will be calculated based on the Required Energy Offset (REO) of a development. The current Energy Offset Rate is £1.32 per kWh/year, reflecting the estimated cost of delivering equivalent operational carbon reductions through local energy projects and interventions within the borough. The rate is based on the indicative costs of delivering and administering solar photovoltaic installations and other measures capable of achieving comparable operational carbon savings.

22.67 The Council will keep the Energy Offset Rate under review to ensure it continues to reflect the actual cost of delivering equivalent operational carbon reductions. As technology, construction costs and energy markets evolve over the plan period, the Council may revise the rate and publish updated guidance. Applicants should have regard to the most up-to-date rate published by the Council, which will supersede the rate set out above.

22.68 To support the efficient reuse and upgrading of existing buildings, Energy Offset Fund contributions will not normally be sought for elements of proposals involving the retrofit

of existing buildings. This reflects the significant whole-life carbon benefits associated with retaining and improving existing building stock and supports the Council's Retrofit First approach.

Policy ZC7: Assuring Energy Performance

A. All applicable development proposals must use an assured performance method to ensure that operational energy performance reflects design intentions and minimises the performance gap between predicted and actual energy use. Compliance may be secured through planning condition.

B. Major development proposals must disclose anticipated operational energy demand at pre-application and planning application stages and predicted operational energy demand at pre-occupation stage based on the final as-built design and specification.

C. Major development proposals must monitor and report actual annual operational energy demand to the Council for a minimum period of five years following first occupation.

Supporting Text

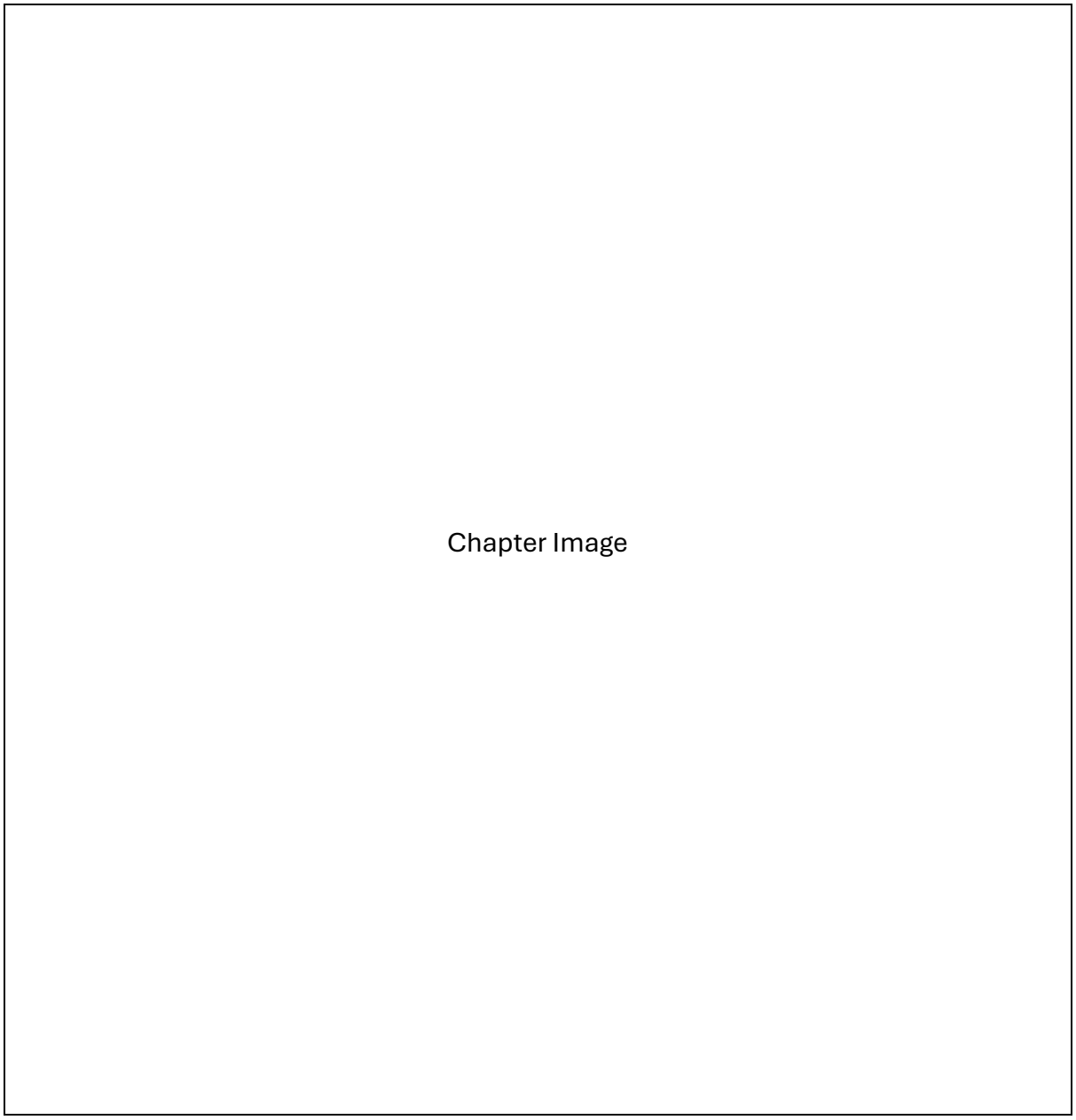
22.69 Achieving net zero carbon buildings require a better understanding of how buildings perform once occupied. While energy modelling plays an important role in predicting operational energy demand, evidence shows that completed buildings do not always achieve their anticipated performance. Reducing the gap between predicted and actual energy use is therefore essential to delivering genuine carbon reductions and ensuring that developments perform as intended.

22.70 To help minimise the performance gap, development proposals are required to apply an assured performance method that provides greater confidence that operational energy outcomes will be achieved in practice. This may include recognised standards such as Passivhaus or other Council-approved methodologies that incorporate quality assurance processes throughout design, construction and commissioning. Compliance should normally be demonstrated through independent certification or equivalent evidence to the Council's satisfaction. The Council may use planning conditions to secure the submission of relevant evidence prior to occupation.

22.71 Major development proposals are also required to monitor and report actual operational energy demand for a minimum period of five years following first occupation. Monitoring and reporting in-use performance helps improve understanding of building energy use, identifies any performance gap between design and operation, and supports continuous learning and improvement in the delivery of net zero carbon development. Applicants should comply with the GLA’s operational energy monitoring and reporting requirements and provide operational energy data in accordance with relevant guidance.

22.72

CHAPTER 23: SUSTAINABLE TRAVEL



INTRODUCTION

23.1 Our transport system comprises the transport infrastructure and transport modes that allow people and goods move from place to another. Sustainable travel that strives to maximise social, economic and environmental benefits for all users of the transport system within and connected with the borough, is crucial for the following reasons:

i. Accessibility of walking, wheeling, cycling, and public transport is central to being a fair borough where everyone has the same opportunities to live well,

ii. A well-functioning transport system supports our health and wellbeing, connecting us to the people and places we need to live healthy and productive lives,

iii. The way in which we move around impacts heavily on our goal to become a net-zero borough by 2041. Approximately a fifth of our carbon emissions derives from road-based motor transport.

23.2 Being a well-connected borough is key to the success of our economy, encouraging investment and enabling us to access business opportunities, goods, and markets across London and beyond.

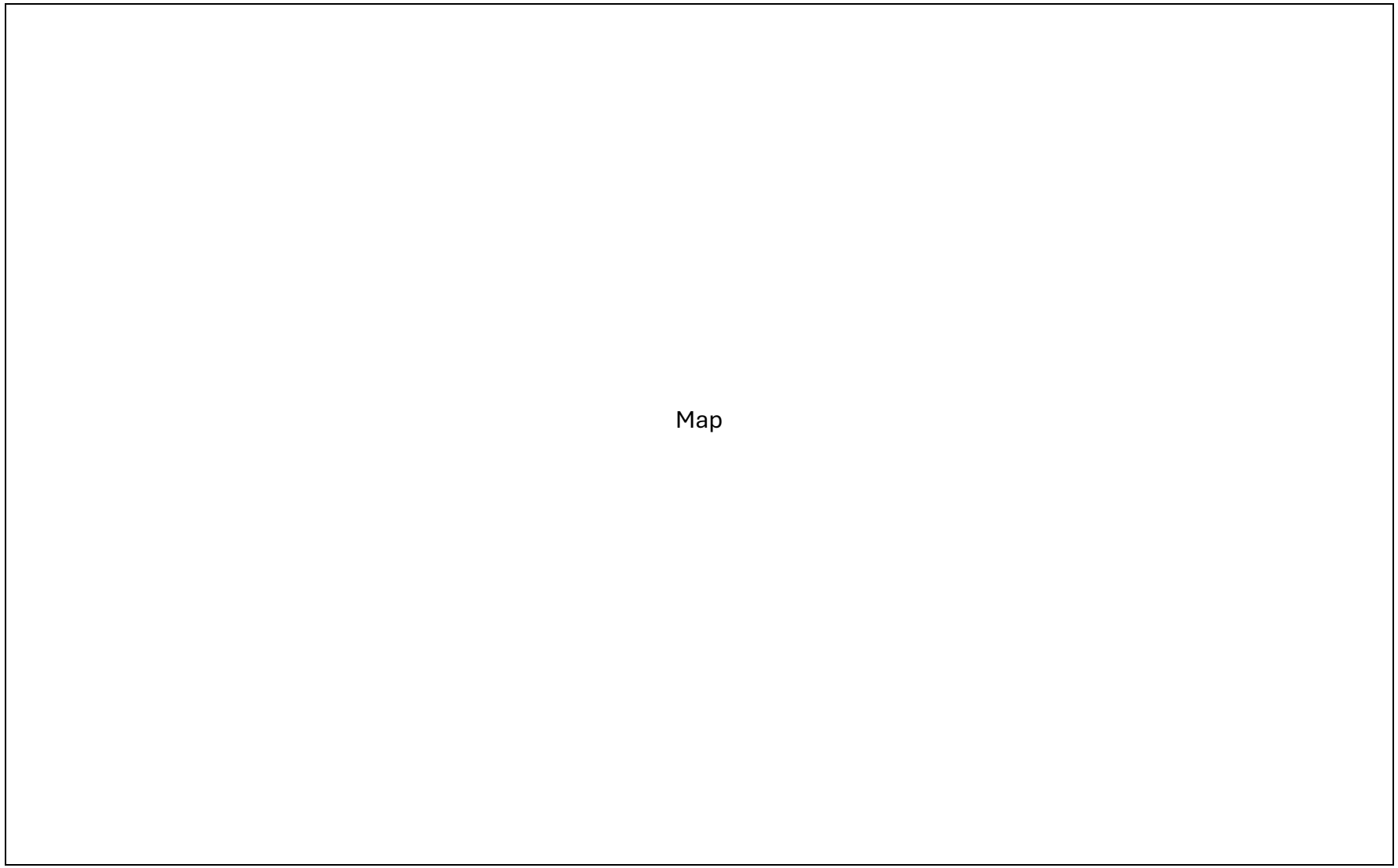
23.3 The NPPF and London Plan both require Local Planning Authorities to promote use of sustainable modes of travel. Local Plans are expected to support the Mayor of London's Transport Strategy and its strategic target of 80% of all trips in London being made by foot, cycle or public transport by 2041.

23.4 In recent years Haringey has taken big steps towards creating a more sustainable transport system. We have adopted an ambitious Walking and Cycling Action Plan (2022) to drive our active travel agenda, improve the health and wellbeing of residents and tackle climate change by reducing reliance on private motor vehicles (including electric vehicles) while supporting the transition to zero-emission vehicles where their use remains necessary. We have been delivering our ambitious Streets for People initiative at pace including implementing three Low Traffic Neighbourhoods, significantly expanding our School Streets programme, introducing the Haringey Dockless Bike Hire Scheme 2026, and improving key elements of our cycling network.

23.5 One of the six Placemaking Priorities of this Local Plan is 'Connecting to Opportunity: Improving active travel, public transport, and digital infrastructure so that people can easily and safely access the services and opportunities they need to reach their potential'. The Sustainable Travel policies that follow outline how future development in the borough should contribute positively to this priority.

23.6 The borough's highways and streets make an important contribution to the liveability of the borough. For example, a significant portion of our green infrastructure is integrated

within them. The design of our highways and streets is key as it affects how safe we feel as we navigate them and their contribution to the unique character of our communities.



Tables and Figures 11. Map of Transport Infrastructure in Haringey

Policy T1: Achieving Sustainable Travel

A. Development should take a vision-led approach setting out a transport planning vision for the site that delivers a safe, healthy, inclusive, and sustainable transport system in line with the Haringey Transport Strategy, Local Implementation Plan, Infrastructure Delivery Plan, Climate Change Action Plan, and Air Quality Action Plan, any successor or replacement documents, and the requirements of Part B of this policy.

B. Proposals will be supported where they:

(1) apply a Healthy Streets Approach, enabling walking, wheeling and cycling to be a first choice for travel for those who can, reducing the dominance of private vehicles;
(2) adopt a car-free development approach as the starting point;
(3) are in areas where day to day travel needs can be met in a sustainable manner, having regard to public transport, accessibility, walkability and proximity to key services and facilities;
(4) prioritise movement and the allocation of road space in accordance with the following transport hierarchy:

i. pedestrians and wheeling users
ii. cycling
iii. public transport
iv. shared mobility (including car clubs and shared services)
v. private motor vehicles;

(5) protect and safeguard existing and planned infrastructure and routes for walking, wheeling, cycling and public transport;
(6) create safe neighbourhood environments that improve personal and road safety in line with the Road Danger Reduction Action Plan, contributing to the Vision Zero objective, and reducing air and noise pollution;
(7) reduce transport-related and linked emissions;
(8) improve equity of access by ensuring that all users, including those with disabilities, older people, children and lower-income groups can safely, affordably and conveniently access jobs, services and opportunities;
(9) take a design-led approach to optimise the use of streets and transport infrastructure by treating them, where appropriate, as multifunctional spaces rather than solely movement corridors, ensuring they contribute to local character, climate resilience, social interaction and biodiversity, in accordance with Policy D1 (Haringey Design Principles);
(10) ensure that significant impacts on the operation, safety and sustainability of the regional and local transport system are avoided or mitigated; and
(11) support efficient and sustainable freight, deliveries, and servicing, including the use of zero and low emission vehicles, consolidation measures, and safe, well-designed servicing arrangements.

Implementation

C. All major development proposals and any other proposal that is likely to have a significant impact on the transport system should:

(1) be supported by a Transport Assessment or Transport Statement
(2) be supported by an Active Travel Zone Assessment (Day and Night time) and site Travel Plan
(3) support the transport vision by delivering and, where necessary, contributing to transport infrastructure improvements and other transport initiatives, provided they are directly related to the development and fairly and reasonably related in scale and kind.

D. All other development proposals should demonstrate, through the design vision and Design and Access Statement, how the development supports the transport vision and policies of this chapter, including the promotion of sustainable, active and inclusive travel choices.

E. All development proposals should support the transport vision by delivering and, where necessary, contributing to transport infrastructure improvements and other transport initiatives, provided they are directly related to the development and fairly and reasonably related in scale and kind.

Supporting Text

Vision-led Approach to Transport Planning

23.7 A vision-led approach to transport planning means establishing a clear and locally appropriate transport vision for how people and goods will move to, from and within a development, and then demonstrating how this can be achieved in practice.

23.8 The transport vision for a proposal must be derived from and consistent with the wider design vision developed in accordance with Policies D1 and D2 to help deliver relevant Council strategies and action plans. This plan also seeks to support the delivery of the London Mayor's Transport Strategy 2018 ambitions. The implementation of the policies would contribute to the Haringey's strategic target of 88% of trips to be made by foot, cycle or public transport by 2041.

A Healthy and Safe Transport System

23.9 Applying a Healthy Streets Approach aims to encourage walking, wheeling and cycling as the first choice, for those able to do so. The transport hierarchy reflects this prioritisation and guides the allocation of road space. However, the precise balance should be informed by the overarching transport vision, ensuring a strategic and context-led approach.

23.10 This policy seeks to create safe neighbourhood environments, supporting the Vision Zero objective to eliminate death and serious injury on the transport network. This includes enabling safe and convenient movement, reducing the risk of harm, addressing anti-social behaviour and perceptions of crime, and minimising the health impacts of transport through reduced noise and air pollution. Development proposals should have regard to the Road Danger Reduction Action Plan and the priority nodes and corridors it identifies.

A Sustainable and Resilience Transport System

23.11 Road-based motor transport accounts for nearly one fifth of Haringey's carbon emissions, making it a key focus for action to achieve the 2041 Net Zero Carbon target set out in the Haringey Climate Change Action Plan (2021). Supporting a shift to more sustainable modes of transport is central to this but must be complemented by directing development to more accessible areas to minimise the need to travel.

23.12 The role of freight, deliveries and servicing in transport movements is also increasing, reflecting changing travel patterns and the growth in online shopping. This policy reflects this change, requiring more efficient, strategic, and sustainable approaches to the movement of goods, including consolidation, low emission last-mile delivery and reduced reliance on motorised trips.

A Fairer Transport System

23.13 Development proposals should support the provision of safe, accessible and inclusive streets and transport options that allow people to access local services and facilities, as well as the wider opportunities available across London.

23.14 This is particularly important where inequities exist, for example communities in more deprived areas, where levels of car ownership are lowest, as well as for children with limited access to private outdoor space, and for people with disabilities or long-term health conditions, including respiratory and cardiovascular illnesses and diabetes.

23.15 While reducing reliance on private vehicles is a key objective, improving equity of access requires recognition that not all users are realistically able to rely on public transport or active travel. A vision-led approach should therefore prioritise improvements to inclusive and accessible sustainable transport infrastructure in the first instance to address those inequities. However, where needs cannot be fully met through these modes, development should ensure a range of appropriate and flexible transport options, so that equitable access to services, opportunities and everyday activities is secured for all users. In doing so the most sustainable alternative travel options should be prioritised, where feasible.

Implementation

23.16 Transport Assessments and Statements play an important role in ensuring that development is aligned with a vision-led approach to transport planning. Rather than relying solely on forecasts of future traffic growth, they should articulate a clear transport vision for a site and demonstrate how this can be delivered in practice, including, where appropriate, through the testing of reasonable scenarios. For smaller schemes where a Transport Assessment or Statement is not required, the transport vision should be set out within the Design and Access Statement.

23.17 Active Travel Zone Assessments should provide a focused understanding of the quality, safety and connectivity of walking, wheeling and cycling routes in the surrounding area, identifying where improvements are needed. Travel Plans should build on this by setting out targeted measures and monitoring arrangements to secure mode shift. Together, they should ensure that a vision-led approach is translated into effective on-the-ground outcomes.

23.18 The scope, methodology and level of detail of any supporting transport evidence should be proportionate to the scale, sensitivity and complexity of the proposal and its context, having regard to requirements in relevant local, regional and national guidance. Applicants are encouraged to confirm requirements with officers through pre-application discussions.

23.19 Transport infrastructure, measures and financial contributions will be secured through appropriate mechanisms, including planning conditions, planning obligations and highway agreements, to deliver targeted improvements in line with the transport vision. This ensures that development mitigates its impacts and actively supports a shift towards more sustainable, safe and efficient travel.

Policy T2: Walking and Wheeling

A. Proposals will be supported where they:

(1) prioritise pedestrian and wheeling movement in accordance with the transport mode hierarchy;
(2) respond to local context and need and deliver improvements that align with a vision for a safe, accessible, inclusive and high-quality walking environment;
(3) protect, enhance and expand the borough's existing and planned walking and wheeling infrastructure, with priority given to strategic routes and improvements identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, Walk London Network, Smarter Travel Walking Guide, and other relevant or successor plans and guidance;
(4) improve walking and wheeling access to high streets, town centres, transport hubs, social infrastructure and open spaces by reducing severance over major roads and railways and enhancing the quality of the public realm and the space allocated for people to walk;
(5) support and complement the implementation of School Streets and Low Traffic Neighbourhoods;
(6) provide walking and wheeling environments that are inclusive and accessible to all users, including those with disabilities, older people, children and people with reduced mobility, in accordance with the principles of inclusive design;
(7) deliver walking and wheeling infrastructure that is high-quality, designed in accordance with the Pedestrian Network Design Principles and Haringey Streetscape Design Guide; and
(8) contribute to a vibrant, inclusive and high-quality public realm, which responds positively to local context, character and a sense of place, and, where appropriate, provides opportunities for resting, socialising and a range of activities and events, and delivers legible and well-connected routes with clear wayfinding.

Supporting Text

23.20 This policy supports Policy T1, the adopted Transport Strategy, and Walking and Cycling Action Plan by prioritising walking and wheeling first, in accordance with the transport hierarchy.

23.21 Development proposals should take a strategic approach to protecting and enhancing walking and wheeling infrastructure responding to local context and needs as well as opportunities to improve the strategic walking and wheeling network as identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, Walk London Network, Smarter Travel Walking Guide, and

other relevant or successor plans and guidance. A key issue in Haringey is the provision and quality of east-west walking and wheeling routes, with major roads and railways acting as key barriers to movement.

23.22 This policy seeks to achieve equity of access, ensuring that people of all abilities are able to reach nearby opportunities including shops, transit nodes, schools, services, employment, leisure and recreation by walking or wheeling. Delivering a high-quality walking and wheeling environment is essential to this. Development proposals should demonstrate inclusive design in accordance with Policy D3 and the Haringey Streetscape Design Guide. This includes ensuring pavements are wide enough to support walking and wheeling, providing regular formal/ informal opportunities to sit and rest (so as not to impede walking and wheeling movement), particularly along strategic routes, and addressing key issues such as street clutter, and unsafe crossings, poor-quality surfacing and feelings of safety, particularly for women and girls.

23.23 Development is expected to deliver opportunities to expand the pedestrian network and address barriers to the use of its (for example busy main roads, railway lines) as well as improve its quality. Multifunctional environments should be created, which support people's ability and desire to walk, while creating attractive, safe spaces that support social interaction and are usable to as many people as reasonably possible without the need for special adaptation.

Implementation

23.24 Development proposals should demonstrate how they support and enhance walking and wheeling through proportionate assessment and design. This should identify existing barriers to movement and opportunities to improve route quality, safety and accessibility. For major developments and those with a significant impact on the transport system, this must be informed by an Active Travel Zone (ATZ) assessment (Day and Night), in line with Transport for London guidance, while for other developments this should be addressed within the Design and Access Statement. The findings of these assessments should directly inform the design of the proposal and the package of improvements proposed to delivery the transport vision.

23.25 Where appropriate, development will be expected to deliver new or improved walking and wheeling infrastructure and contribute to wider network enhancements. This should also include the provision of rest areas and wayfinding measures to help overcome barriers to walking and support access to key destinations. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

Policy T3: Cycling

A. Proposals will be supported where they:

(1) prioritise cycling in accordance with the transport mode hierarchy;
(2) respond to local context and need and deliver improvements that align with a vision for a safe, accessible, inclusive, legible, and high-quality cycling environment;
(3) protect, enhance, and expand the borough's existing and planned cycling infrastructure, with priority given to the local and strategic cycling network identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, and other relevant or successor plans and guidance;
(4) provide a safe, coherent and continuous connection between the site and local or strategic cycling network and deliver cycling infrastructure that is inclusive and accessible to a wide range of users, including those with disabilities, older people, children and people with reduced mobility, in accordance with the principles of inclusive design; and
(5) deliver cycling infrastructure that is high-quality, designed in accordance with the Cycle Infrastructure Design local transport note and London Cycling Design Standards (Chapter 8), and other relevant or successor plans and guidance.

B. Proposals should meet or exceed the minimum cycle parking standards set in the London Plan, applying higher minimum cycle parking standards where they exist.

C. Proposals should provide inclusive, accessible, sheltered and secure cycle parking for all users.

(1) At least 20% of the total cycle parking spaces should be the most accessible type, such as 'Sheffield' stands;
(2) At least 10% of cycle parking provision must be designed and clearly designated to be specifically for disabled cyclists. These stands should be spaced further apart and close to access points to cater for users with disabilities;
(3) At least 5% of cycle parking provision should be designed and clearly designated for larger, non-standard cycles including cargo bikes; and
(4) Charging points for electric cycles should be provided where this can be delivered safely.

D. Major development proposals that include places of work should make provision for supporting facilities including changing rooms, lockers, showers, bike pump and repair facilities, and drying rooms proportionate to the required cycle parking provision.

E. Cycle storage in front gardens of residential properties will be supported provided it is of a high-quality design, secure, easily accessible, not visually intrusive, and does not harm the amenity of surrounding properties, having regard to:

(1) The size of the shed or storage shelter, the building and the garden;
(2) Its location and accessibility;
(3) Impact upon other front garden facilities, e.g. refuse storage facilities;
(4) Level of screening;
(5) The potential impact on the street and all users of the footway; and
(6) Appropriate and high-quality material selection, integrating sustainable solutions where possible.

Implementation

F. Local provision and need for on-street cycle parking, including cycle hire infrastructure (for example dockless and micromobility hire infrastructure) should be considered as part of Active Travel Zone Assessments.

Supporting Text

23.26 This policy supports Policy T1, the adopted and emerging Transport Strategy, and Walking and Cycling Action Plan by prioritising cycling in accordance with the transport hierarchy.

23.27 Development proposals should take a strategic approach to protecting and enhancing cycling infrastructure responding to local context and needs as well as opportunities to improve and expand the borough's cycling network as identified in the neighbourhood chapters, Walking and Cycling Action Plan, Local Implementation Plan, Infrastructure Delivery Plan, and other relevant or successor plans and guidance.

23.28 The Walking and Cycling Action Plan acknowledges that the borough is only fulfilling a small proportion of its potential cyclable trips and that improvements to the large gaps in cycle infrastructure will be required to realise this potential. Opportunities are greatest along key routes identified through strategic network analysis, in the centre and east of the borough where there is a greater reliance on walking, cycling and public transport, and around town centres, open spaces and social infrastructure. The Council will work with Transport for London to secure development contributions towards improvements to and the expansion of the strategic cycle network to meet the London Mayor's target of 70% of Londoners living within 400m of the strategic cycle network by 2041.

23.29 The 2021 Census showed that 3.9% of people in Haringey travelled to work by bicycle. This level of cycling is comparable to boroughs where higher cycle parking standards are already applied under the London Plan. Alongside the expected growth in cycling,

this supports the application of higher cycle parking standards in Haringey through this policy.

23.30 This policy seeks to ensure cycle parking meets the needs of users of non-standard cycles and disabled cyclists by ensuring that at least 20% of cycle parks are of the most accessible type, for example Sheffield stands. Sheffield stands must be provided as standalone units and not within double-deck arrangements, as upper tiers restrict space and reduce accessibility. 10% of parking spaces are required to be designed and designated for disabled cyclists in line with Wheels for Wellbeing Guidance. Provision of electric cycle charging points, where safe, means installing dedicated e bike charging infrastructure designed and located to minimise fire risks and manage lithium ion battery safety.

23.31 The Council will support cycle storage in front gardens where appropriate. Cycle storage in front gardens should be single-tiered and should have level access from the street, avoiding steps and narrow doorways. Provision of cycle storage should be designed to be in keeping with the locality and of high-quality and sustainable materials. If cycle storage in front gardens is not possible due to localised impacts or for other reasons, then applicants should work with Council officers to identify accessible alternatives. Full accessibility must be shown, either via side accessways or, as a last resort, through individual homes.

Implementation

23.32 Development proposals should demonstrate how they support and enhance cycling through proportionate assessment and design. This should identify existing barriers to movement and opportunities to improve route quality, safety and accessibility. For major developments and those with a significant impact on the transport system, this must be informed by an Active Travel Zone (ATZ) assessment (Day and Night), in line with Transport for London guidance, while for other developments this should be addressed within the Design and Access Statement. The findings of these assessments should directly inform the design of the scheme and the package of improvements proposed to support the transport vision.

23.33 Where appropriate, development will be expected to deliver and/or contribute to new or improved cycling infrastructure, including wider network enhancements. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

23.34 Where short-stay (visitor) cycle parking cannot be accommodated on site (for example if there is no public realm with direct access from the public highway or a dedicated off-street cycle store) then the Council will seek a financial contribution from applicants

towards the provision of general cycle parking to be installed on street in the vicinity of the site.

Policy T4: Public Transport

A. Proposals which adversely impact on the safety, functionality, reliability, or viability of existing public transport networks or are contrary to the safeguarding of public transport infrastructure, including Crossrail 2 will be refused.

B. Proposals should ensure that walking, wheeling and cycling infrastructure is seamlessly integrated with public transport, providing safe, direct, inclusive and accessible connections between modes to enable convenient door to door journeys.

Implementation

C. The Council will advocate for, and work proactively with, Transport for London, public transport operators, Network Rail/Great British Railways, developers and other partners to secure and deliver improvements to public transport infrastructure.

D. In accordance with Policy T1, proposals should, where appropriate:

(1) contribute towards improvements to the bus network and associated infrastructure, including bus capacity, bus priority measures and bus standing/driver's facilities;
(2) contribute to improving rail infrastructure at local stations, including travel interchange facilities and step free access; and
(3) contribute to improvements in the accessibility to and from public transport interchanges as part of an integrated transport system.

Supporting Text

23.35 Haringey benefits from good radial public transport links to central London, including the Northern, Piccadilly and Victoria lines, as well as London Overground and National Rail services. However, improvements such as the following are needed to support a growing population and enable more sustainable travel within the borough and beyond:

i. Better access to public transit stops and stations for disabled people, parents with pushchairs, and cyclists.
ii. Better east-west connections.
iii. Extra capacity to address overcrowding.
iv. Better bus speeds and more reliable journey times (particularly on congested corridors)
v. Better public transport connectivity in north and west Haringey

23.36 This policy seeks to protect existing and planned public transport infrastructure and support the delivery of an integrated transport system that provides high-quality, accessible connections between public transport, walking, wheeling and cycling networks, supported by clear and legible wayfinding.

23.37 Early engagement with Transport for London, Network Rail, and other relevant operators is essential to ensure that potential impacts on public transport infrastructure are identified, assessed and appropriately mitigated.

23.38 The Council will continue to support and advocate for improvements to the public transport system, working together with Transport for London, transport operators, developers and other key stakeholders. Key strategic projects include:

i. Crossrail 2
ii. Bus prioritisation measures, including through the Better Bus Partnerships Initiative
iii. Improvements to the Piccadilly line
iv. Step free access to stations and bus stops and pedestrian improvements
v. Low emission bus zones

23.39 Crossrail 2 is a proposed regional rail scheme that could serve the borough via routes including Tottenham Hale, Northumberland Park, Seven Sisters and Wood Green/ Turnpike Lane and Alexandra Palace. Although work was paused in 2020, the Council continues to advocate for its delivery, and safeguarding directions remain in place and must be respected by development.

23.40 A particular focus is required to ensure public transport is accessible to everyone, especially for those with disabilities, young children, the elderly and others who currently face barriers when seeking to use public transport.

23.41 There are several rail and tube stations within Haringey that do not offer step-free access. The Council will continue to advocate for the delivery of increased step-free rail and tube stations in the borough with Transport for London and Network Rail and seek contributions from appropriate development schemes to contribute to these projects.

Implementation

23.42 Development proposals should demonstrate how they support and enhance public transport use through proportionate assessment and design. This includes identifying existing barriers to movement and opportunities to improve easy, safe and inclusive walking, wheeling and cycling access to public transport as part of Design and Access Statements and/or Active Travel Zone (ATZ) assessments (Day and Night).

23.43 The findings of these assessments, as well as Transport Assessments, Statement and Travel Plans, where required, should directly inform the design of the scheme and the package of improvements proposed to support the transport vision.

23.44 Where appropriate, development will be expected to deliver and/or contribute to new or improved public transport infrastructure. The scope, type and location of these improvements should be informed by relevant assessments and analysis and secured through planning conditions, obligations, section 278 agreements, or other mechanisms.

Policy T5: Car Parking

A. All development proposals should adopt a car-free approach as the starting point.

(1) In locations that are, or are planned to be, well connected to opportunities and services by sustainable transport modes (including walking, wheeling, cycling and public transport), development will be expected to be car-free.
(2) In other locations, car-free development should remain the starting point. Where this is not achievable, proposals should be car-lite, providing the minimum necessary car parking only, within the relevant maximum parking provision standards. Any car parking proposed must be clearly justified, having regard to the development's vision-led approach to transport.
(3) Provision must be made in all locations for disabled persons' parking in accordance with Part E of this policy.
(4) Car parking may also be provided where it is essential for operational or servicing needs and where this is clearly justified.

Residential Parking

B. New residential development including conversions should not exceed the maximum parking standards set out in Table 141.

Location	Number of beds	Maximum parking provision
PTAL 4-6	All	Car-free (except for disabled person parking and any other parking essential for operational or servicing needs)
PTAL 3	1-2	Up to 0.25 spaces per home
PTAL 3	3+	Up to 0.75 spaces per home
PTAL 0 -2	1-2	Up to 0.5 spaces per home
PTAL 0 -2	3+	Up to 1 space per home
Development proposals in Opportunity Areas should comply with the above maximum parking standards and, in addition, must not exceed 0.5 spaces per home, whichever is the more restrictive.		

Tables and Figures 12. Residential Parking Standards

C. Student accommodation and large-scale purpose-built shared living developments should be car-free except for disabled parking where it is demonstrated to be necessary.

D. The Council will permit a higher level of car parking for estate regeneration proposals provided that:

(1) Car parking has been reduced to meet the minimum needs of returning residents, in line with the transport vision. Where parking exceeds the

Council parking standards, robust site-specific evidence of parking need should be provided;

(2) Existing occupiers with established parking spaces or permits are to return to the site once the development is completed and that the retained or re-provided parking is for those residents only; and

(3) The retained or re-provided parking is delivered alongside targeted measures to promote walking, wheeling and cycling.

E. On-site disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

(1) Ensure that for at least 3% of homes, at least one designated disabled person parking bay per dwelling is available from the outset;

(2) Demonstrate clearly as part of the Design and Access Statement and Parking Design and Management Plan, how an additional 7% of home can be easily and quickly provided with one designated disabled persons parking space per dwelling in future, upon request. This should be secured at the planning stage;

(3) In relation to (1 and 2), the Council will require a higher proportion of disabled parking spaces to be provided from the outset where evidence indicates that the nature, tenure and/or location of a proposed development is likely to generate a higher level of demand;

(4) Provide disabled parking spaces that are designed and delivered to meet the needs of wheelchair user homes in the development; and

(5) Protect the provision of disabled spaces for intended users – they must not be sold off, leased or used by other residents irrespective of initial occupancy levels.

F. With regard to Table 141, where car parking is proposed, it must be allocated equitably, including between market and affordable homes. Applicants will be required to provide details on the allocation and management of on-site car parking. Car parking should be leased and allocated in the following order of priority:

(1) Wheelchair accessible homes or to residents with a disability and the need for a car parking space;

(2) Family sized homes (3 bedrooms and larger);

(3) 2 bed homes;

(4) Any other homes.

Non-residential car parking

G. Parking provision for non-residential development should not exceed the maximum car parking standards set out in the London Plan 2021. Parking for disabled people should be provided where it is demonstrated to be necessary.

H. Leisure or retail car parking within town centres should be shared with public parking and not reserved for customers of a particular development. On-site town centre parking should be:

(1) Appropriately located and sized to support the viability of the town centre and ensures the use of the site is optimised;
(2) Support the rapid turnover of spaces;
(3) Include maximum stay restrictions;
(4) Provide alternative access to the use of a car by providing car club bays; and
(5) Consider the need for safe parking options for motorcycles and mopeds

Electric Vehicle Charging

I. Where car parking is permissible, infrastructure for Electric and Ultra-Low Emission vehicle infrastructure should be provided in accordance with the London Plan (provision for both active and passive infrastructure).

Removal and redevelopment of car parking

J. Proposals for the redevelopment of existing car parks and garages for alternative uses will be supported, subject to a Transport Assessment/Statement. Adverse impacts of loss of parking on those with disabilities and mobility needs should be appropriately mitigated. Proposals for new standalone public car parks (and other motor vehicle public parking) will be refused.

K. The Council will support the removal of off-street parking where it accords with Policy T1.

Implementation

L. Parking Stress surveys may be required for residential development proposals involving a net gain of 5 or more homes, or any other proposals in areas of existing or potential parking stress, where the proposal is likely to result in a material increase in on-street parking demand.

M. Where a proposal would result in unacceptable parking stress, permission will only be granted where proportionate mitigation is secured. Mitigation may include, reducing proposed parking provision and/or planning obligations towards parking management, electric vehicle infrastructure, car clubs and/or local walking, wheeling and cycling improvements.

N. A Parking Design and Management Plan should be submitted alongside all proposals which include car parking provision. This must include how proposed parking will be managed and enforced, including how disabled persons parking spaces have been designed in accordance with relevant standards, a schedule of all disabled bays (initial and safeguarded) and how

the provision is to be handled at the outset as well as protected for future disabled parking use.

O. Car-free arrangement will be secured via Section 106 legal agreement with future owners and occupiers prevented from applying for an on-street residential parking permit. The only exception to this would be for blue badge holders.

Supporting Text

23.45 This policy seeks to reduce car usage and promote active travel. Limiting or reducing opportunities for parking can lessen congestion, improve health and safety, reduce air pollution and carbon emissions, and create environments that are more attractive for walking and cycling. Excessive car parking is also an inefficient use of scarce developable land in the borough.

23.46 The potential for encouraging people to shift their mode of travel away from the car is particularly strong in the most accessible parts of the borough. The Council encourages all proposals to be car-free development as a starting point, demonstrated through the vision-led approach to transport planning established for the site. Proposals in locations that have good access to public transport (PTAL 4-6 and Opportunity Areas) are required to be car-free development. Development in other parts of the borough should be car-free where possible or otherwise provide the minimum necessary parking which is known in the London Plan as car-lite.

23.47 Notwithstanding this, the Council recognises that the restriction of parking may have equity implications for some individuals and groups. New developments, even those that are car-free, will be required to provide on-site disabled parking.

23.48 The Council's policy aligns with the London Plan 2021 approach and additionally recognises that there is a local need to deliver more than the 3% of disabled parking spaces at the outset for some types of developments and situations. For example, social, affordable housing, specialist housing or other residential developments, where there is a higher baseline need for disabled parking, where there is a high proportion of blue-badge owners, or where there is an existing shortfall of disabled parking bays in the area. This approach is necessary for Haringey having regard to the number of people in the borough who have a physical disability or otherwise have accessibility needs, and additionally the high proportion of those people who are living in social housing accommodation.

23.49 Where disabled parking is provided, car parking spaces are to be located within the development and in close proximity to the nearest entrance or lift and should be designed and delivered ensuring a wheelchair user will be able to access and egress their car safely in accordance with best practice standards and guidance outlined in the

London Plan 2021. This standard is to be applied for both initial and future disabled parking provision.

23.50 For major residential developments, applicants must demonstrate in the Design and Access Statement and Parking Design and Management Plans how an additional 7% future disabled parking provision will be delivered. Schemes must identify convertible or safeguarded areas within the site layout that can be easily converted into disabled bays when required, with a clear explanation of the delivery mechanism.

23.51 Safeguarded areas must remain free of permanent structures, must not be re-purposed for other uses such as floorspace or plant rooms, and cannot be counted toward required open space or public realm provision that is otherwise required to make the proposal acceptable in planning terms. Section 106 obligations will secure that these spaces can be delivered without removing essential infrastructure or reducing required amenity or public realm.

23.52 It is expected that Parking Design and Management Plans are periodically reviewed to assess the demand for disabled parking, including at first occupation and thereafter as required, subject to agreement with the Council. Where a need for additional disabled parking is identified, owners will be expected to convert safeguarded spaces within 3-6 months of the request being made.

23.53 Where car parking is provided, it must be allocated equitably including between market and affordable homes. If the level of parking proposed for affordable homes is less than that proposed for market homes, the disparity will need to be fully justified taking account of the estimated demand and information on relative levels of car ownership. Residents in social housing (particularly families) do not have the same degree of choice over where they live compared with those in market homes and should not be unfairly disadvantaged by proposed parking allocations.

23.54 It is expected that all parking spaces should be provided within the development site and not on the public highway. Where evidence is presented that it is not possible to accommodate parking requirements (including disabled parking, i.e. due to land constraints) on-site, the Council will consider on-street parking as an alternative, if possible. Where such a proposal is deemed acceptable, the Council will require payment of a commuted sum, considering both the cost of implementation and maintenance of any parking bay and infrastructure for electric or other Ultra-Low Emission vehicles, feasibility and capacity, as well as the opportunity cost of lost kerbside space, for example in terms of parking revenues.

23.55 The provision of motorcycle parking as a substitute for car parking is supported within the maximum standards. As a guide, approximately five motorcycle spaces can be accommodated in place of each permitted car space.

Implementation

23.56 Where a parking stress survey is required, it should be undertaken in accordance with the methodology set out in the Lambeth Council Parking Survey Guidance Note 2021 to determine whether there is sufficient capacity within the existing on-street parking bays to accommodate the increased demand.

23.57 Matters to be consider when determining whether the proposed parking is likely to result in on-site parking stress could include location, occupancy levels, existing and future parking controls, cumulative development impacts and other local characteristics. Notwithstanding, the need for a parking stress survey will be determined on a case-by-case basis at the pre-application and/or planning application stage, having regard to any parking stress issues identified.

23.58 Where development proposals are required to support car club expansion, the roll out of electric vehicle fleet and supporting infrastructure will be prioritised to align with the aspirations of the emerging Haringey Electric Vehicle Strategy.

23.59 The Council will permit parking for essential operational or servicing needs where the need for this is justified within the associated Transport Assessment/Statement and measures have been applied to minimise the number of vehicle trips.

23.60 Where appropriate, contributions will be required for on-street/ off-street provision of electric vehicle and other low emission vehicle infrastructure.

Policy T6: Vehicle Crossovers and Front Gardens

A. Proposals for a new vehicle crossover will be resisted unless it can be demonstrated that the proposal will not:

(1) negatively impact walking, wheeling or cycling. This includes maintaining the comfort, accessibility, amenity and safety for people who are wheeling, walking or cycling where pavements or kerbside space is shared;
(2) negatively impact highway safety;
(3) reduce on-street car parking capacity within a Controlled Parking Zone;
(4) negatively impact on on-street electric vehicle charging infrastructure;
(5) lead to the loss of, or harm to, high-quality trees;
(6) detract from the street scene and the historic environment; and
(7) increase flood risk or compromise drainage systems.

B. Proposals for the removal of vehicle crossovers will be supported where the proposal will not result in a reduction in pedestrian or highway safety.

C. Where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of the original soft landscaping area is retained. All proposals must appropriately manage flood risk and sustainable drainage in line with Policy CR4 and CR5. Any hard standing should incorporate the use of a permeable material.

Supporting Text

23.61 A vehicle crossover (also known as a dropped or lowered kerb) provides the legal means for motor vehicles to cross the footway and access off-street parking. New vehicle crossovers can adversely affect pedestrian safety and accessibility by increasing conflict between vehicles and people using the footway. The provision of front garden parking can also result in the loss of soft landscaping and vegetation. The cumulative effect of these changes can increase flood risk, reduce urban greening and biodiversity, erode local character, and undermine the Plan's sustainable travel and climate resilience objectives.

23.62 The Council will therefore seek to resist vehicle crossovers and minimise the loss of front garden landscaping where adverse impacts cannot be adequately mitigated. Any proposals for crossovers on the Transport for London Road Network will require approval by TfL. Proposals should be in line with TfL's Crossover Guidance and the Council's Crossover Guidance.

23.63 In accordance with the General Permitted Development Order 2015, planning permission for a new or replacement driveway is not required provided that the surface is permeable (or porous) which allows water to drain through, such as gravel,

permeable concrete block paving or porous asphalt, or provision is made to direct run-off water from the hard surface to a permeable surface within the curtilage of the dwelling. If the surface to be covered is more than five square metres planning permission will be needed and the policies in Policy T6 would apply.

23.64 Where the removal of vehicle crossovers are proposed and supported, it is expected that the applicant would contribute to the reinstatement of the footway in full, and an amendment to a Traffic Management Order (TMO) if required.

Policy T7: Freight, Deliveries and Servicing

A. Development will be supported where adequate provision is made for deliveries and servicing, and this is achieved in a safe, efficient and sustainable way. Provision must be:

(1) Appropriate to the scale, form and location of the proposed development;
(2) Acceptable in terms of impact on amenity of adjacent properties; and
(3) Acceptable in terms of impact on the highways network including the safe movement of pedestrians and cyclists. Any proposal which will result in an unacceptable impact to the safety of pedestrians, cyclists and the highway network will be refused.

B. Development proposals must provide for on-site servicing, wherever practicable. This should allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Access and egress to the site should be in forward gear with appropriate swept path analysis provided demonstrating that all servicing and delivery vehicles requiring access will be able to do so.

C. Major commercial and industrial development proposals should provide for freight consolidation to minimise the need for freight trips. Applicants should explore opportunities to work together with adjoining owners and occupiers to manage freight and servicing on an area-wide basis

D. Railheads will be safeguarded unless it can be demonstrated that a railhead is no longer viable or capable of being made viable for rail-based freight-handling.

E. Wherever possible, delivery to and servicing of development should take place outside of peak hours.

Implementation

F. Major development proposals should be accompanied by a Delivery and Servicing Plan to demonstrate that delivery and servicing matters have been appropriately considered and addressed, including for residents and business occupiers. This should identify how the chosen arrangements and minimise servicing trips and emissions and prioritise consolidation, cargo-cycle and walking deliveries and zero-emission vehicles.

G. Major development proposals should be accompanied with a Construction Logistics Plan, having regard to Policy D15.

H. All development proposals should provide details of refuse and recycling collections, indicating locations for collection vehicles to wait and locations of refuse and recycling bin storage.

Supporting Text

23.65 Commercial vehicles represent around one-sixth of all traffic in London, contributing to congestion, air pollution, and adverse effects on amenity. Taking this into account, it is important that development helps support a more efficient and sustainable transport network by planning to accommodate sustainable deliveries and servicing, taking opportunities for consolidation, and promoting deliveries at less busy periods of the day.

23.66 It is expected that servicing should be carried out on-site, outside of peak hours – morning and evening commuting peaks and school drop off and pick up times (i.e. 08:00-09:00, 15:00-16:00 and 17:00-18:00). Delivery storage facilities should be provided, such as secure unattended or concierge-managed delivery facilities.

23.67 Development proposals should consider ways to reduce congestion caused by servicing and deliveries, such as implementing last-mile deliveries by foot, cycle or zero-emission vehicle, and should justify where such measures are not possible. Applicants will be encouraged to engage early with the Council to identify opportunities for last-mile logistic hubs to support sustainable deliveries.

23.68 Servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Major development proposals should consider provision for on-site refuse compactors to reduce waste servicing vehicular trips.

23.69 Off-site consolidation to reduce the number of deliveries should be considered for major development proposals (in particular, non-residential and mixed-use developments) or where access to the site is constrained, such as urban consolidation centres, micro-consolidation centres and pick up drop off. While smaller developments should also include consolidation strategies such as common and local procurement.

23.70 Development proposals at logistics and industrial locations should identify opportunities to provide hydrogen refuelling stations and rapid electric vehicle charging points.

Implementation

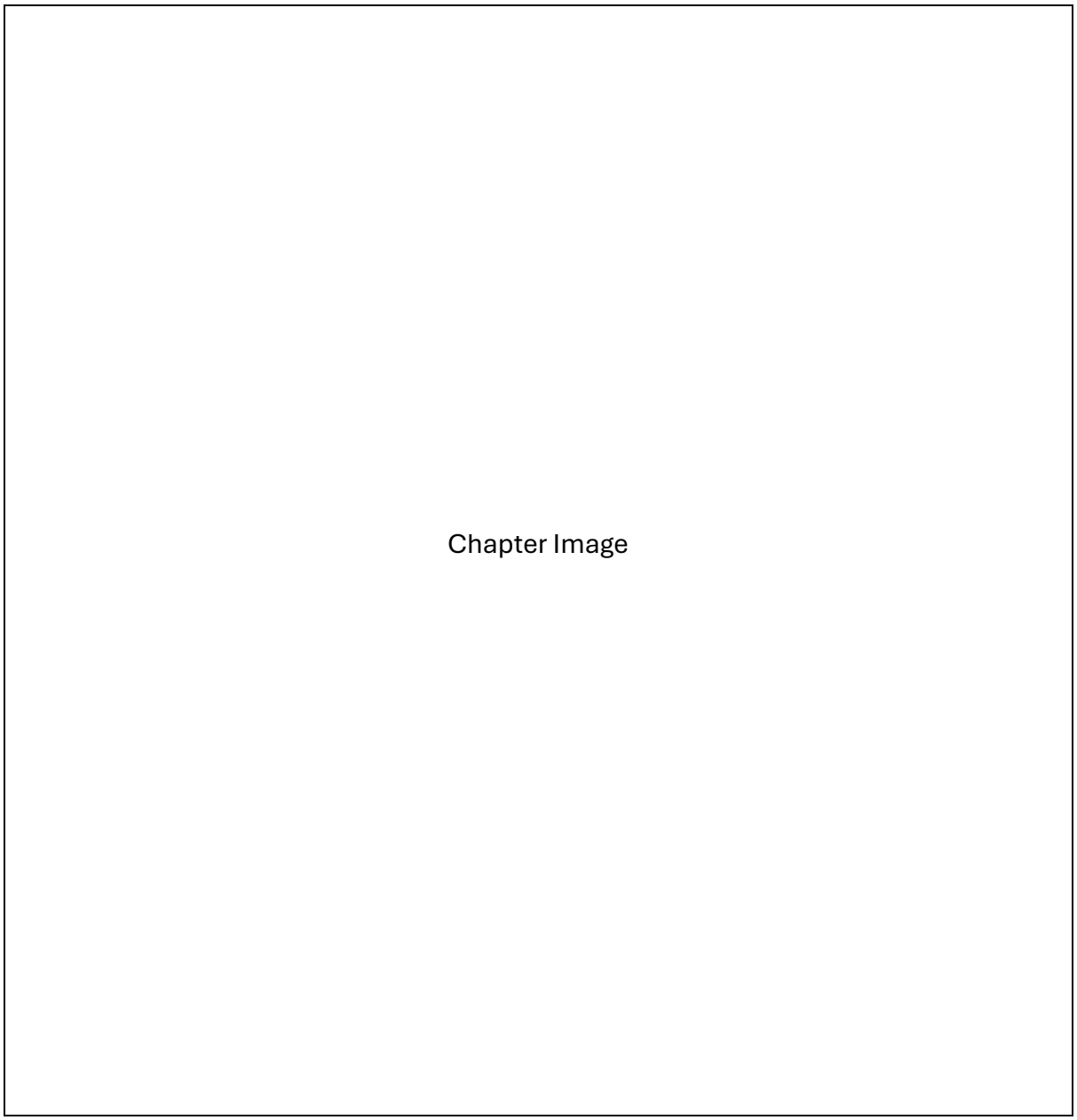
23.71 Major developments should be supported by a Delivery and Servicing Plan in accordance with the Council's Validation List and relevant Transport for London published guidance to demonstrate that adequate provision will be made for deliveries and servicing and that this will be achieved in an efficient and sustainable way. Swept path tracking should be provided to confirm that this is possible for all vehicles that are

anticipated to enter and exit the servicing and delivery area with consideration of 300mm error margins. Delivery and Servicing Plans should also identify how the chosen arrangements will support sustainable delivery and servicing such as through providing parking and recharging provision for e-cargo bikes.

23.72 Delivery and Servicing Plans will also be required to assess the ongoing freight impact of the development and minimise and mitigate impacts on the transport system and nearby area. Use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged.

23.73 Where evidence is presented that it is not possible for servicing to be carried out on site, the Council may consider allowing servicing on the public highway where this can be done safely and does not conflict with other highway objectives, subject to Transport for London approval. In such situations the Council may seek a commuted sum, considering both the cost of implementation and maintenance of any loading bay, as well as the opportunity cost of lost kerbside space, for example in terms of parking revenues.

CHAPTER 24: GREEN AND BLUE INFRASTRUCTURE



INTRODUCTION

24.1 Green and blue infrastructure refers to the network of green and blue spaces and natural features in the borough. It includes our parks and playing fields, trees and woodlands, private gardens, green roofs, rivers, streams, and sustainable drainage systems.

24.2 Haringey is home to a wealth of such infrastructure. The east of the borough contains part of the unique Lee Valley Regional Park, while the west contains four nationally important ancient semi-natural woodlands: Highgate Wood, Queen's Wood, Coldfall Wood and Bluebell Wood. The borough also contains the Parkland Walk Local Nature Reserve and a network of Sites of Importance for Nature Conservation, alongside large public parks at Alexandra Palace and Finsbury Park and a network of smaller, local parks. The Moselle Brook originates in Muswell Hill and Highgate flowing onwards through Tottenham and towards the Lea Valley and River Lee Navigation.

24.3 The NPPF sets out that planning policies should contribute to and enhance the natural environment and sets out a range of ways in which biodiversity and geodiversity should be protected and enhanced.

24.4 Green and blue infrastructure provides a wide range of environmental, economic, health and wellbeing benefits for our communities, our natural environment, and the climate. It provides spaces for physical activity, healthy food growing, contemplation, and de-stressing, while reducing urban heat risk, noise pollution, flooding and poor air quality. In addition, it provides opportunities for our communities to socialise, play and hold events and pleasant routes to move through our borough, all of which serve to enrich our culture and sense of belonging.

24.5 The protection and enhancement of our blue and green infrastructure is key to mitigating and adapting to a changing climate and ensuring that our communities become more resilient in the future. Trees and vegetation play a key role in removing carbon dioxide from the atmosphere and blue and green infrastructure helps the borough cope with more extreme weather events.

24.6 As the impact of climate change on weather and habitats becomes more pronounced, we are increasingly needing to explore ways to manage extreme hot weather as well as heavier rainfall and more frequent storms.

24.7 The evapotranspiration-based cooling benefits of green and blue space in cities is critical to maintaining comfortable air temperatures in our warming climate. Vegetation and trees also provide much needed external shading, protecting people from harm during heat waves. Vegetation can also play an important part in sheltering people from strong winds by reducing the wind tunnel effect in urban environments. Sustainable

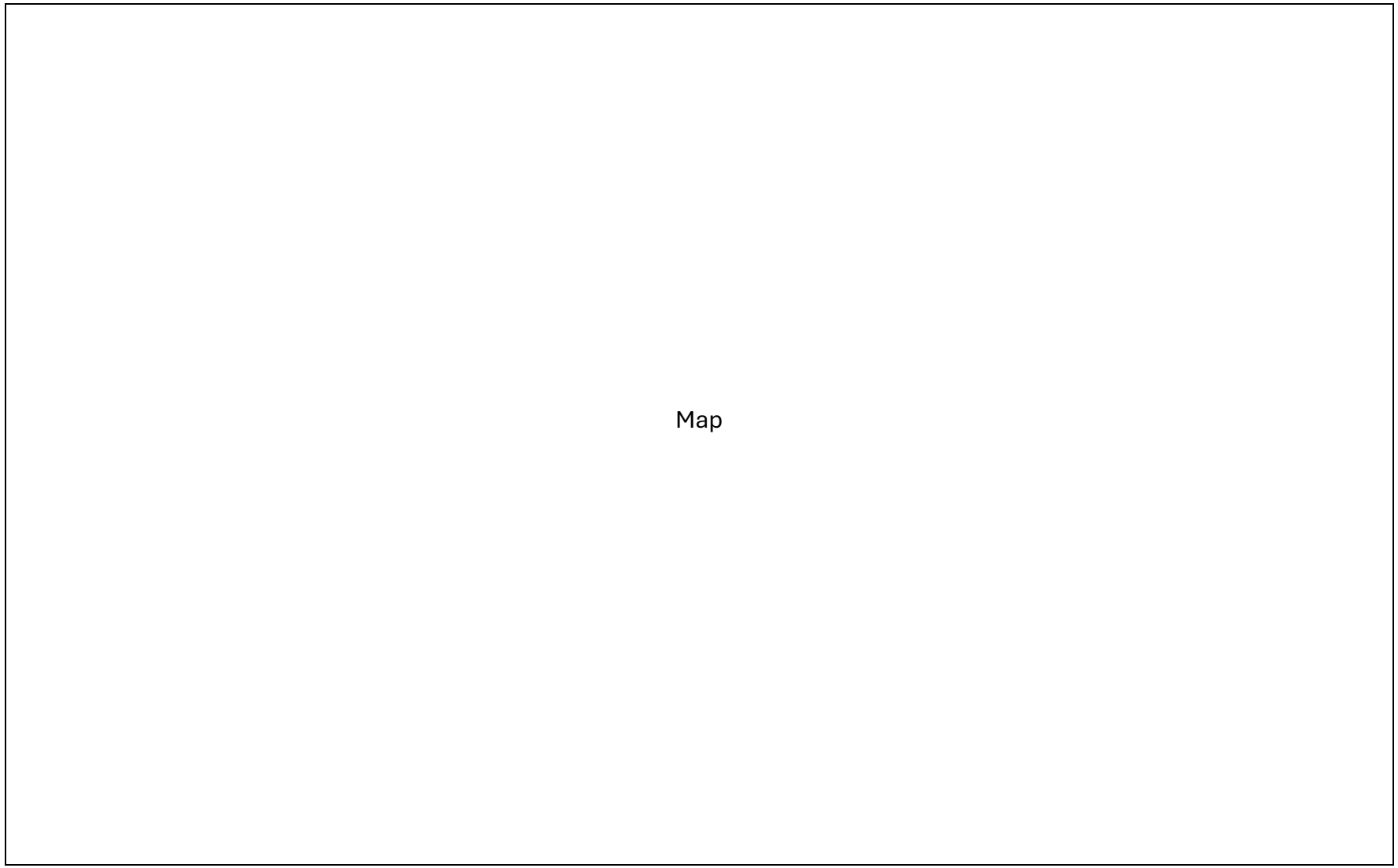
drainage systems can allow rainwater to be absorbed by the ground rather than flowing into the sewer network and thereby reduce risks of surface water flooding.

24.8 Local authorities in England have a legal duty to conserve biodiversity as part of policy and decision making, and restoration of river corridor wildlife and habitats also forms part of this responsibility. As part of this duty local authorities should consider what they can do to conserve and enhance biodiversity, agree policies and specific objectives based on this consideration, and act to deliver policies and achieve objectives.

24.9 The UK is consistently ranked in the 10% of worst-rated countries in the world for the extent to which its ecosystems have retained their natural animals and plants, so local authorities have a duty to prioritise nature recovery and environmental net gain in local plans to help restore the natural environment that has been lost so that we can protect the resilience and longevity of our planet.

24.10 Green and blue infrastructure can also deliver economic benefits by creating high-quality environments and places that attract visitors and investment that support the local economy.

24.11 It is essential that all people in our community have access to the significant benefits that green and blue infrastructure can provide.



Tables and Figures 13. Map of xxxxxxxxxxx

Policy G1: Green and Blue Infrastructure

A. Proposals should take a strategic approach to conserving, enhancing and expanding Haringey's habitats and green and blue infrastructure networks in line with the Haringey Parks and Green Spaces Strategy (and supporting plans), Haringey Climate Change Action Plan, London Green Infrastructure Framework, London Local Nature Recovery Strategy, London Urban Forest Plan 2025, the Council's upcoming Local Nature Recovery Action Plan, placemaking aspirations in the neighbourhood chapters, any successor or replacement documents, and in accordance with the policies in this chapter.

B. Proposals should protect, enhance existing green and blue infrastructure and deliver new green and blue infrastructure, ensuring such infrastructure is considered from the outset of the design process and fully integrated as a key asset within development in accordance with the following Green Infrastructure Principles:

(1) Optimise the benefits that nature provides to health and wellbeing, including encouraging physical activity and active travel, improving mental health, providing cooling and shading, enabling food growing, and addressing air, noise and water pollution;
(2) Make green and blue infrastructure accessible, connected and inclusive for all communities across the borough, while addressing inequities in both access to and the environmental, social and health benefits derived from it;
(3) Achieve an environmental net gain by restoring and enhancing our ecosystems, supporting ecologically diverse and species rich habitats, and protecting and connecting nature corridors and ecological networks across the borough;
(4) Deliver benefits for current and future generations by ensuring that green and blue infrastructure helps achieve the borough's 2041 Net Zero Carbon target, supports resilience and adaptation to climate change, is itself resilient to current and future pressures, and is designed, managed and maintained in a manner that is efficient, financially sustainable and capable of securing long-term benefits;
(5) Integrate with and build upon existing green and blue infrastructure to protect and enhance its value, while ensuring new and enhanced infrastructure strengthens local character, fosters social integration, allows for learning, reinforces a sense of place, and maximises community benefits; and
(6) Optimise the variety and multi-functionality of green and blue spaces, where appropriate, in a way which supports nature but also provides for the needs and aspirations of the borough's communities.

Implementation

C. All major development proposals and any other proposal that is likely to have a significant impact on protected open and natural spaces should:

(1) be supported by a Green and Blue Infrastructure Plan (which may be a component of a Design and Access Statement), proportionate to the scale and intensity of the development, setting out how the development responds to the policies in this chapter; and
(2) set out how green and blue infrastructure delivered or associated with the development will be managed, maintained and monitored over the long term

D. All other development proposals should:

(1) demonstrate through the design vision and Design and Access Statement, how the development responds to the policies in this chapter; and
(2) ensure that the green and blue infrastructure proposed can be practically and effectively managed and maintained over the long term.

E. To comply with the policies in this chapter, development proposals should, where necessary, deliver and/or contribute to green and blue infrastructure improvement/initiatives.

Supporting Text

Strategic approach to conserving and enhancing the natural environment

24.12 Haringey's green and blue infrastructure is one of the borough's most valued assets, with parks and open spaces consistently identified by residents as a key reason why Haringey is a good place to live.

24.13 This policy requires development proposals to take a strategic approach to conserving, enhancing and expanding habitats and green and blue infrastructure, in line with relevant plans and strategies and the priorities identified within the neighbourhood chapters, helping to realise the Council's ambition for parks and green spaces to be inclusive, shared places that advance wellbeing, climate resilience, biodiversity recovery and sustainability. Opportunities exist across the borough; however, the greatest opportunities are identified within the borough's Opportunity Areas of Wood Green and Tottenham and the Placemaking Focus Areas.

24.14 A strategic approach means considering green and blue infrastructure from the outset of the design process so that it is fully integrated into development, contributes a wider network across the borough and beyond, and helps realise placemaking objectives and priorities. The Council will expect site appraisals and early pre-application discussions to include issues, opportunities and a high-level strategy for green and blue infrastructure.

24.15 Given the scarcity of land in Haringey, green and blue infrastructure should maximise opportunities to deliver multiple benefits for people, place and nature. The form and extent of multifunctionality should respond to the infrastructure's location, function, ecological value, character and wider context, ensuring that additional benefits are secured in a way that complements and enhances its primary purpose and value.

More Sustainable and Resilient Green and Blue Infrastructure

24.16 Green and blue infrastructure has a critical role in helping Haringey respond to the climate and ecological emergencies while creating nature-rich places that support people and wildlife. Development should protect, enhance and expand habitats and ecological networks, improving habitat quality, supporting species recovery and strengthening connectivity across the borough.

24.17 The Environment Act 20211 was one of the most significant pieces of environmental legislation for a generation because it moved many environmental objectives from being largely aspirational to becoming statutory duties and requirements that must be reflected in plan-making, decision-taking and service delivery. It established statutory Biodiversity Net Gain as a requirement for most developments which require planning permission and together with the Urban Greening Factor in the London Plan provides key mechanisms for biodiversity uplift. Together they support habitat creation, ecological enhancement and urban greening, while contributing to wider environmental outcomes including improved air and water quality, climate resilience and nature recovery.

24.18 Green and blue infrastructure can help deliver the Council’s ambition of becoming a net zero carbon borough by 2041, as set out in the Haringey Climate Change Action Plan. It can support carbon sequestration, urban cooling, improved air quality, sustainable drainage and flood risk management, helping create climate-resilient places that are better adapted to future environmental change. Green and blue infrastructure also plays an important role in improving water management by supporting natural filtration, maintaining the water cycle and reducing pressure on drainage infrastructure.

24.19 A strategic approach is essential to maximising these benefits. For example, increasing tree canopy cover is not simply a matter of planting additional trees. The location, species, supporting infrastructure and long-term management of trees and other green and blue infrastructure should be carefully considered to ensure they are resilient to future conditions and continue to deliver environmental benefits over the long term. Effective design, management and maintenance are therefore critical to securing lasting benefits for future generations.

Creating Healthier and Safer Places through Green and Blue Infrastructure

24.20 Green and blue infrastructure makes an important contribution to physical and mental health and wellbeing by supporting active lifestyles, recreation, relaxation, food growing and connection with nature. It can also help mitigate environmental health risks such as urban heat, flooding, noise and poor air quality. Development proposals should seek to improve access to high-quality natural environments that support healthier lifestyles and enhance quality of life for residents, workers and visitors.

24.21 Green and blue infrastructure should be designed to be attractive, welcoming and safe to use. Development proposals should consider factors such as accessibility, natural surveillance, visibility, ease of movement, maintenance and management to create spaces that encourage positive use and can be enjoyed confidently by all users. This supports the Council's ambition for parks and green spaces to be inclusive, shared spaces that promote wellbeing and foster a stronger connection with the local environment.

24.22 Our green and blue spaces contribute significantly to local identity and sense of place, helping people connect with their local environment. Development proposals should take account of local design codes, character studies, Conservation Area Appraisals and Management Plans, public feedback and stakeholder engagement to understand how green and blue infrastructure can be designed to enhance existing positive characteristics and address negative characteristics. Development should seek to reinforce local character, create attractive and distinctive places, and maximise opportunities for people to experience and connect with nature as part of their everyday lives.

Fairer and more inclusive Green and Blue Infrastructure

24.23 Green and blue infrastructure should help ensure that everyone can benefit from a healthy natural environment. While Haringey benefits from an extensive network of parks, open spaces and natural assets, access to green space, tree canopy cover and other environmental benefits is not evenly distributed across the borough. Access to green infrastructure is generally lower in the east of the borough than in the west. The eastern half of the borough is also exposed to a greater level of climate risk

24.24 Development should help address these inequalities by protecting and enhancing existing green and blue infrastructure and directing improvements to areas where need and opportunity are greatest. This includes increasing urban greening, improving access to green and blue spaces by walking, wheeling, cycling and public transport, and strengthening connections to the wider green and blue infrastructure network.

24.25 Access is about more than proximity. Even where people live close to green spaces, barriers relating to accessibility, inclusivity, safety, design quality or whether a space meets their needs can limit its use. Development proposals should therefore consider

how green and blue infrastructure can benefit people of different ages, abilities and backgrounds, helping to create places that are welcoming and accessible to all.

24.26 Green and blue infrastructure is more likely to deliver lasting benefits where local communities and stakeholders are involved in its design, delivery and management. Meaningful engagement and co-design can help ensure that proposals respond to local needs, support social integration and foster a sense of ownership and stewardship.

Green and Blue Infrastructure Plans

24.27 Green and Blue Infrastructure Plans should set out how green and blue infrastructure has been evaluated and integrated from the outset of design. They should include:

i. A site and context analysis of existing green and blue infrastructure
ii. A clear vision and objectives setting out how the scheme addresses all the policies in this chapter in line with relevant plans, strategies, guidance and placemaking aspirations.
iii. A landscape plan clearly setting out the existing and proposed green and blue infrastructure and landscape components
iv. Detail on how the proposal addresses/ contributes to achieving the standards in this chapter, including the Urban Greening Factor, Designated Open Space standards, Biodiversity Net Gain (where required), and tree canopy coverage.
v. Any proposed contributions to address to make the development acceptable.
vi. An overview of the proposed delivery, management and monitoring of the green and blue infrastructure.

24.28 Applicants may also refer to Natural England's Green Infrastructure Framework website for green infrastructure planning and design guidance.

Policy G2: Green Belt, Local Green Space and Metropolitan Open Land

A. The Green Belt will be protected from inappropriate development and proposals which constitute this will not be approved except in very special circumstances. Proposals within the Green Belt will be supported where this is in accordance with the NPPF.

B. Local Green Spaces will be protected in accordance with the NPPF.

C. Metropolitan Open Land should remain permanently open and distinct in character and function from the wider built-up area and will be protected as such and from inappropriate development unless very special circumstances exist.

D. When considering any planning application affecting Metropolitan Open Land, substantial weight will be given to any harm to its openness and to any of the following strategic functions performed by the land:

(1) publicly accessible open-air facilities for leisure, recreation, sport, the arts and/or culture;
(2) extensive green spaces, with natural or historic features or landscapes that contribute to the city's character, setting, biodiversity and/or access to nature;
(3) an important part of a strategic corridor, node or link in the city's network of green spaces.

E. Development involving the reconfiguration of existing buildings and structures on Metropolitan Open Land is not inappropriate where it is part of a comprehensive and masterplanned scheme that:

(1) results in no net loss of open space;
(2) does not have a greater impact on openness than the existing development; and
(3) enhances either capacity, quality, range of uses or public accessibility of the space with a focus on addressing any existing deficiencies

Supporting Text

24.29 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The Government attaches great importance to Green Belt and the NPPF provides clear policies to protect the essential characteristics of Green Belts which are their openness and their permanence. Haringey only contains a small amount of Green Belt as part of a larger expanse of Green Belt within the Lee Valley. Consistent with the NPPF, Green Belt in Haringey will be protected from inappropriate

development and proposals which constitute this will not be approved except in very special circumstances. The Framework does however provide for various exceptions where development in the Green Belt is not inappropriate. Notably, this includes development of homes, commercial and other development on 'grey belt' land, subject to specific criteria.

24.30 The Local Plan preserves the general extent of Green Belt in Haringey. It makes one limited alteration to the Green Belt to remove a small area of 'grey belt 'land on Ferry Lane in Tottenham Hale which is allocated for new homes in the Tottenham Hale chapter of this plan. In accordance with the NPPF, the exceptional circumstances required to make the change are fully evidenced and justified.

24.31 The NPPF identifies that Local Plans may designate land as Local Green Space where this would safeguard green areas of particular value to the local community. Local Green Space should be limited to situations where the land concerned is:

i. In close proximity to the community it serves;
ii. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
iii. Local in character and not an extensive tract of land.

24.32 The Local Plan designates one Local Green Space in the borough, Doncaster Gardens. The space will be protected consistent with land in the Green Belt (excluding provisions relating to grey belt and previously developed land) as set out in the NPPF.

24.33 Metropolitan Open Land (MOL) is a long-established London-specific designation that protects the city's most strategically significant green infrastructure for the benefit of Londoners and the environment. It safeguards open landscapes and improves Londoners' quality of life by protecting areas which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity. MOL also plays a key role in linking London's wider green infrastructure network and strengthening biodiversity across the city. Strong protection and positive management strategies for MOL are essential, even more so as growth and climate change places increasing demand for, and pressure on these spaces.

24.34 In Haringey, MOL provides some of the borough's most important open land, helping to provide structure and distinguishment to the built-up area as well as making a valuable contribution to the London-wide green infrastructure network. This includes part of the Lee Valley Regional Park, and significant public open spaces such as Alexandra Park and Highgate Wood and Queen's Wood. MOL plays a key role in delivering many wider green infrastructure benefits such as enhancing biodiversity, combating flooding and

mitigating the urban heat island effect. As such, the Council must give these spaces a high level of protection.

Policy G3: Open Space

Protection and Reconfiguration of Open Space

A. Designated open space, as set out in Schedule 6, will be protected and, where possible, enhanced.

B. Proposals involving the loss of designated open space will not be supported unless development:

(1) constitutes essential ancillary facilities (e.g. changing rooms, play equipment, outdoor gyms, pedestrian and cycle links, public toilets, cafes) that will enhance the function, use, accessibility and enjoyment of the open space;
(2) constitutes new outdoor recreational and sporting uses whose benefits would outweigh the harm resulting from the loss of open space;
(3) is temporary in nature and the open space will be restored back to its original purpose; or
(4) re-provides replacement open space (as part of the wider development site or within a suitable alternative location within the catchment area) of equivalent or better-quality provision which is accessible to the public.

C. Development involving the reconfiguration of existing buildings and structures on designated open space will only be supported where it is part of a comprehensive and masterplanned scheme that:

(1) results in no net loss of open space; and
(2) enhances either capacity, quality or accessibility of the space with a focus on addressing any existing deficiencies.

D. All development proposals on designated open space must optimise the value of open space by:

(1) supporting the objectives of Policy G1 and the Haringey Parks and Greenspaces Strategy (2024) or any successor or replacement documents;
(2) being informed by engagement with open space users, residents, and Friends of Park groups, where appropriate;
(3) promoting the inclusive use and enjoyment of the open space, ensuring it is welcoming, safe and attractive for all sections of the community, particularly people who experience barriers to participation or are underrepresented in the use of parks and open spaces;
(4) protecting and, where possible, enhancing the environmental value and functions of the open space, including nature and habitat connectivity, having regard to Policy G5; and

(5) improving inclusive access to and through the space, including by enhancing opportunities for walking, wheeling and cycling, removing barriers to access, and strengthening green corridor connections where appropriate.

Provision of new Open Space

E. Major residential and mixed-use development should deliver new open space in line with the following approach, having regard to the quantity, quality and accessibility standards set out in the Haringey Open Space and Biodiversity Study (2014) and the objectives in the Haringey Parks and Greenspaces Strategy (2024):

(1) As a starting point, new accessible open space will be sought on-site in line with the recommended quantity standard of 1.64ha per 1,000 residents based on the GLA's population yield calculator;
(2) In areas identified as deficient in access to open space typologies, the Council will require on-site provision to address those deficiencies;
(3) To be counted towards the provision of open space, the open space should be publicly accessible and meet the relevant criteria for its typology/s in the Haringey Open Space and Biodiversity Study (2014);
(4) Where it is demonstrated that on-site provision is not feasible or the site cannot provide sufficient usable open space in an appropriate location to address identified deficiencies, financial contributions in lieu will be required towards:

i. the provision of new open space,
ii. the enhancement of existing designated open spaces, and/or
iii. improvements to access to open spaces by walking, wheeling and cycling

Recreation

F. New indoor sports and recreation facilities should be prioritised on brownfield land and will only be considered appropriate on designated open space where it is demonstrated there are no appropriate alternatives.

G. The provision of small pocket parks, functional amenity space including SUDs, play space and recreational facilities will be supported within new developments.

H. The provision of water features, water fountains, children's paddling pools and cooling facilities will be supported.

Supporting Text

24.35 This policy supports Policy G1 by protecting and enhancing existing designated open spaces and, where appropriate, securing the provision of new open spaces and

ensuring that, as the borough grows, everyone has access to high-quality, inclusive spaces that support health, wellbeing, nature and biodiversity.

24.36 Given the limited opportunities to create new designated open spaces in urban borough such as Haringey, there is a strong presumption against the loss of designated open space, with exceptions limited to those set out in Part B of the policy. The reconfiguration of existing buildings and structures on designated open space may be appropriate where it enhances the capacity, quality or accessibility of that space and address identified deficiencies. The Council will support such proposals where they deliver demonstrable improvements to the function, accessibility, and public use of open space and form part of a deliverable and comprehensive development scheme that has positively addressed open spaces requirements.

24.37 All open spaces (including non-designated open space) benefit from protection in accordance with the NPPF which states that existing open space, sport and recreation facilities should not be built on unless clearly surplus to requirements, or where the loss would be replaced by equivalent or better provision in terms of quantity and quality, or where the need for and benefits of the development clearly outweigh the loss.

24.38 Haringey's Open Space and Biodiversity Study (2014) establishes locally derived standards for the quantity, quality and accessibility of open space.

24.39 The Council's preferred approach is for new designated open space to be provided on-site in line with the quantity standard of 1.64 hectares per 1,000 residents. The provision of new open space should be considered from the earliest stages of site planning and design, ensuring that opportunities for meaningful and usable open space are embedded within development proposals rather than treated as a residual consideration.

24.40 The need for onsite provision is stronger where there are deficiencies in access to open space, and the Council will take a robust approach to addressing these inequities, ensuring that growing communities have access to a network of open spaces within recommended walking distances. Consideration will also be given to population density and levels of deprivation, recognising that communities living in more densely populated and disadvantaged areas often have greater reliance on publicly accessible open space for recreation, play, physical activity, social interaction, health and wellbeing.

24.41 In particular, the Council will strongly support the delivery of new, enhanced and more accessible open spaces within the Wood Green and Tottenham Opportunity Areas and the borough's Placemaking Focus Areas, where they will be required to support planned population growth, improve quality of life, address existing deficiencies in

provision, and help reduce inequalities in access to high-quality green and open spaces across the borough.

24.42 The Council recognises that, in a densely developed urban borough, on-site provision may not always be feasible or represent the most effective way of addressing identified deficiencies. A pragmatic approach will therefore be taken, having regard to site constraints and local needs. Where on-site provision cannot deliver sufficient usable open space in an appropriate location, financial contributions will be sought towards the provision of new open space, improvements to the quality and inclusivity of existing open spaces, and/or enhanced access by walking, wheeling and cycling.

24.43 This approach recognises that improving the quality, accessibility and connectivity of open spaces can, in some circumstances, deliver greater benefits than small or fragmented areas of new provision, whilst continuing to prioritise the creation of new open space where it is most needed.

24.44 When considering opportunities to improve the quality of open spaces, the Council will have regard to the Parks and Greenspaces Strategy (2024), the Sites of Importance for Nature Conservation (SINC) Study, the Open Space and Biodiversity Study (2014), and other relevant evidence base documents. This will include consideration of the recreational, environmental, biodiversity, landscape, heritage, health and wellbeing, and accessibility benefits that open spaces provide.

Policy G4: Urban Greening

A. All development proposals should integrate green infrastructure and provide for urban greening. Green infrastructure should be considered at an early stage of the design process and be incorporated as part of an integrated design approach as set out in Policies D1 and D2.

B. Any new urban greening element should focus on increasing climate resilience, complement the site's existing wildlife value, and contribute to an overall gain in biodiversity. Greening should prioritise native, low maintenance, perennial and pollinator-friendly planting and avoid ornamental species with limited biodiversity value.

C. Management of green spaces and assets, including living roofs and walls, must be secured to ensure that they can be maintained to fulfil their function for the expected life of the development.

D. Roof loading must be able to support the weight of living roofs plus other equipment such as solar and hear pumps. The Council supports biodiverse living roofs which are substrate-based and plug planted and seeded with wildflowers. Sedum blanket roofs are not supported as they do not offer biodiversity benefits.

Implementation

E. Major development proposals and minor residential development proposals of 5 homes and above (net) are required to conduct an Urban Greening Factor assessment in accordance with the methodology set out in the London Plan and achieve an UGF of:

(1) a minimum of 0.4 where the development is predominantly residential
(2) minimum of 0.3 where the development is predominantly commercial
(3) a minimum of 0.2 where the development is predominantly industrial development

F. The delivery of Urban Greening Factor under Part E of this policy will be secured via planning condition.

G. All other developments are required to include urban greening elements although no UGF calculation needs to be submitted. Applicants will however be required to provide:

(1) detail on the type(s) of green infrastructure proposed;
(2) justification for why the type(s) of green infrastructure has been proposed;
(3) information on how the urban greening elements will be maintained and managed over the lifetime of the development.

H. Where it has been demonstrated that best efforts have been undertaken to meet the UGF but it is unfeasible to be met on site, off-site contributions to local greening initiatives will be sought.

Supporting Text

24.45 Urban greening covers a wide range of options including, but not limited to, street trees, living roofs, living walls, and rain gardens. It can help to meet other policy requirements and provide a range of benefits including amenity space, enhanced biodiversity, addressing the urban heat island effect, sustainable drainage and amenity.

24.46 Urban greening can also make important contributions to addressing deficiencies in open space, helping to improve social and environmental outcomes for people living in these areas.

24.47 Examples of how an urban greening scheme could demonstrate that it is locally appropriate include, but are not limited to:

i. Providing green routes that promote active travel where current opportunities are limited;

ii. Delivering a SUDS scheme which reduces surface water run-off where there are issues of surface water drainage or flooding;

iii. Taking design cues from local habitat types or the London Local Nature Recovery Strategy (LNRS) (2026) or Haringey Biodiversity Action Plan (2022)

iv. Delivering publicly accessible open space to reduce local deficiencies; or

v. Providing other types of accessible greening where a reduction in deficiency in access to public open space cannot be achieved.

24.48 Where protected species or priority habitats or species are found on a development site, a priority for any new urban greening should be to help avoid or mitigate the impacts of the proposed development on these as well as to provide locally relevant greening that complements the site's existing wildlife value and will achieve an overall gain in biodiversity.

24.49 Living roofs can include green roofs, roof terraces and roof gardens. There are two main types of living roof:

i. Intensive: often referred to as 'roof gardens', with lush vegetation and deep substrate that are often accessible for recreational use.

ii. Extensive: lower maintenance with shallower substrate with good potential to accommodate biodiversity gains.

24.50 Biodiverse living roofs (sometimes referred to as 'brown roofs') are extensive roofs which are designed to improve biodiversity by providing habitats and diversity of plant species. Seeds and plants are introduced into the substrate at the time of construction, rather than left to self-vegetate from windblown and bird lime seed dispersal.

24.51 The Council expects biodiverse living roofs should have a minimum substrate depth of 150mm, include features for fauna and not require irrigation long-term (temporary irrigation provided after installation is appropriate). The Council discourages use of high carbon content soil substrate and growing mats and sedum. A suitably qualified ecologist should witness and sign-off completion of installed biodiverse roofs to confirm compliance with the design.

24.52 The Council supports the use of living walls as another way to improve the urban greening factor of development proposals. Living walls (sometimes referred to as 'vertical greening') can improve urban cooling through shading and evapo-transpiration, as well as contributing to biodiversity net gain. Proposals for living walls must ensure that regulations regarding fire safety of building facades and safe access for maintenance are adhered to, and should follow best practice guidance, such as Biotecture's External Cladding: Living Walls and Fire Safety Best Practice Guide (2022).

Implementation

24.53 The policy requires the use of an Urban Greening Factor (UGF) for certain proposals to evaluate the quantity and quality of urban greening due to be provided. The Mayor of London's UGF calculator should be used alongside the Mayor's UGF Guidance document in establishing the appropriate greening to be achieved on a site.

24.54 The GLA's London Plan Guidance on Urban Greening Factor should be used to guide the achievement and calculation of the required UGF, with those surface cover types that contribute to other Local Plan policy objectives such as Biodiversity Net Gain prioritised. Haringey's Biodiversity Action Plan can assist in identifying priority typologies of green cover.

24.55 Offsite contributions will be based on delivering the required proportion of the factor requirement that is missing using the GLA Urban Greening Factor Calculator. The cost of provision will be based on the proportionate cost of delivering, implementing and maintaining the surface cover that could theoretically be achieved on site to meet the full UGF over a period of 30 years. The Council will then deliver this urban greening in open spaces, streets or parks within close proximity of the development site to deliver priorities in the Council's Biodiversity Action Plan and the London Local Nature Recovery Strategy (LNRS) (2026).

Policy G5: Biodiversity and Biodiversity Net Gain

Protection of Biodiversity

A. The Council will protect and enhance the borough's biodiversity. This includes sites designated for their biodiversity and nature conservation value as well as undesignated sites with nature conservation value.

B. Proposals must enhance and not adversely affect (either directly or indirectly) any land or area within Sites of Importance for Nature Conservation (SINC), Ecological Corridors, Local Nature Reserves, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) , Special Protected Areas, and Ramsar sites, as well as geodiversity sites, including Regionally Important Geological Sites (RIGS) and Locally Important Geological Sites (LIGS), which provide habitats for biodiversity.

C. Proposals should support the delivery of the London Local Nature Recovery Strategy (LNRS) (2026) and the Haringey Biodiversity Action Plan (BAP) (2022), protecting and conserving priority species and habitats, including where these sit outside the nature conservation network of designated sites. Provision should explore projects that contribute to priorities in Haringey's BAP 2022 and the London LNRS (2026), or to improve nearby SINCs or Local Nature Reserves where possible.

D. Proposals should protect existing valuable ecological features of the development site and/or those adjacent to it. Proposals that would result in loss, reduction in area or significant harm to the nature conservation or biodiversity value of a site or land adjacent to it will be refused unless adequate mitigation or compensatory measures of equivalent or better biodiversity value are included. Compensation will only be permitted after the London Plan's mitigation hierarchy has been exhausted.

E. Development proposals should protect and strengthen existing ecological corridors and stepping-stone habitats. Fragmentation of ecological corridors will be resisted unless exceptional circumstances exist and biodiversity connectivity is maintained or enhanced through mitigation and compensation measures.

F. The Epping Forest SAC, which is outside Haringey, will be protected and enhanced by requiring all additional residential development within 6.2km of the boundary of the SAC (known as the 'zone of influence') to put in place measures prior to occupation as follows to avoid or mitigate any potential adverse effects on the integrity of the SAC:

(1) developments involving a net addition in homes or other type of residential housing including Houses in Multiple Occupation will contribute towards the

delivery of the Epping Forest SAC Strategic Access Management and Monitoring Strategy; and

(2) developments of developments involving a net addition in homes or other type of residential housing including Houses in Multiple Occupation will contribute to the provision of Suitable Alternative Natural Greenspace in Haringey.

Biodiversity Net Gain

G. Development proposals should deliver robust and measurable net gains for biodiversity by incorporating and/or creating new habitats or biodiversity features, such as expansion and improvement of habitats, green and blue links or habitat restoration, incorporation of green roofs and walls, tree planting as well as micro-habitat features including swift bricks, bird nesting features, bat roosting features, hedgehog access routes and habitat provision for pollinators. Where opportunities exist, development should create new nature corridors linking parks, Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves, watercourses, street trees, green roofs, sustainable drainage features and other green infrastructure.

H. Development proposals shall conserve and make best use of existing soil resources. Where development results in the removal of topsoil or subsoil, applicants must demonstrate that soils will be retained and reused on site wherever practicable. Where on-site reuse is not possible, proposals should demonstrate how soils will be beneficially reused for habitat creation, landscaping or land restoration.

Implementation

I. Schemes and sites which are subject to statutory biodiversity net gain (BNG) must:

(1) Submit a BNG Plan setting out how a minimum of 20% net gain in biodiversity value will be achieved in line with the latest available version of Natural England Statutory Biodiversity Metric;

(2) Prioritise on-site biodiversity net gain, with on-site gains suitably integrated with existing nearby wildlife habitats, corridors and features and additional to measures required to avoid, minimise and mitigate impacts on existing biodiversity.

(3) Only provide off-site delivery where there is no possibility of on-site gains being achieved, or where off-site gains can be delivered within Haringey on sites designated for their biodiversity and nature conservation value or otherwise identified by the Council as appropriate for biodiversity gain, having regard to the London LNRS and Haringey BAP;

(4) Submit a Habitat Management and Monitoring Plan, prepared with and ecologist or competent professional, setting out how gains will be secured for a minimum of 30 years. The Council will require developers to pay a

biodiversity net gain monitoring contribution to fund statutory monitoring of the proposed gain.

J. **Applicants will be required to submit an ecological assessment where a proposal may have direct, indirect or cumulative effects on biodiversity interests. The assessment must be proportionate to the scale, nature and likely ecological impacts of the development.**

Supporting Text

24.57 The aim of this policy is to protect and enhance the borough's biodiversity. This includes biodiversity in, and adjacent to, the borough's designated sites as well as other non-designated existing habitats and features of biodiversity and geodiversity value. It seeks to ensure that nature conservation is fully considered as part of the site selection, design and development process.

24.58 There are various designated nature conservation sites located within the borough including Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation and Ecological Corridors. These are provided protection under planning policies and legislation including Wildlife and Countryside Act 1991 and National Parks and Access to the Countryside Act 1949. Whilst no internationally designated sites are located within the borough, there are several within a 10km radius of its boundary and therefore merit consideration in relation to development proposals.

24.59 Epping Forest is the largest green space in London, a designated Site of Special Scientific Interest, and a portion is designated as a Special Area of Conservation (SAC). The Epping Forest SAC lies within Epping Forest District Council, the London Borough of Waltham Forest and the London Borough of Redbridge administrative areas. SACs are internationally important areas given special protection under the EU's Habitats Directive (92/43/EEC) which is transposed into UK law by the Conservation and Habitats of Species Regulations 2017 as amended (known as the Habitats Regulations). Additional residential development can result in an increase in the number of visitors to Epping Forest with subsequent impacts upon the integrity of SAC. Where additional residential development is delivered within the 6.2km recreational 'Zone of Influence' it will therefore be required to contribute financial contributions for Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Greenspaces (SANGs) to avoid or mitigate potential harm to the SAC.

24.60 The London Local Nature Recovery Strategy (LNRS) is a new spatial tool for London's nature. It is a statutory requirement for the London region under the Environment Act 2021 Act and sets out which parts of our city's nature need most urgent attention, what

we need to do, and where we need to do it, to help nature flourish. The LNRS is in two main parts.

24.61 The Statement of Biodiversity Priorities presents the 'what' (biodiversity priorities) and 'how' (measures) for nature recovery activity in London.

24.62 The Local Habitat Map sets out the 'where', by showing where measures could be carried out to deliver biodiversity priorities.

24.63 The LNRS Local Habitat Map includes various sites in Haringey for potential beneficial measures including Pinkham Way, Hornsey Filter Beds, the Moselle Brook and Queens and Highgate Woods.

24.64 Alongside the requirement to prepare a London LNRS, The Environment Act 2021 introduced two major biodiversity measures. First, it strengthened the pre-existing biodiversity duty on public authorities. Accordingly, the conservation and enhancement of biodiversity is embedded in this Local Plan. Second, it created mandatory Biodiversity Net Gain for new development (with specified exemptions). This

24.65 Biodiversity Net Gain (BNG) is an approach to development which leaves biodiversity in a measurably better state than before the development occurred. Currently most developments on sites of 0.2 hectares are required by law to achieve at least a 10% net gain in biodiversity value compared with the site's pre-development biodiversity value. This is measured using Natural England’s statutory Biodiversity Metric

24.66 The statutory BNG framework is intended as a minimum rather than an optimum level of biodiversity enhancement. The Council will require schemes and sites which are subject to statutory BNG to achieve a minimum 20% net gain in biodiversity value. This is justified on the following basis:

i. Haringey is a densely developed inner-London borough with significant development pressure and relatively limited opportunities for habitat creation compared with other locations in England

ii. Open space covers 27.8% of the borough (822.7 hectares), which falls significantly short of the Greater London average of 42.4%.

iii. The borough suffers from significant ecological deficits and habitat fragmentation. Greenspace Information for Greater London (GiGL) data show that 513 hectares of land in Haringey (17.3% of the borough) is classified as an Area of Deficiency in Access to Nature defined as areas where people have to walk more than one kilometre to reach an accessible Site of Importance for Nature Conservation (SINC) of Metropolitan or Borough Importance.

iv. The greatest nature depletion has occurred in the borough's central and eastern neighbourhoods. These areas are characterised by higher levels of deprivation and higher development densities.

24.67 In these circumstances, delivering only the statutory minimum 10% gain would be unlikely to secure the scale of habitat creation and ecological enhancement required to contribute meaningfully to biodiversity recovery over the plan period.

24.68 The statutory requirement for 10% biodiversity net gain was established as a nationally applicable baseline to be applied across a wide range of development contexts. As a minimum standard, it does not reflect the specific environmental challenges, development pressures and nature recovery priorities of individual authorities. In Haringey, there is a compelling need to secure more ambitious outcomes to address historic biodiversity decline, strengthen ecological networks and increase the resilience of habitats and species to the impacts of climate change.

24.69 A 20% biodiversity net gain requirement will help ensure that development makes a more proportionate contribution to nature recovery within a highly urbanised borough where opportunities to create new habitat are inherently constrained. The enhanced requirement will support the restoration and expansion of ecological corridors, improve habitat connectivity between the borough's parks, waterways, open spaces and Sites of Importance for Nature Conservation, and contribute towards the creation of a more coherent and resilient ecological network.

24.70 The Council considers that a 20% requirement is also justified by the multiple wider benefits associated with biodiversity enhancement. Increased habitat provision can assist in addressing the effects of climate change through urban cooling, carbon sequestration, sustainable drainage and improved resilience to extreme weather events. Biodiversity improvements also support healthier communities by improving access to nature, enhancing local environmental quality and strengthening the green infrastructure network upon which residents and wildlife depend.

24.71 Biodiversity gains must follow the biodiversity mitigation hierarchy and should be delivered on-site wherever reasonably practicable, with habitats designed with nature-based solutions to provide long-term ecological value and contribute to the borough's ecological network. Where the required net gain cannot reasonably be delivered on-site, any off-site biodiversity gain must, wherever practicable, be delivered within Haringey and should contribute to identified priorities in the Haringey BAP and London LNRS Strategy.

24.72 BNG must be additional to measures required to avoid, minimise and mitigate impacts on existing biodiversity. The achievement of BNG must not be used to justify the loss or degradation of existing habitats that could reasonably be retained.

24.73 Proposals which are exempt from mandatory BNG are encouraged to deliver a level of voluntary BNG, recognising the benefits of taking a consistent, evidence-based approach to nature conservation and recovery

Implementation

24.74 BNG measurements should be calculated using Natural England's BNG metric. BNG Plans should include:

i. A statement outlining how the proposed development is intending to achieve BNG, and where and how this will be done.
ii. How the Mitigation Hierarchy and Biodiversity Gain Hierarchy has been followed.
iii. How the Biodiversity Metric Principles and Good Practice Principles are being adhered to.
iv. Consideration of whether the proposals for on-site habitat creation or enhancement are appropriate and feasible, taking account of how the site will be used.
v. Evidence such as soil sampling, should be included to support any delivery of habitats with a distinctiveness score of high or above.
vi. The provision of sufficient information to support the allocation of habitat type and condition score for both baseline habitats and any proposed habitat enhancement or creation.
vii. Baseline and proposed post-development plan. As per BNG Regulations, if a habitat has been cleared or degraded since 30 January 2020 without a prior planning permission, the pre-degraded state of the site must be taken as the baseline
viii.
ix. Brief statement of how strategic significance has been applied.
x. A statement to support the document has been prepared by a professional ecologist with suitable qualifications and experience and be in accordance with the British Standard BS8683 'Process for designing and implementing biodiversity net gain: specification'.

24.75 Applicants should provide supporting Geographical Information System (GIS) files of both the baseline map and post-intervention (development proposals) map. The GIS files must be correctly georeferenced, and in a format that holds all relevant data. The provision of compensation to address residual biodiversity impacts will not be permitted unless the steps of the mitigation hierarchy (enhance, avoid or minimise, restore, compensate, and offset habitat loss) set out in the London Plan have been followed and all opportunities to avoid and then minimise negative impacts have been pursued.

24.76 How biodiversity gains will be secured and managed for a minimum of 30 years should be set out in the Habitat Management and Monitoring Plan. This should include:

i. A plan to manage on-site or off-site gains, taking account of any legal restrictions and requirements
ii. When and how habitats will be monitored according to different types of habitats
iii. When and how monitoring results will be reported
iv. when and how management proposals will be reviewed
v. The changes made to manage the habitat so that the habitats or wider outcome can be achieved

24.77 Ecological assessments should detail the habitat(s) (type and size) and species present currently on site, alongside data on the proposed size and type of open space and 'living building' features which should be shared with the Council and Greenspace Information for Greater London (GiGL). Ecological assessments should be undertaken at the earliest stage possible to ensure that ecological impacts can be adequately mitigated.

Policy G6: Trees

A. Proposals should protect, maintain and enhance Haringey's urban forest comprising trees and woodlands, as well as shrubs, hedgerows and other vegetation of significance and must contribute to the Council's strategic target of a minimum of 30% tree canopy cover in every ward

B. New development should accommodate as many new high-quality trees as the site can sustain to maturity. New tree planting should:

(1) be located where it will deliver the greatest long-term environmental, biodiversity, climate resilience and amenity benefits, including along streets, within public spaces, around sustainable drainage features, and as part of continuous nature corridors and urban woodland links that connect up existing ecological assets;
(2) prioritise large-canopy, long-lived species where site conditions allow;
(3) provide sufficient rooting volume, soil quality and growing conditions to enable trees to reach their mature size and maximise canopy cover;
(4) comprise suitable, generally native species appropriate to the site and resilient to projected climate conditions and known pests and diseases;
(5) avoid conflict with buildings, utilities and infrastructure throughout the tree's anticipated lifespan; and
(6) include arrangements for establishment, maintenance and replacement of failed trees.

C. The Council will robustly resist the loss of existing trees within development proposals and will strongly resist the loss of significant existing trees. Significant trees include those that:

(1) are subject to a Tree Preservation Order (TPO);
(2) contribute to the character, appearance, or heritage significance of a Conservation Area;
(3) are of high quality and value or moderate quality and (BS 5837 Categories A and B);
(4) notable by reason of size, age, or rarity, including veteran and ancient trees; or
(5) otherwise have demonstrable significance, including trees that have modest individual quality but as a group have substantial collective importance.

D. Only in circumstances where substantial public benefits exist to outweigh ecological harm, and options that would allow retention have been fully explored and discounted, may significant existing trees be removed.

E. Development proposals, including extensions and outbuildings, will only be supported where they:

(1) Retain significant existing trees. The only exception to this is where the tests in Part D of this policy are met;
(2) Retain as many other trees as possible;
(3) Provide an appropriate replacement for any tree that is felled meeting the minimum replacement standard in Table x or where this is not possible provide a compensatory financial contribution for the provision of off-site tree planting in line with the monetary value of the trees to be felled to be calculated in accordance with the 'Capital Asset Value for Amenity Trees' (CAVAT);
(4) Would not give rise to any threat, immediate or long term, to the continued well-being of significant existing trees and any other trees that would be retained, including via appropriate protection measures and buffer zones in accordance with relevant national guidance and best practice;
(5) Positively integrate retained trees as part of well-considered, sustainable, regenerative, ecology-focused design such as sustainable drainage and rain gardens;
(6) Demonstrate that retained trees can be robustly protected from construction impacts and site works, meeting as a minimum BS 5837: 2012 (Trees in Relation to Design, Demolition and Construction to Construction – Recommendations) or any successor or replacement standard;
(7) Are constructed in accordance with the recommendations set out in NHBC Standards - Building near trees, to ensure against future root damage from existing trees;
(8) Maximise new tree-planting on-site in accordance with Part B of this policy.

Trunk diameter of tree to be felled (cm at DBH)	Representative crown area (ha)	Minimum number of replacement trees required
Over 7.5 to 30	0.0041	2
Over 30 to 60	0.0163	5
Over 60 to 90	0.0366	10
Over 90	0.0765	21

Tables and Figures 14. *The Bristol Tree replacement standard*

F. On-site replacement trees must be planted at the earliest opportunity following the commencement of development and must be maintained and retained for a period of 30 years.

Implementation

G. Development proposals with the potential to negatively impact existing trees, hedges, shrubs and other significant vegetation, both on site and on adjoining land, should consider such issues from the earliest stage of development design and be designed to avoid, minimise, and/or remedy these impacts. This should be informed by an independent arboricultural study carried out by a suitably qualified professional in accordance with BS 5837: 2012 (Trees in

Relation to Design, Demolition and Construction to Construction – Recommendations) or any successor or replacement standard.

Supporting Text

24.78 The abundance of trees and woodland in Haringey is a great asset for the borough and has significant benefits for biodiversity, health mitigation, air quality and urban greening. It is essential therefore that new development should protect, maintain and enhance this urban forest, as well as shrubs, hedgerows and other vegetation of significance.

24.79 The Council has set a strategic target in its Tree and Woodland Plan (2023) of planting at least 10,000 new trees by 2030 including achieving a minimum of 30% canopy cover across all Council wards. The Canopy Cover Assessment and Tree Planning Opportunity Mapping 2023 has identified locations with tree planting opportunities. New development in Haringey will be required to contribute to this and should maximise opportunities for new trees of appropriate native/climate and drought resistant species, especially at these strategic locations. Aftercare is essential for long-term tree health and should be provided for as part of development proposals.

24.80 Tree planting should be recognised from the outset as an integral part of any development scheme and should be purposefully designed to complement the proposed features of the development, and those existing features intended for retention.

24.81 The Haringey Streetscape Design Guide 2023 provides guidance for designing with street trees. New tree species should accord with recommendations in the Council's Biodiversity Action Plan and Parks and Greenspaces Strategy.

24.82 Where trees are located within a development site, the appropriate arboricultural information should be obtained and applied to demonstrate that layouts have been informed using the survey and tree constraints mapping information. NHBC Standards 4.2 - Building near trees, gives guidance on avoiding damage.

24.83 Planting should be in a co-ordinated way that maximises the green infrastructure network. Wherever possible, tree planting and hedgerow schemes should strengthen ecological connectivity between parks, open spaces, SINCs, watercourses and neighbouring boroughs.

Policy G7: Food Growing

A. The provision of community food growing sites will be supported as part of new development and as a meanwhile use on vacant or under-utilised sites which are proposed for future development.

B. Proposals for major residential development will be expected to include measures that increase or promote food production, unless it can be demonstrated that this is not feasible. This includes growing spaces such as roof gardens, allotments and community orchards.

C. New food growing spaces should be accessible to everyone and integrated with other supporting services (e.g. water supply and irrigation, storage of equipment and composting), where possible. Such spaces should also have no detrimental impact on the character, appearance, amenity and security of the surrounding area.

D. Existing allotments will be safeguarded from new development. Proposals that would involve the loss of allotments will be refused unless replacement allotment space of the same size and quality is re-provided within walking distance.

Supporting Text

24.84 Community food growing sites deliver multiple physical and mental wellbeing benefits to residents including the production of healthy, fresh food, greater exposure to natural environments and wildlife physical activity and social connections.

24.85 Haringey currently has 27 allotment sites but these are at capacity and have long waiting lists. The Council will support new community food growing opportunities as part of new development and encourages imaginative approaches to provision, subject to technical and practical considerations.

24.86 Provision within new development could take the form of dedicated food growing areas as well as within communal planting schemes, such as fruiting trees, shrubs and bushes. Where sites are constrained or tightly defined, developments should utilise rooftops, walls, atriums, courtyards or balconies as growing spaces and innovative solutions, where possible. The use of edible plants could also be considered as part of the landscaping of new developments, rather than the use of ornamental trees and shrubs.

24.87 Growing spaces should ideally be south facing and with adequate protection planned (e.g., from exposure to strong winds particularly on balconies and roof terraces) into any growing space to allow crops to thrive. Soil in urban settings may need to be

checked for contamination and quality. Any site must be made safe for its existing use. Management and maintenance arrangements must be in place and consideration given to whether on-going management of the growing areas by a caretaker or external contractor will be required.

Policy G8: Watercourses

A. Proposals should provide or help to deliver a network of improved, high-quality water spaces. This will be achieved by:

(1) protecting and, where possible, enhancing all existing water spaces; and
(2) supporting the aims and objectives of the Water Framework Directive, Thames River Basin Management Plan, London Lea Catchment Plan, Clean Rivers and Waterways Plan, Haringey Biodiversity Action Plan, and Haringey Local Flood Risk Management Strategy.

B. Proposals in, adjacent to, or affecting the borough's watercourses (including culverted watercourses) must:

(1) Avoid the net loss or covering of watercourses or harm to the openness of water spaces, unless it is a water-related or water-dependent use at appropriate locations and of appropriate scale and design;
(2) Avoid adversely affecting the natural functioning of watercourses, including navigation, water quality, biodiversity, visual amenity, character, and heritage value, having regard to its character and context;
(3) Contribute to the restoration and enhancement of the borough's Blue Ribbon Network, including but not limited to the New River, Pymmes Brook, Moselle Brook, Stonebridge Brook, Lee Navigation, River Lea and its tributaries and various other culverted watercourses;
(4) Incorporate suitable setbacks to provide an adequate undeveloped buffer zone around watercourses. This should be 8 meters from the bank of a main river and an ordinary watercourse, or at an appropriate width as otherwise agreed by the Council as the Lead Local Flood Authority and the Environment Agency;
(5) Protect and where possible improve access to and alongside water spaces, including waterside walkways and cycle paths, and provide for increased opportunities for public access and use of the water spaces where appropriate and where this does not adversely impact the biodiversity, ecology or health of the water space;
(6) Maximise opportunities to reduce fluvial flood risk and strengthen climate resilience;
(7) Where possible, secure morphological, ecological and biodiversity enhancements to sections of watercourses;
(8) Actively seek to de-culvert sections of Haringey's lost natural watercourses and provide better provision of daylight exposure to watercourses, wherever possible and appropriate. This should be investigated early in the design process; and
(9) Where appropriate, be supported by evidence to demonstrate how watercourse infrastructure will adequately function for the lifetime of the

development, and if necessary, make provision for repairs, improvements or replacements.

Supporting Text

24.88 The term watercourse applies to both main rivers and ordinary watercourses. Main rivers are all watercourses shown on the statutory main river maps held and maintained by the Environment Agency and the Department of Environment, Food and Rural Affairs. Ordinary watercourses are all other watercourses.

24.89 Watercourses in Haringey form part of the network of rivers and streams within the London basin. They are an important resource that offers amenity, support biodiversity and play a critical role in sustainable flood management (such as by reducing the speed of water run-off and providing capacity for flood storage).

24.90 New development needs to be set back from watercourses and flood defences to provide an appropriate buffer zone to ensure the natural functioning of watercourses. Buffer zones offer many benefits including for flood resilience and biodiversity. Adequate space is also needed to allow for access and future maintenance of flood defences. Buffer zones should be left free of any permanent structures and carefully integrated with new developments to maximise their amenity value.

24.91 Any development proposals within 8m of the bank of a main river, including culverted main rivers will be required to engage with the Environment Agency or Thames Water as relevant, to ensure that appropriate risk mitigation is undertaken and necessary environmental permits are obtained. Development within 8m of an ordinary watercourse will require Council consent in accordance with Haringey Flood Risk Management – Consenting of Works to Ordinary Watercourses guidance.

24.92 The improvement of waterbodies to 'good' ecological status or potential, and not allowing any deterioration in the status of waterbodies, are key requirements of the Water Framework Directive. This policy is set in the context of the Directive and will ensure that new development supports its objectives.

24.93 Haringey lies in the Lower Lee River catchment and the River Lee has historically suffered from poor water quality. Further, the River Lee, Pymmes Brook and Moselle Brook are currently classified as having 'bad to moderate' ecological status and steps are needed to enable them to reach 'good' status.

24.94 Many watercourses have been significantly altered from their original state thus compromising these key functions. This is owing to a legacy of urban development in which watercourses were redirected away from sites or piped into culverted sections below ground. The Council aims to stop this practice of culverting and reverse such unsustainable alterations by requiring proposals for site redevelopment to fully exploit

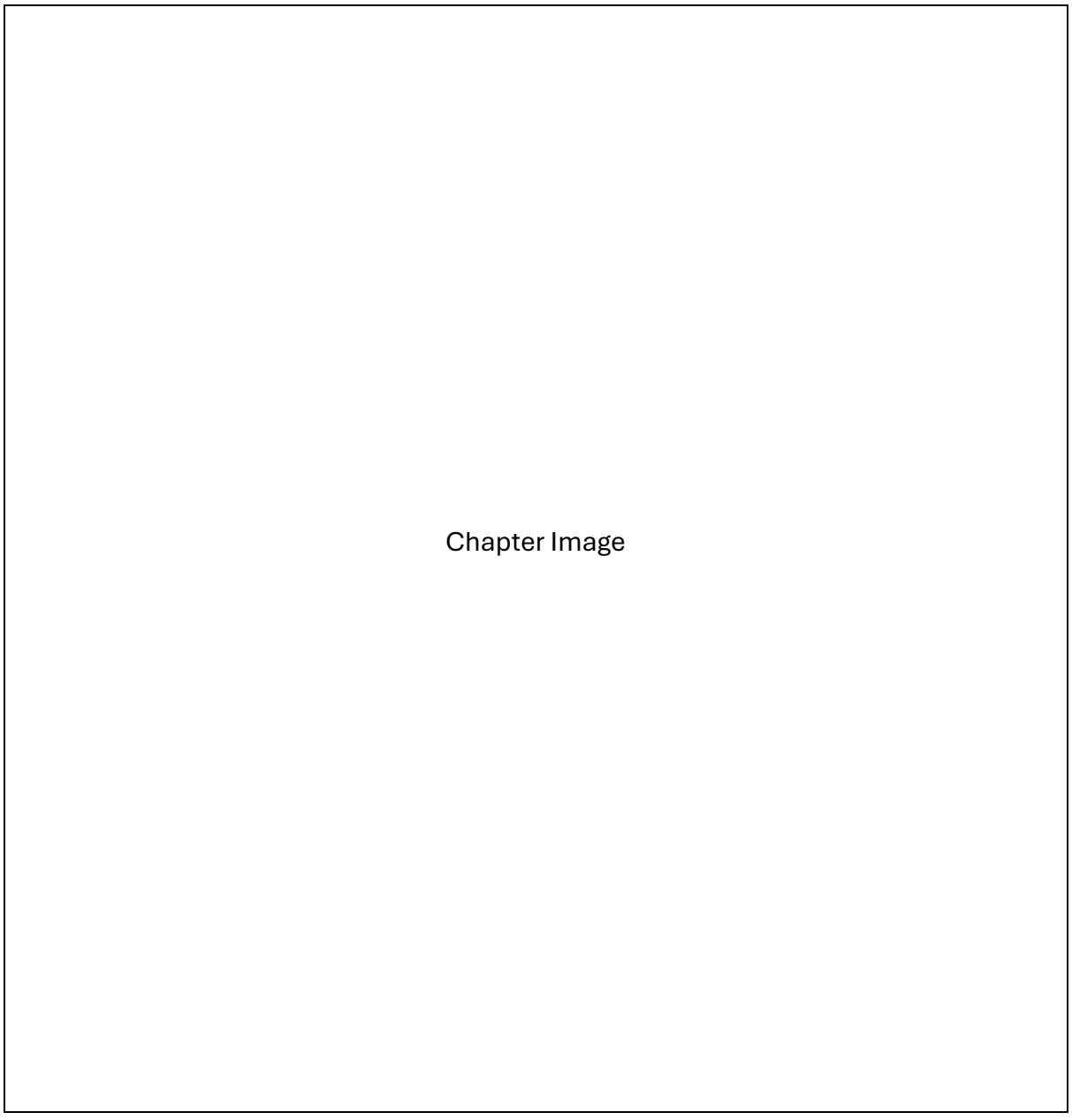
opportunities to restore and enhance the natural functioning of watercourses (a practice often referred to as ‘deculverting’, or ‘daylighting’). This approach aligns with the Blue Ribbon Network objectives of the London Plan and with Environmental Agency advice. The Council will extend these policy principles to all watercourses in Haringey.

24.95 Sites with existing culverts will be expected to robustly investigate opportunities to re-open culverted sections of watercourses supported by site-specific assessments of technical potential and financial viability and in consultation with key stakeholders including the Council as the Lead Local Flood Authority, the Environment Agency and Thames Water. These assessments should be undertaken at the earliest stage possible to maximally integrate the naturalisation of the watercourse into the development design. Where the implementation of measures to restore sections of the watercourse is not considered possible, clear and robust justification must be provided. There are opportunities for deculverting in various parts of the borough, in particular the Moselle Brook and Stonebridge Brook which are both heavily modified waterbodies and largely in culverts.

24.96 Where development takes place close to a culvert, it should be demonstrated that works will not cause any damage or hinder future maintenance activities. Where necessary a structural survey and/or CCTV survey should be undertaken of the culvert. The findings should inform a method statement to ensure that the structural integrity of the culvert is not compromised. Following completion of the works, the development may also be required to carry out a further survey to confirm that no damage has been caused to the culvert.

24.97 The Thames Basin River Management Plan aims to prevent the deterioration and improve the quality of London’s waterways. The plan’s objectives and actions for watercourses in Haringey should be considered for all new proposals where relevant.

CHAPTER 25: HOUSING



INTRODUCTION

25.1 The Council considers that the right to a home is a fundamental human right. A good quality, secure home allows people to put down roots in a community. It gives children a safe place to play and learn. Good housing contributes to good health, both physical and mental. It helps with access to local jobs. And well-designed homes create pleasant, secure neighbourhoods that allow residents to belong and thrive.

25.2 The Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home. It is recognised that this far from being the case at present and that significant work is needed to address this. There is a housing crisis in Haringey as there is across London, and the UK and tackling it will be a major challenge.

25.3 The Council's Housing Strategy 2024-2029 contains four strategic objectives to help address identified housing challenges, the first of which is delivering the new homes Haringey needs.

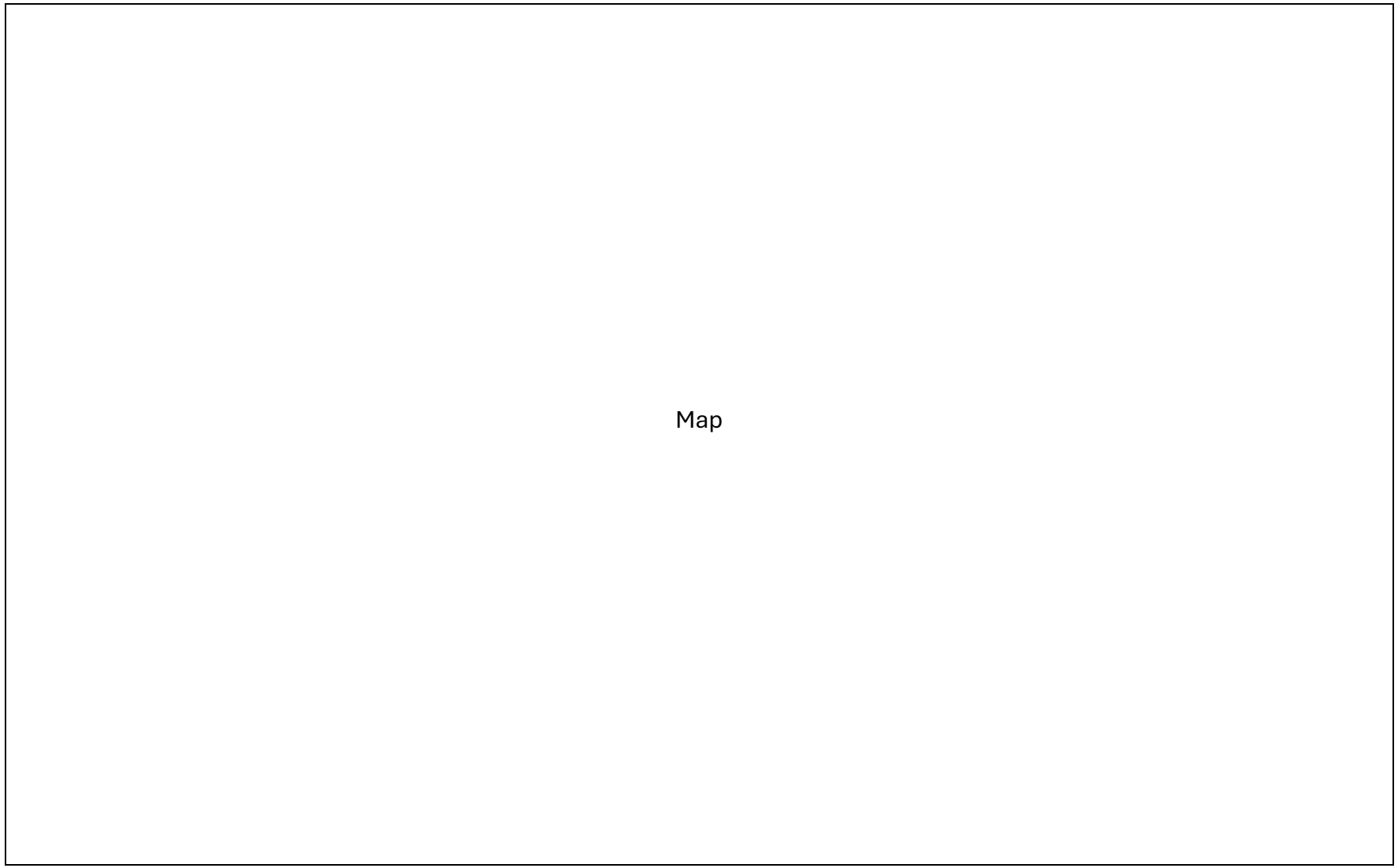
25.4 As part of delivering sustainable development, the NPPF requires Local Plans to meet the development needs of their area. In London, the need for new homes is assessed on a capital wide basis by the Mayor of London and then minimum housing targets are apportioned to boroughs via the London Plan based upon their capacity to accommodate housing. The London Plan 2021 sets Haringey a ten-year housing target of 15,920 homes which equates to 1,592 homes per year.

25.5 Through the Local Plan, we aim to ensure that this target is met and where possible exceeded. To support this, the Council is delivering at least 3,000 new Council homes with as many as possible built on council-owned land. This is an important priority for Haringey, as for many of those in the greatest need a council home offers their only real chance to put down roots in the borough.

25.6 To meet our community's diverse needs, we need to ensure that new homes are good quality, healthy and comfortable, and that as many as possible are genuinely affordable for our communities.

25.7 This Local Plan contains policies to ensure that:

i. the housing requirement for Haringey is clearly established over the plan period
ii. a sufficient amount and variety of land can come forward to meet the need for new homes, including small and medium sized sites
iii. an appropriate mix of housing is provided for the local community, with the size, type and tenure of housing need clearly reflected, including providing for genuinely affordable homes to meet identified local needs
iv. the needs of groups with specific housing requirements are addressed



Tables and Figures 15. Map of Housing Policy Designations

Policy H1: Meeting Housing Needs

A. The Council will work positively with stakeholders and partners to make full use of Haringey's capacity for housing and will seek to significantly increase the supply of new homes and other housing in the borough to meet local housing needs and deliver the objectives of the Haringey Housing Strategy 2024.

B. The Council will meet a minimum housing target of 21,535 homes (net) over the period 2026/7 to 2037/38. This will be achieved through:

(1) optimising potential housing delivery on all suitable and available brownfield sites;
(2) realisation of the borough-wide spatial strategy set out in Policy SS1;
(3) development of allocated residential and mixed-use sites encouraging development on appropriate windfall sites;
(4) supporting the delivery of well-designed new homes on small sites;
(5) resisting proposals for the development of alternative uses on allocated residential and mixed-use sites unless it can be demonstrated that there is an overriding public benefit; and
(6) maintaining a five-year housing land supply with appropriate buffer.

C. The focus of new development will be on providing the right mix of homes and housing to meet the diverse needs of Haringey's communities. This will be achieved through:

(1) ensuring that all homes and residential accommodation are of a high-quality design that promotes health and wellbeing;
(2) maximising the delivery of new affordable homes which are genuinely affordable to most people in housing need, including essential local workers;
(3) delivery of an appropriate mix of housing sizes and types, with priority for homes suitable for families;
(4) supporting Build to Rent development;
(5) supporting proposals for new homes on small sites supporting proposals for self-build, custom-build and community-led housing;
(6) encouraging housing proposals for older and vulnerable people which meet an identified local need;
(7) prioritising self-contained residential homes over large-scale purpose-built shared living and purpose-built student accommodation. Self-contained residential homes (use class C3) are the priority need in Haringey therefore proposals for large-scale purpose-built shared living and purpose-built student accommodation will only be permitted in limited circumstances; and
(8) supporting proposals for gypsy and traveller accommodation

D. To ensure the borough's existing stock of homes continues to meet the needs of Haringey's communities, the Council:

(1) resist proposals which involve a net loss of self-contained homes restrict the conversion of existing family sized homes to smaller units or to houses in multiple occupation;
(2) resist proposals for the change of residential accommodation to short-term lets; and
(3) otherwise resist proposals involving the loss of accommodation that meets an identified housing need

Supporting Text

25.8 Haringey faces a significant and growing housing challenge, driven by population growth and affordability pressures. The Haringey Housing Strategy 2024–2029 sets out a clear vision for ensuring that everyone in the borough has access to a safe, stable, and genuinely affordable home. This Local Plan policy supports that vision by setting out a comprehensive policy framework to meet housing needs through increased supply, improved quality, and a better match between housing types and community needs.

A fairer place

25.9 There are significant housing inequities in Haringey. As of October 2026, there were close to 14,500 households on the Council's housing register and over 2,600 households in the borough living in temporary accommodation. Evidence is clear that housing inequality is linked to systemic inequality.

25.10 The Council's Housing Strategy sets out the key steps the Council will take to address housing inequities including meeting the minimum housing targets for the borough set in the London Plan 2021. Policy H1 seeks to significantly boost the supply of new homes in the borough containing a commitment to delivering at least 21,535 homes (net) over the period 2026/7 to 2037/38. This target is capacity-based target and comprises twelve years of Haringey's London Plan 2021 annualised housing target plus the borough's delivery shortfall against the same annualised housing target over the period 2021/2 to 2024/25. To help meet the target, the policy promotes development on brownfield land, allocated sites, and appropriate windfall and small sites.

25.11 The policy focuses on providing the right mix of homes and housing to meet the diverse needs of Haringey's communities. The Council's Housing Strategy and the Haringey Strategic Housing Market Assessment (2026) identifies a critical need to increase the supply of genuinely affordable homes in the borough, particularly social rent homes. Accordingly, the policy aims to maximise the delivery of new affordable homes which are genuinely affordable to most people in housing need, including essential local workers. Recognising the diversity of housing needs that exist in the borough the policy supports a range of other housing types to meet the needs of all residents. To help ensure evidenced needs are met the policy prioritises conventional homes over large-

scale purpose-built shared living and purpose-built student accommodation and ensures the borough's housing stock is protected and used efficiently.

A healthier and safer place

25.12 The policy will support the creation of a healthier and safer Haringey by ensuring that sufficient, high-quality housing is delivered to meet the needs of existing and future residents. Increasing the supply of genuinely affordable homes, family housing, specialist accommodation for older and vulnerable people, and support for self-build and community-led housing will help reduce housing stress, overcrowding and insecurity, all of which are closely linked to poorer health outcomes. The policy places a strong emphasis on high-quality design that promotes health and wellbeing, ensuring new homes provide safe, comfortable and sustainable living environments. By protecting existing homes, resisting the loss of family housing and limiting conversions that can lead to overcrowding and poor living conditions, the policy helps maintain stable and balanced communities. The delivery of a diverse range of housing within well-planned neighbourhoods, supported by the borough-wide spatial strategy, will enable more people to access suitable homes close to jobs, services, public transport and community facilities, contributing to healthier lifestyles, stronger social cohesion and safer places for residents of all ages.

A sustainable and resilient place

25.13 The policy will contribute to a more sustainable and resilient borough by directing housing growth towards suitable and available brownfield land, making efficient use of previously developed sites and reducing pressure for development on open spaces and other environmentally valuable land. The policy supports the delivery of compact, well-connected neighbourhoods in accordance with the borough-wide spatial strategy, helping to reduce reliance on private car travel and enabling more residents to access public transport, employment opportunities, services and community facilities locally. By maintaining a strong supply of self-contained homes, delivering a diverse mix of housing types, and supporting specialist accommodation that responds to changing demographic needs, the policy helps create communities that are better able to adapt to future social, economic and demographic change. The emphasis on high-quality housing design, affordable housing provision and long-term housing supply will also strengthen the borough's resilience by improving housing security, supporting social sustainability and ensuring that Haringey can continue to accommodate population growth in a way that supports thriving, inclusive and enduring neighbourhoods.

Policy H2: Genuinely Affordable Housing

A. The Council will aim to secure 50% of all new homes over the plan period as genuinely affordable consistent with the Mayor of London's strategic target in the London Plan. To achieve this the Council will:

(1) deliver its extensive Council Housing Delivery Programme;
(2) work actively with Registered Providers of Social Housing to facilitate their delivery of affordable housing; and
(3) maximise the delivery of genuinely affordable housing in all private housing developments, subject to viability, including in Build for Sale, Build for Rent, other developments comprising self-contained units with Use Class C3, purpose-built student accommodation and large-scale purpose-build shared living.

B. Proposals for 10 or more self-contained homes (gross) will be required to deliver a minimum of 40% affordable housing on-site, except on types of land for which the London Plan 2021 sets a higher target (e.g. public sector land and industrial land) and subject to any portfolio approaches permitted by the Mayor of London.

C. Off-site affordable housing or payments in-lieu will only be acceptable in exceptional circumstances where the Council is satisfied that this form of provision would secure a better outcome in meeting the borough's housing need.

D. The Council will require an affordable housing tenure split of 70% low-cost rent housing and 30% intermediate housing.

E. Low-cost rent is defined as homes rented based on social rent levels, including Social Rent and London Affordable Rent. To ensure new affordable homes are genuinely affordable to most people in affordable housing need, most intermediate homes should be homes for rent at London Living Rent or Key Worker Living Rent levels. Other intermediate affordable housing tenures will be permitted where it can be demonstrated that these are genuinely affordable. Affordable housing tenures which are not considered to be genuinely affordable will be resisted and not be counted towards the level of affordable housing provision on individual schemes. Where developments propose more than 50% affordable housing, some flexibility may be considered in the tenure mix provided the proposed tenures are demonstrated to be genuinely affordable.

F. The percentage of affordable housing on a scheme should be measured in habitable rooms to ensure that a range of sizes of affordable homes can be delivered, including family-sized homes to ensure compliance with the size mix targets in Policy H3.

G. Proposals that meet or exceed the targets specified in part B and D of this Policy will not be required to provide viability evidence and will follow the Fast Track Route as set out in the London Plan. Only those proposals that cannot meet the relevant targets will be required to undertake the Viability Tested Route as set out in the London Plan including submitting site-specific viability information to the Council for its review. For schemes which undertake the Viability Tested Route, the targets set out in Parts B or D must remain the starting point. Site-specific viability assessments will be tested rigorously and the maximum viable amount of affordable housing must be delivered. Such proposals will be subject to detailed review mechanisms throughout the period up to full completion of the development, including a late-stage review mechanism.

H. Proposals for 5 to 9 self-contained homes (gross) will be required to provide a financial contribution to fund the development of affordable housing off-site.

I. Where development sites are split, or separate proposals are brought forward on neighbouring or nearby sites which are physically or functionally linked, affordable housing requirements will be assessed on the total number of net housing units proposed across all related sites.

J. Affordable housing requirements are not limited to use class C3 and will be sought from alternative housing products consistent with other policies in this plan.

K. For proposals which trigger affordable housing requirements in Haringey (either on-site or through financial contributions), exceptional reasons will be required to justify application of the Vacant Building Credit and the following criteria must all be met:

(1) All buildings within the site boundary must be vacant at the time the application is submitted and it should be demonstrated that the buildings have been vacant for 3 years or more;
(2) There are no extant or recently expired permissions on the site, for any proposed use class; and
(3) It is clearly demonstrated that the site would otherwise not come forward for any form of redevelopment and the building has not been made vacant for the sole purpose of redevelopment. This should be evidenced by provision of marketing evidence for a continuous period of 24 months (up to the point of submission of an application). Evidence should also be provided setting out any site-specific issues which form a barrier to the redevelopment of the site.

L. Development involving the provision of affordable housing will be required to ensure affordable housing is equivalent in siting, appearance and layout to the rest of the development and provide equivalent access to amenity and play space. Proposals will be required to demonstrate that the integration of different tenures has been considered from the outset of the design process.

Supporting Text

25.14 As set out in the Haringey Housing Strategy, the Council wants everyone in Haringey, whatever their circumstances, to have a safe, stable, and genuinely affordable home.

25.15 The Council's Strategic Housing Market Assessment (SHMA) (2026) set out a need for 17,250 affordable homes over the period 2027-2042 with 67% of these needed as social rented homes. The SHMA identifies that many affordable housing tenures are not genuinely affordable for the borough's residents and communities. It is therefore critical that the Local Plan maximises the supply of genuinely affordable housing through the planning system with a focus on the affordable tenures which are most affordable. The Council is already having a major impact with the delivery of its ambitious council house building programme but private developments must also meaningfully contribute to the delivery of genuinely affordable housing to meet need and ensure the borough continues to have mixed and balanced communities.

25.16 There are many types of affordable housing product which fall within the definition of affordable housing in the NPPF. The Council's preferred affordable housing tenures are:

i. homes based on social rent levels, including Social Rent and London Affordable Rent
ii. London Living Rent
iii. Key Worker Living Rent

25.17 Definitions of preferred affordable housing tenures

Tenure	Category of Affordable Housing	Definition
Social Rent	Low-cost rent	Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and are significantly less than 80% of market rents, which is the maximum for affordable housing for rent in the NPPF. Social Rent is sometimes also known as Formula Rent, Target Rent, or Council Rent.
London Affordable Rent	Low-cost rent	London Affordable Rent (LAR) was introduced by the Mayor of London in 2016 for new affordable homes in London and is set at the Social Rent Cap increased every year by one percentage point more than inflation. LAR is for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Rent Standard Guidance. The rent levels are capped at benchmark levels published by the GLA and

		are significantly less than 80% of market rents, which is the maximum level permitted in the NPPF.
London Living Rent	Intermediate	London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. LLR is an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the GLA, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product
Key Worker Living Rent	Intermediate	Key Worker Living Rent is a type of affordable housing designed by the GLA for middle-income Londoners – especially key workers – with rents (including service charges) set by the GLA using key workers' average household incomes.

Tables and Figures 16. Affordable Housing Definitions

25.18 Other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the London Housing Strategy definition of genuinely affordable housing and are considered by Haringey to be genuinely affordable. For the avoidance of doubt, homes set at 80% of the local market rent are not considered to be a low-cost rent home in Haringey.

25.19 The Haringey Housing Strategy commits the Council to preparing an Intermediate Housing Policy. Once adopted, applications should have regard to this in terms of proposed intermediate housing.

25.20 Currently all intermediate rented products such as London Living Rent, Key Worker Living Rent and Discounted Market Rent should be affordable to households on incomes of up to £75,000. Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. Further information on the income caps and how they are applied can be found in London Plan Annual Monitoring Reports.

25.21 For homes to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40% of net household income, based on the household income limits set out above.

25.22 For proposals of 10 or more self-contained homes (gross), affordable housing should be provided on-site to help deliver mixed and inclusive communities. Affordable housing will only be accepted as an off-site contribution in exceptional circumstances

where it can be robustly demonstrated high-quality affordable housing cannot be delivered on-site or where an off-site contribution would:

i. secure a higher level of affordable housing on an alternative site;
ii. better address priority needs, especially for affordable family housing; or
iii. secure a more mixed and inclusive community than an on-site contribution.

25.23 Justifiable cases where high-quality affordable housing cannot be delivered on-site could include where:

i. no Registered Provider is identified and the Council is not willing to take the units on itself;
ii. the size of the site is too small; or
iii. practicalities of design and management mean this on-site delivery is not possible.

25.24 Cash in lieu contributions will be accepted where off-site options have been explored but are not acceptable and where accepting a cash in lieu contribution will not be detrimental to the delivery of mixed and inclusive communities.

25.25 In each case, the approach must result in additional affordable homes, meaning the funding should not be used for affordable homes that would otherwise have been delivered on-site. It should also take account of the fact that all sites are expected to deliver at least the threshold level of affordable housing and any cash in lieu or off-site contribution should deliver homes in addition to this.

25.26 To avoid incentivising off-site provision or in lieu contributions, agreements for this may not provide any financial benefit to the applicant relative to on-site provision and should include review mechanisms in line with the Viability Tested Route.

25.27 In instances where it is accepted that off-site provision is appropriate, the onus will be on the developer to find and acquire a more suitable site that would not otherwise be expected to come forward for affordable housing, within the vicinity of the originating development.

25.28 Where the Council agrees a cash in lieu of provision contribution may be suitable, the financial contribution sought will be in accordance with the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance (SPG). This states that all developments not meeting the affordable housing threshold should be assessed for financial viability through the assessment of an appropriate financial appraisal, with early and late-stage viability reviews applied where appropriate. It states that all schemes which propose cash in lieu payments are required to provide a detailed viability assessment as part of the justification. The SPG states "The starting point for determining in-lieu contributions should be the maximum reasonable amount of affordable housing that could be provided on-site as assessed through the Viability

Tested Route. The value of the in-lieu contribution should be based on the difference in Gross Development Value arising the affordable units are changed to market units within the appraisal. This is to ensure that where the on-site component of market housing is increased as a result of the affordable contribution being provided as a cash in-lieu payment, this does not result in a higher assumed profit level for the market homes within the assessment which would have the effect of reducing the affordable housing contribution".

25.29 For proposals for 5 to 9 self-contained homes (gross), developers will be required to provide a financial contribution to fund the development of affordable housing off-site. This will be calculated in accordance with the formula A-B=C, where A is the value of the proposed development assuming 100% of the units are market housing and B is the value that would otherwise have been be achieved by the proposed development incorporating affordable housing in line with the Council's 40% affordable housing requirement and required tenure split. C is the level of payment in lieu. If it is demonstrated to the satisfaction of the Council that the payment required for a policy compliant level of affordable housing would render the scheme unviable, then a lower payment will be acceptable.

25.30 All proposals requiring provision for affordable housing or a linked financial contribution should have regard to the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance and Development Viability London Plan Guidance.

Policy H3: Housing Mix

A. The Council will support proposals which offer a range of housing sizes and types to meet local need, with priority for homes suitable for families.

B. All proposals for conventional homes (including conversions and extensions) are expected to provide a mix of home sizes as set out below:

Tenure	Studio/Bedsit	1 bed	2 bed	3+ bed
Social rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate rent e.g. London Living Rent/Key Worker Living Rent	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%
Intermediate affordable home ownership e.g. shared ownership	None	Higher % than 2 bed	Lower % than 1 bed	At least 15%
Market	None	Lower % than 2 bed	Higher % than 1 bed	At least 30%

Tables and Figures 17. Housing Size Mix targets

C. The Council will consider variations to the size mix if this can be justified based on the tenures and type of homes proposed, site location, area characteristics, the objective of optimising housing potential, design constraints, scheme viability and for intermediate affordable home ownership the ability of potential owners to afford the homes proposed.

D. Concentrations of one-bedroom units, either overall and as part of constituent market and affordable elements of a proposal, will not be acceptable.

E. Studio and bedsit units will only be permitted where:

(1) these would constitute a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable elements;
(2) the delivery of larger homes is not possible; and
(3) provision of studios/bedsits would result in a high-quality home in accordance with relevant design policies.

Supporting Text

25.31 Delivering the right mix of housing is essential to meeting the diverse needs of Haringey's residents, supporting inclusive communities, and addressing housing inequalities. Policy H3 sets out the Council's approach to ensuring that new housing developments provide a mix of unit sizes and tenures appropriate to the borough's demographic profile and housing needs.

25.32 The target housing size mix is informed by the Haringey SHMA (2026) and the Council's Housing Register. Together these highlight that larger family homes, including affordable homes, are a key ongoing need in the borough. The Haringey Housing Strategy commits to prioritising the delivery of larger homes to address this need, particularly for social rent and London Living Rent tenures. Policy H3 reflects this priority by requiring that at least 30% of homes in each tenure category are three-bedroom or larger.

25.33 The mix varies by tenure to reflect differences in affordability, demand, and household composition:

i. For social rent and intermediate rent (e.g. London Living Rent), the emphasis is on two- and three-bedroom homes, with a minimum of 30% of homes being family-sized (3+ bedrooms).
ii. For intermediate home ownership (e.g. shared ownership), the focus is on smaller units, reflecting affordability constraints and the limited number of households in need who can afford larger shared ownership homes.
iii. For market housing, an emphasis on larger homes is required to meet need, with at least 30% of homes being family-sized.

25.34 While the Council expects developments to broadly comply with the target housing mix, flexibility will be applied where justified. Factors such as site constraints, design considerations, scheme viability, and the specific tenure mix proposed may warrant a variation. For example, higher proportions of smaller units may be appropriate in town centre locations or where intermediate home ownership is proposed, provided the overall mix remains balanced and contributes to meeting local needs.

25.35 To support mixed and sustainable communities, the Council will resist proposals that result in an over-concentration of one-bedroom units, either overall or within specific tenure components. This is particularly important in areas already characterised by high densities of small units or where there is a known shortfall of family housing.

25.36 Studio and bedsit units will only be permitted in exceptional circumstances, where:

i. They form a very small proportion of the overall mix;
ii. Larger homes cannot be delivered due to site constraints; and
iii. The units meet high design standards, including space, light, and amenity, in accordance with the design policies in this plan.

25.37 The SHMA and Housing Strategy both indicate that the need for studio units is limited, and that priority should be given to homes that can accommodate a range of household types and support long-term occupation.

Policy H4: Build to Rent

A. The Council will support standalone Build to Rent developments or Build to Rent blocks within large mixed tenure schemes where these meet the definition in the London Plan and comply with Parts B to D of this policy.

B. Proposals for Build to Rent will be required to provide affordable housing on-site in accordance with the London Plan, subject to the following additional requirements:

(1) Where a development proposal involving Build to Rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide social rented and intermediate rented homes to be managed independently by a registered provider of affordable housing. To follow the Fast Track Route, the council will seek 70% of the overall requirement for the development as social rented homes within this separate core and/or block. The 30% intermediate affordable housing requirement will normally be accepted as discount market rent accommodation within the Build to Rent element of the scheme at London Living Rent levels. If the low cost rented accommodation to be managed by a registered provider in the separate core and/or block equates to less than 70% of the overall affordable housing requirement for the development, the proposal must follow the Viability Tested Route. In these circumstances, the Council will seek the optimum affordable housing offer for the development as a whole.

(2) Where an applicant can demonstrate that it is not feasible to include a separate residential core and/ or block in the development proposal, the Council will accept the full affordable housing requirement for the scheme as discount market rent units managed alongside the market rent units, in accordance with the requirements of the London Plan. To follow the Fast Track Route, the Council will seek 30% of the affordable provision at rents equivalent to London Living Rent level, with the remainder at a range of genuinely affordable rents to meet priority housing need in Haringey. If these requirements are not met, the scheme must follow the Viability Tested Route.

(3) The package of discounted units below market rent will be secured through a section 106 legal agreement.

C. The minimum covenant period for all Build to Rent proposals in Haringey will be 15 years, which will be secured through a section 106 legal agreement. In accordance with the London Plan, a clawback mechanism will apply in the event of units being sold out of the Build to Rent sector.

D. A management plan that commits to high standards in the ongoing management of Build to Rent properties and premises must be provided and secured through a section 106 agreement.

Supporting Text

25.39 Build to Rent is a distinct form of housing development that contributes to housing supply, supports housing choice, and meets the needs of a growing segment of London's population. Build to Rent schemes are purpose-built, professionally managed, and typically offer longer tenancies, on-site amenities, and a consistent rental product. The London Plan 2021 (Policy H11) formally recognises Build to Rent as a distinct asset class and sets out specific policy requirements to support its delivery while ensuring affordability and quality standards are met.

25.40 PPG also provides a framework for Build to Rent, defining it as housing designed for rent rather than sale, typically offering longer tenancy agreements and managed by institutional investors or specialist operators.

25.41 The Council supports Build to Rent development as part of a diverse and balanced housing market. Build to Rent can help accelerate housing delivery, particularly on large or complex sites, and provide high-quality rental accommodation with professional management.

25.42 Proposals must meet the definition of Build to Rent in the London Plan, including having a single ownership and management structure, offering tenancies for at least three years, providing on-site management and being subject to a covenant for accommodation to remain in the rental sector for a minimum period of 15 years.

25.43 Build to Rent schemes may come forward as standalone developments or as part of larger mixed-tenure schemes, where they can contribute to housing mix and delivery. In accordance with London Plan Policy H11, Build to Rent schemes must provide affordable housing on-site, with a minimum of 35% (by habitable room) to qualify for the Fast Track Route. The Council applies additional local requirements to ensure that affordable housing within Build to Rent schemes meets local needs and is appropriately managed:

i. Separate Core Provision for Social Rent: Where feasible, schemes with multiple cores or blocks should deliver 70% of affordable housing as social rented homes in a separate core or block, managed by a Registered Provider. The remaining 30% may be provided as Discount Market Rent (DMR) units at London Living Rent levels within the Build to Rent element. This approach ensures that social rented homes are delivered at scale and managed by experienced providers.

ii. Integrated Affordable Housing Where Separate Core Not Feasible: Where a separate core is not feasible, the Council will accept all affordable housing as DMR units within the Build to Rent scheme. To qualify for the Fast Track Route, 30% of these units must be at London Living Rent levels, with the remainder at a range of

genuinely affordable rents to meet local needs. This ensures affordability is maintained even where integration is necessary.

iii. Legal Agreements: All affordable housing will be secured through Section 106 agreements, including rent levels, eligibility criteria, and long-term affordability. This approach aligns with the London Plan's emphasis on affordability and flexibility in Build to Rent delivery, while ensuring that schemes contribute meaningfully to meeting Haringey's housing needs

25.44 To ensure that Build to Rent schemes remain in the rental sector and deliver long-term benefits, the Council will require a minimum covenant period of 15 years, secured through a Section 106 agreement. In line with the London Plan, a clawback mechanism will apply if units are sold out of the Build to Rent sector before the end of the covenant period. This ensures that any loss of affordable housing is mitigated through financial contributions or replacement provision.

25.45 High-quality management is a defining feature of Build to Rent. To ensure that Build to Rent schemes maintain high standards of service and contribute positively to neighbourhoods over the long term, the Council will require a management plan to be submitted and secured through a Section 106 agreement. This should include:

i. On-site management arrangements;
ii. Maintenance and repairs protocols;
iii. Tenant engagement and complaints procedures;
iv. Lettings and affordability commitments.

Policy H5: Small Sites and Smaller Housing Development

A. As a component of the borough's overall housing target, the Council will meet a minimum housing target of 3,120 homes (net) over the period 2026/7 to 2037/8 on sites of less than 0.25 hectares. To support delivery and high-quality design outcomes, the Council will prepare a Haringey Small Site Design Guide.

B. Development of new homes, community-led housing, and intensification of existing housing will be particularly supported on appropriate small sites with good public transport accessibility (PTAL 3-6) and/or are within 800 metres of a tube, rail station or the boundary of an identified town centre.

C. Proposals for additional housing within street frontages and on street corners in existing residential areas will be supported where they are sensitively integrated into the street frontage, including by respecting the proportions and spaces of and between existing buildings.

D. Proposals should be carefully and creatively designed and innovative design solutions should be used to ensure harm is avoided to the amenity of surrounding properties and uses, especially in terms of outlook, privacy, daylight and sunlight.

E. Proposals for additional housing on private residential gardens will not normally be permitted and loss of garden land will only be considered acceptable where the proposal is for comprehensive redevelopment of multiple whole land plots where adequate gardens from the donor properties are secured.

Supporting Text

25.46 Small sites play a vital role in delivering new homes across London and will be a key component of meeting evidenced housing needs in Haringey. The London Plan 2021 recognises that small sites (defined as those below 0.25 hectares) are a significant and underused source of housing capacity. Policy H2 of the London Plan sets a borough-wide minimum target for small site delivery, with Haringey expected to deliver at least 2,600 net additional homes on small sites over a ten-year period.

25.47 This policy supports the borough's contribution to meeting London's housing needs, diversifying housing supply, and encouraging high-quality, context-sensitive intensification.

25.48 This will be achieved through a combination of:

i. Windfall development;
ii. Intensification of existing residential areas;
iii. Redevelopment of underused land and infill opportunities;
iv. Site allocations and placemaking focus area policy support.

25.49 The Council will support innovative approaches to unlocking small sites, including modular construction, community-led housing, and design-led intensification.

25.50 Consistent with London Plan, the Council will particularly support small site development in locations with:

i. Good public transport accessibility (PTAL 3–6); and/or
ii. Proximity (within 800 metres) to a rail or tube station or the boundary of a designated town centre.

25.51 These locations are considered suitable for sustainable growth and can accommodate higher densities without reliance on private car use. The Council will also consider the cumulative impact of small site development in these areas to ensure infrastructure and services can support growth.

25.52 The redevelopment or intensification of street frontages and corner plots can make a valuable contribution to housing supply. However, such proposals must be sensitively integrated into the existing urban fabric. Proposals should:

i. Respect the rhythm, scale, and proportions of neighbouring buildings;
ii. Maintain or enhance the character of the street;
iii. Avoid overdevelopment or visual dominance.

25.53 This approach aligns with the London Plan's design-led principles and the Mayor's Small Sites Design Code guidance, which encourages context-sensitive intensification and should be utilised in designing proposals.

25.54 High-quality design is essential to ensure that small site development contributes positively to neighbourhoods. Proposals must comply with the design-led approach in Policy D2 and deliver high-quality housing in accordance with Policy D11. The Haringey Urban Character and Placemaking Study should be used to establish the appropriate character and density of development and be consistent with any adopted design guides and/or codes where these apply. Proposals must also:

i. Be carefully and creatively designed to respond to site constraints;
ii. Avoid harm to the amenity of neighbouring properties, particularly in terms of daylight, sunlight, privacy, and outlook;
iii. Demonstrate compliance with relevant design standards, including the Housing Design Standards London Plan Guidance.

25.55 Innovative design solutions, including split-level layouts, dual-aspect units, and green infrastructure, are encouraged to optimise site potential while maintaining liveability.

25.56 The London Plan and national policy discourage inappropriate development on private residential gardens, recognising their value for biodiversity, character, flood prevention and amenity. In line with this, the Council will resist piecemeal development of garden land. Proposals involving the loss of garden space will only be considered acceptable where:

i. They form part of a comprehensive redevelopment of multiple plots;
ii. They deliver high-quality, well-integrated housing;
iii. They retain or enhance green infrastructure and biodiversity.

25.57 This approach ensures that intensification does not come at the expense of local character or environmental quality, and retains sufficient useable garden space to meet the needs of the donor properties.

25.58 Where schemes are for 5 units or more (gross), affordable housing will be required in accordance with Policy H2.

Policy H6: Self-build, Custom-build and Community-led Housing

A. The Council will support proposals for self-build and custom-build homes.

B. The Council will take a positive approach to non-traditional forms of housing and will support and facilitate community-led housing, including community land trusts, housing co-operatives, cohousing and other resident-led housing models. Proposals must be of high-quality, delivering a permanently affordable form of housing with long-term community stewardship.

C. Having regard to the characteristics and constraints of the site and area, developments containing more than 150 homes should seek to make provision for:

(1) serviced plots of land for self/custom build housing, subject to identified need for self-build or custom housebuilding as identified on the Haringey self-build and custom housebuilding register; and
(2) community-led housing with consideration given to specific housing needs identified by local communities

Supporting Text

25.59 Self-build, custom-build, and community-led housing offer important opportunities to diversify housing supply and promote innovation in design and construction. These forms of housing are recognised in national policy to increase consumer choice and support sustainable, inclusive development.

25.60 In accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council maintains a register of individuals and associations seeking to acquire serviced plots for self- or custom-build housing. There is currently minimal demand on Haringey's Register.

25.61 Self- and custom-build proposals will be supported where they comply with relevant planning policies, including those relating to design, sustainability, and site suitability.

25.62 Community-led housing is housing brought forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. In line with the requirements of the NPPF, the organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may

take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee.

25.63 The Council is supportive of community-led housing being delivered in Haringey provided the benefits of the development are clearly defined, the scheme is high-quality, and suitable arrangements are in place to secure such benefits over time, including affordability and management and stewardship.

25.64 The St Ann's development in Tottenham will include one of the largest community-led housing schemes in London with 58 community-led homes to be managed by the Gida Housing Co-operative, an organisation dedicated to improving the quality and accessibility of housing for Black and racially minoritised communities in Tottenham and across London

25.65 To ensure a pipeline of opportunities for self, custom-build housing and community-led housing, the Council seeks, where appropriate, for larger development sites of 150 homes and up to 0.25 hectares or more) to make provision for such housing, subject to:

25.66 The level of evidenced local need;

i. The characteristics and constraints of the site;
ii. The need to balance delivery of other policy priorities, including the efficient use of land, affordable housing and infrastructure.

Policy H7: Housing Older People and Vulnerable People

A. The Council will aim to facilitate the provision of housing for older people and vulnerable people (including younger people) to meet the needs of the borough's communities. The Council encourages specialist housing types that allow people to live as independently as possible and specialist housing options at a range of costs to accommodate the different financial circumstances of residents, in line with evidenced local need.

B. Proposals for housing aimed at meeting the specific needs of older people and vulnerable people, including new-build schemes and change of use, will be supported where all the following criteria are met:

(1) There is a demonstrable need in Haringey for the type of accommodation proposed, having regard to London Plan benchmarking, the Council's most up-to-date Strategic Housing Market Assessment, where this is relevant, and the Council's commissioning and housing strategies, including the Haringey Adult social services market position statement;
(2) The use is suitable for the site considering the surrounding neighbourhood, potential for development of other priority land uses and its contribution to mixed and balanced communities;
(3) The scheme provides a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers;
(4) The scheme is of a high-quality and meets relevant best practice guidance for the form of accommodation proposed;
(5) It is demonstrated that proposed accommodation has considered needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care proposed is appropriate for the intended occupiers;
(6) The location, internal and external design of the buildings, and their accessibility help facilitate independence and social integration;
(7) The impact of the proposed development would not be detrimental to the amenity of the local area or to local services including not resulting in a harmful over-concentration of supported and specialist accommodation within the locality;
(8) There are arrangements in place for appropriate long-term management of the housing; and
(9) Provision is made for affordable housing in accordance with Policy H2.

C. Existing accommodation for older and vulnerable people will be protected. The Council will resist proposals which involve the loss of floorspace of accommodation for older people and vulnerable people unless:

(1) Adequate replacement on-site accommodation, including affordable housing, will be provided for the same need group that results in improved standards and quality of accommodation and meets the criteria in Part A of this policy; or
(2) It can be robustly demonstrated that there that the accommodation is no longer needed for the same group or other relevant groups in need and it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose for its current use or other related types of accommodation.

Sheltered housing, specialist older person accommodation and extra-care

D. Sheltered housing, specialist older person accommodation and extra care accommodation will be classed as a C3 use where the accommodation comprises self-contained homes. Such accommodation will be required to provide affordable housing in accordance with Policy H2. Alternative affordable tenures will be considered where it is demonstrated that the accommodation proposed is genuinely affordable to older people in the borough and suitable to their needs.

E. Proposals for sheltered, specialist older person and extra care accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) homes and rooms meet or exceed minimum space standards and addresses other requirements for private internal space;
(2) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and any staff accommodation/rooms;
(3) appropriate bathrooms, kitchen/laundry facilities and appropriate rooms for activities/therapy/community use are provided;
(4) appropriate wheelchair accessibility, with all accommodation for older persons complying with Building Regulations M4(3) standard;
(5) good quality guest and/or staff accommodation (where appropriate) is provided in line with minimum space standards, with sufficient storage space and facilities for visitors and staff; and
(6) servicing access and a safe drop off point is within 50m of the main entrance

Care home and nursing home accommodation

F. Proposals for care home and nursing home accommodation must demonstrate that the following design issues have been considered and addressed to ensure the accommodation is suitable for the intended occupiers:

(1) there is appropriate privacy of internal spaces in the building for relevant groups, namely residents and staff;
(2) 100% of all habitable rooms are wheelchair accessible;
(3) accommodation is provided in line with relevant design guidance and best practice standards;
(4) servicing access and a safe drop off point is provided within 50m of the main entrance. This must be appropriate for ambulance/mini bus drop-off; and
(5) provision of accessible communal outdoor space for use by residents, staff and visitors of a good quality and which is designed to ensure a good level of amenity.

Supporting Text

25.67 Haringey's population is experiencing increasing demand for housing that meets the needs of older people and vulnerable groups. The Council recognises the importance of enabling residents to live independently, safely, and with dignity in homes that are accessible, affordable, and integrated into the wider community.

25.68 The Haringey Housing Strategy identifies the need for supported housing for vulnerable groups, including people experiencing homelessness, those with mental health needs, and young adults with special educational needs and disabilities (SEND). It also commits to co-producing supported housing with residents and ensuring that it is safe, inclusive, and well-managed.

25.69 The Haringey Strategic Housing Market Assessment (SHMA) (2026) identifies that a variety of housing needs exist in the borough including housing for older people, housing for people with dementia and housing for people with health problems and disabilities.

25.70 Over a third of the borough's household growth to 2042 will be from households headed by someone aged 55 or over and there is a linked need for 1,426 additional specialist older person housing units over the period 2027-2042, including sheltered and extra-care accommodation.

25.71 This policy supports the provision of appropriate housing for older and vulnerable people to meet the needs of the borough's communities.

25.72 To ensure that new housing is well-located, of a high-quality designed to meet the specific needs of the intended users including at-risk groups, and contributes positively to the wider community, proposals must satisfy a range of suitability criteria. Sites should be appropriate for the proposed use, taking into account surrounding land uses, the potential for mixed and balanced communities, and be well-located in relation to public transport, shops, health services, and community facilities, ensuring residents can access essential services independently.

25.73 All schemes must meet best practice design standards for the relevant accommodation type. This includes compliance with Building Regulations M4(2) and M4(3), as required by London Plan and proposals must demonstrate that the level of care, support, and facilities is tailored to the needs of the intended occupiers, whether independent living or higher levels of support are required. The design and layout should support social interaction, independence, and integration with the wider community.

25.74 Applicants must demonstrate that robust management arrangements are in place to ensure the long-term sustainability and quality of the accommodation.

25.75 The SHMA identifies a current shortfall in specialist older person. The Council will therefore resist the loss of existing accommodation unless it is clearly demonstrated that the accommodation is no longer needed or is not fit for purpose, and that suitable replacement provision is made.

25.76 Where accommodation comprises self-contained units, it will be treated as C3 use and subject to affordable housing requirements. The Council will consider alternative affordable tenures where it can be demonstrated that these are genuinely affordable and suitable for older people in Haringey.

25.77 Design considerations must include:

i. Compliance with minimum space standards
ii. Privacy for residents and staff
iii. Provision of appropriate communal and support facilities
iv. Wheelchair accessibility (M4(3))
v. Guest and staff accommodation
vi. Safe and convenient servicing and drop-off access

25.78 Care and nursing homes must be designed to meet the specific needs of residents, including:

i. Full wheelchair accessibility
ii. High-quality communal outdoor space
iii. Privacy and dignity for residents
iv. Safe and accessible servicing and drop-off areas

Policy H8: Large-scale Purpose-built Shared Living

A. Proposals for large-scale purpose-built shared living (LSPBSL) must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses and such uses are ancillary to conventional housing across the allocation as a whole. Development proposals will otherwise be resisted.

B. Proposals for LSPBSL must meet the criteria for such development in the London Plan and in addition:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area;
(2) provide a high-quality living environment in line with the relevant policy requirements set out in Policy D11 and London Plan guidance;
(3) contain good-sized rooms with adequate daylight, sunlight, aspect and functional living space and layout, but are not designed as self-contained homes or capable of being used as self-contained homes;
(4) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to a communal kitchen, access to both internal and outside communal amenity space;
(5) provide at least 10% of rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces;
(6) demonstrate through the submission of a management plan that the development will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood; and
(7) provide a contribution towards the provision of conventional affordable housing in the borough in accordance with the London Plan.

C. Proposals should provide communal workspace and promote use of this by the surrounding local community to promote integration with the local area.

D. The conversion of student or visitor accommodation to LSPBSL will be supported where it meets the criteria above, and where it is proven there is no longer a current or future need for the student or visitor accommodation.

Supporting Text

25.79 The policy ensures that large scale purpose built living developments (LSPBSL) are only brought forward in appropriate locations, meet high standards of design and

management, and do not compromise the delivery of conventional housing, particularly affordable homes.

25.80 The Haringey Housing Strategy 2024–2029 identifies a pressing need for genuinely affordable, self-contained homes, particularly for families and vulnerable groups. It states that there is no identified need for additional co-living accommodation in the borough and that such schemes should not be brought forward where they would displace conventional housing.

25.81 This approach is consistent with London Plan Guidance (LPG) which is clear that LSPBSL should:

i. not compromise the supply of self-contained housing (Use Class C3).
ii. contribute to a mixed and inclusive neighbourhood.

25.82 To protect land for conventional housing, this policy restricts LSPBSL to sites where it is explicitly supported by a site allocation as part of a mixed-tenure development. This ensures that the borough's limited land supply is used efficiently and in line with local housing priorities, and on sites that are large enough to deliver genuinely mixed and balanced communities, by providing for a combination of tenures together e which cannot be achieved on smaller, standalone sites.

25.83 The Council will resist LSPBSL where it would undermine the delivery of affordable housing or lead to an overconcentration of single-person accommodation

25.84 The policy requires that LSPBSL schemes:

i. Provide good-sized private rooms with adequate daylight, aspect, and layout, but are not designed to be self-contained homes.
ii. Include high-quality communal facilities, such as kitchens, lounges, and outdoor amenity space, in line with LPG benchmarks.
iii. Deliver inclusive design, with at least 10% of rooms wheelchair accessible or adaptable, and full accessibility across communal areas.

25.85 These requirements reflect the London Plan Guidance (LPG) emphasis on ensuring that LSPBSL schemes are fit for purpose, meet the needs of residents, and are safe, inclusive, and well-integrated into their neighbourhoods

25.86 The policy requires a comprehensive management plan to demonstrate how the scheme will be operated and maintained over its lifetime. This is essential to ensure:

i. A high standard of living for residents.
ii. Minimal impact on neighbouring properties.
iii. Effective control of noise, waste, and communal space use.

25.87 The LPG highlights the importance of long-term management in ensuring that LSPBSL schemes remain high-quality and do not negatively affect surrounding communities

25.88 In line with the London Plan, the policy requires that LSPBSL schemes make a financial contribution toward affordable housing elsewhere in the borough. This ensures that such developments contribute to meeting local housing needs, even if they do not provide affordable units on-site.

25.89 Schemes that incorporate affordable workspace can help improve the attractiveness of this form of accommodation and supports a diverse mix of uses and users. It also aligns with LPG which encourages developments to contribute to mixed and inclusive neighbourhoods. It can also provide services that benefit residents directly—such as cafés, studios, or co-working spaces. In dense urban areas such as Haringey, combining residential and employment uses makes efficient use of land, especially where ground floor units may not be suitable for residential use due to noise, access, or privacy concerns.

25.90 The policy supports the conversion of obsolete student or visitor accommodation to LSPBSL where there is no longer a need for the original use and where the new use meets all relevant criteria. This promotes the efficient reuse of existing buildings while ensuring that new uses are appropriate and well-managed.

Policy H9: Purpose-built Student Accommodation

A. Proposals for new purpose-built student accommodation (PBSA) must not compromise the supply of land for conventional self-contained homes (use class C3) and will only be supported where a site allocation provides for such uses, such uses are ancillary to conventional housing across the allocation as a whole, and it is demonstrated the accommodation will contribute to meeting an identified strategic need. Development proposals will otherwise be resisted.

B. In addition, proposals for new PBSA must meet all the following criteria:

(1) demonstrate the use contributes to a mixed and inclusive neighbourhood and would not result in an over-concentration of single-person accommodation in the local area;
(2) be secured via nomination agreement for sole occupation of students from one or more specific educational institutions based in Haringey or within London;
(3) locate student accommodation in separate buildings from other residential uses in the development;
(4) contain good-sized rooms with adequate daylight, sunlight, aspect functional living space and layout;
(5) provide high-quality and well-integrated communal facilities and services sufficient to meet the requirements of the intended number of residents including providing convenient access to communal cooking facilities and both internal and outside communal amenity space;
(6) provide at least 10% of student rooms which are wheelchair accessible or readily adaptable for occupation by wheelchair users as well as suitable access for wheelchair users throughout all communal facilities, circulation areas and accessible bed spaces;
(7) be accompanied by a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood; and
(8) provide affordable student accommodation in line with the London Plan.

C. The loss of existing student accommodation will be permitted when it is demonstrated that it no longer caters for current or future needs and the floorspace is replaced by another form of residential accommodation that meets relevant policy requirements for that type of use.

Supporting Text

25.91 Haringey faces a severe housing shortage and to help meet this the Council's Housing Strategy prioritises the delivery of:

i. Family-sized homes.
ii. Supported housing for vulnerable groups.
iii. Genuinely affordable homes for rent.

25.92 The Strategy states that purpose-build student accommodation should not be brought forward where it would displace opportunities for conventional housing, especially in areas of high housing need. As student accommodation is not currently a strategic priority in Haringey the policy therefore ensures that purpose-built student accommodation (PBSA) is only permitted where it meets a clearly evidenced need, that it does not displace opportunities for conventional housing, and that it contributes to the borough's wider housing, design, and sustainability objectives.

25.93 This approach is consistent with the London Plan 2021 which requires boroughs to plan for purpose-build student accommodation only where there is demonstrable local or strategic need, and where it would not compromise the delivery of conventional housing. The LPG on PBSA (2024) further clarifies that PBSA should:

i. Be located in well-connected, well-served areas with good access to public transport and local services.
ii. Avoid over-concentration in any one area to support mixed and inclusive neighbourhoods.
iii. Be integrated into the surrounding community, with high-quality design and public realm.
iv. Include a proportion of affordable student accommodation, secured through nominations agreements with higher education institutions

25.94 Proposals should accord with the principles in this policy and the standards set out in the LPG.

25.95 The policy requires PBSA schemes:

i. Are of high design quality, respecting local character and amenity.
ii. Provide appropriate internal and external amenity space, including communal areas and cycle storage.
iii. Are inclusive and accessible, with a proportion of rooms meeting wheelchair standards.
iv. Are supported by a management plan to ensure long-term quality and minimise impacts on neighbours.

25.96 These requirements reflect LPG which emphasises the importance of place-making, wellbeing, and integration with the wider community.

Policy H10: Gypsy and Traveller Accommodation

A. The Council will safeguard the two existing permanent gypsy and traveller sites in borough and will not permit their redevelopment unless they are replaced by equivalent or improved accommodation in suitable locations within Haringey:

(1) Wallman Road, N22 (6 pitches)
(2) Clyde Road, N15 (4 pitches)

B. The Council will seek to meet identified need of at least 40 gypsy and traveller pitches over the period to 2022/3 to 2037/8. To achieve this, it will:

(1) Deliver new permanent gypsy and traveller sites on council owned land including 2 pitches at allocation BGSA14 and 3 pitches at allocation BGSA15;
(2) Continue to cooperate actively with other public sector bodies and private landowners to identify further land suitable for gypsy and traveller accommodation and to facilitate delivery; and
(3) Support proposals for gypsy and traveller accommodation on windfall sites, subject to compliance with Part C of this Policy.

C. Proposals for new sites and/or pitches will be supported where they meet all the following criteria:

(1) they meet a demonstrable accommodation need supported by relevant evidence;
(2) the site does not have any relevant pre-existing policy designations that restrict the use of the site such as being designated as Metropolitan Open Land or being at unacceptable risk from flooding;
(3) the land is not allocated for other specific uses;
(4) the site is suitable for residential development and occupation;
(5) the site has, or will have, a supply of essential services, such as mains gas and electricity, water, sewerage and drainage and waste disposal;
(6) the site is easily accessible from the public highway and provides safe and suitable access for the type of vehicles that could reasonably be expected to use the site;
(7) the site has good access to public transport, services and facilities, in particular schools and health services, and provides access to nature wherever possible;
(8) the layout of the site, associated facilities and landscaping, including pitches, hard-standings, amenity blocks, parking and turning areas, amenity and play spaces and boundary and landscaping treatments, are well planned to ensure the amenity of site residents and adjoining occupiers and facilitate the proper integration of the site within the surrounding environment and communities;

(9) the development does not cause detriment to the natural environment including harm to/the loss of designated Metropolitan Open Land, Sites of Importance to Nature Conservation, woodland and watercourses;
(10) the development and the proposed use would not harm neighbours' living conditions and would be compatible with surrounding uses, including as a result of potential disturbance from vehicular movements and on-site activities; and
(11) development is respectful of and sensitive to the local character.

Supporting Text

25.97 This policy sets out the Council's approach to meeting the accommodation needs of Gypsy, Roma, and Traveller (GRT) communities in Haringey. It reflects the Council's commitment to inclusion, equality, and the right to a safe, secure home for all residents, as articulated in the Haringey Housing Strategy 2024–2029.

25.98 The Housing Strategy recognises that GRT communities face systemic discrimination, social exclusion, and acute housing need, including overcrowding and insecure living conditions. It commits to increasing the number of pitches available to the local Gypsy, Roma, and Traveller community, in partnership with those communities.

25.99 The NPPF requires local authorities to assess and plan for the accommodation needs of travellers. It also requires that local plans:

i. Identify a supply of deliverable sites to meet the identified need for Traveller accommodation.
ii. Ensure that sites are sustainable, with access to local services and infrastructure.
iii. Protect the best interests of children and promote peaceful and integrated co-existence between the site and the local community.

25.100 The London Gypsy and Traveller Accommodation Needs Assessment (2025), prepared by the GLA assessed London-wide accommodation needs for Gypsy, Traveller, Travelling Showpeople and Roma households over a 10-year period from 2022-23 to 2031-32. It identifies a need in Haringey for 33 additional pitches over the period 2022/3 to 2031/2. Taking account of expected household growth, a further 7 pitches will be needed over the period 2032/3 to 2037/8 giving a total target of 40 additional pitches over the period 2022/3 to 2037/8.

25.101 Having regard to identified need in the borough, the policy seeks to:

i. Safeguard existing authorised sites in the borough
ii. Support the delivery of new pitches including on council-owned land
iii. Ensure that new provision is well-designed, safe, and appropriately located.

25.102 This policy is underpinned by the Council's broader commitment to tackling inequality and promoting inclusive communities. The Housing Strategy explicitly recognises the disproportionate barriers faced by GRT communities in accessing housing and services. By planning positively for their accommodation needs, the Council aims to reduce inequality, promote social inclusion, and uphold the rights of all residents.

25.103 Consistent with the above commitment, the Council is taking the lead on delivery of new permanent gypsy and traveller pitches as part of its council housebuilding programme.

25.104 The site assessment criteria for windfall are designed to ensure that proposals for Gypsy and Traveller accommodation in Haringey are evidence-based, sustainable, inclusive, and compatible with their surroundings. They reflect national and regional planning policy, as well as local strategic priorities.

25.105 To ensure efficient land use and avoid undermining strategic employment or infrastructure objectives, sites allocated for other uses (e.g. employment land) should not be used for traveller accommodation unless there is clear justification and no conflict with wider planning priorities.

25.106 Traveller sites are a form of residential development and must meet the same basic standards of habitability, safety, and amenity as other forms of housing. This includes considerations such as noise, air quality, and proximity to incompatible land uses.

25.107 The Haringey Housing Strategy emphasises the importance of ensuring that all homes, including traveller accommodation, are safe, healthy, and well-serviced. Sites must be accessible from the public highway and capable of accommodating the types of vehicles typically used by Traveller households. This is essential for safety, emergency access, and integration with the wider transport network. It is important sites are located in areas with good access to local services, particularly schools and healthcare. This supports the social inclusion of traveller families and ensures that children can attend school regularly and residents can access healthcare and employment opportunities.

25.108 Well-planned site layouts are essential for the health, safety, and wellbeing of residents. The layout should include adequate space for pitches, amenity blocks, play areas, and landscaping. The Haringey Housing Strategy commits to ensuring that all new housing, including Traveller accommodation, is well-designed and integrated into the surrounding community to promote inclusion and reduce stigma.

25.109 Traveller sites must not cause harm to designated natural assets such as Sites of Importance for Nature Conservation (SINCs), woodland, or watercourses. This aligns with the NPPF's overarching environmental objectives and Haringey's commitment to environmental gain and climate resilience.

25.110 Traveller sites should be designed to respect the character and appearance of their surroundings. This includes appropriate boundary treatments, landscaping, and materials. The Haringey Housing Strategy supports inclusive, place-based approaches that celebrate and enhance local identity.

Policy H11: Loss of Existing Housing

A. Proposals involving the loss of existing self-contained homes will only be permitted where homes lost are replaced with new self-contained homes at existing or higher densities with at least the equivalent level of overall floorspace and no loss in family-sized homes or where one of the following criteria is met:

(1) the land or buildings are no longer suitable for residential use and it is considered inappropriate to re-provide homes;
(2) the proposal will enable sub-standard units to be enlarged to meet minimum residential space and amenity standards;
(3) the proposal is for an essential community use or infrastructure for which there is demonstrable need, and it can only be provided by the loss of existing residential floorspace; or
(4) the proposal involves combining no more than two non-family-sized dwellings to create a family-sized dwelling and the total floorspace of the new dwelling created will be less than or equal to 125 square metres. Conversion of two units into a single dwelling is considered material and would require planning permission.

B. Proposals that involve the loss or demolition of existing affordable housing, including estate renewal, will not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace, with an uplift in affordable housing floorspace wherever possible. Affordable housing that is replacing social rent housing must be provided as social rent housing. Any Council schemes which come forward should be delivered in accordance with the principles and commitments to tenants and leaseholders in the Council's Housing Strategy.

Supporting Text

25.111 This policy seeks to safeguard Haringey's existing housing stock, particularly self-contained and affordable homes. It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, especially the commitments to prevent homelessness, reduce overcrowding, and ensure that housing remains genuinely affordable and accessible to all.

25.112 To address this, the policy:

i. Resists the loss of self-contained homes unless they are replaced at equal or higher density and with no net loss of family-sized units.
ii. Supports the consolidation of substandard units into larger, higher-quality homes where this results in improved living conditions and aligns with space standards.

iii. Allows for the conversion of smaller units into family-sized homes, helping to rebalance the housing stock in favour of larger dwellings.

25.113 This approach is consistent with London Plan which encourages boroughs to resist the net loss of housing, particularly where it would reduce the availability of homes for families.

25.114 The Housing Strategy commits to delivering 3,000 new council homes by 2031 and prioritises genuinely affordable housing, particularly for social rent. However, it also recognises that the loss of existing affordable homes through redevelopment or estate renewal can undermine these efforts if not carefully managed.

25.115 In line with London Plan, this policy:

i. Requires that any loss of affordable housing is replaced on a like-for-like basis in terms of floorspace, tenure, and affordability.
ii. Emphasises the importance of achieving an uplift in affordable housing provision wherever possible.
iii. Reinforces the Council's commitment to its own Housing Strategy principles, including tenants' rights, co-production, and a right of return for residents affected by estate renewal.

25.116 This ensures that renewal schemes do not displace existing communities or reduce the overall supply of affordable homes, and that they are delivered in a way that is equitable, transparent, and accountable.

Policy H12: Residential Conversions and Houses in Multiple Occupation

Residential conversions

A. To maintain a supply of family homes, the conversion of a home into a larger number of self-contained units will only be permitted where the following criteria are satisfied:

(1) The original gross internal floor space of the original dwelling is greater than 125 square metres;
(2) At least one family-sized home is provided with direct access to a dedicated rear garden;
(3) The total number of new homes resulting from the conversion is optimised in line with the housing size mix priorities in Policy H3; and
(4) The housing mix does not contain any studio/bedsit units.

B. Proposals must be high-quality, comply with relevant space and amenity standards and design policies, including policy D11, and in addition should:

(1) Provide only self-contained homes;
(2) Ensure adequate access is provided to each home;
(3) Deliver an appropriate layout that is practical and fit for purpose and protects the amenity of occupiers and neighbours, including the relationship of rooms on different floors within the scheme, and the position of entrances, extensions and fire escapes;
(4) Ensure 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 the property in residential areas; and
(5) Be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal

Houses in Multiple Occupation

C. Proposals for the conversion of homes to Houses in Multiple Occupation (HMOs), including to small HMOs (3-6 unrelated people) where planning permission is required due to the Council's Article 4 Direction, will only be permitted where:

(1) The original gross internal floor space of the existing dwelling is greater than 125 square metres;
(2) Fewer than 10% of dwellings in the ward have a property licence as a HMO;
(3) Fewer than 20% of dwellings on the street have a property licence as a HMO; and

(4) There are acceptable levels of public transport accessibility (PTAL 3 or higher), and access to shops and services appropriate to the needs of the intended occupiers

D. Where more than 10% of dwellings on the street have a property licence as an HMO but less than 20%, the Council will take a precautionary approach to further HMOs. In these circumstances, a proposal for a new HMO will only be supported where it is robustly demonstrated that it will not result in an over-concentration of HMOs that is harmful to neighbourhood character and residential amenity, taking account of existing local conditions including noise, parking, anti-social behaviour and waste management.

E. Subject to compliance with Part C of this policy, new HMOs will be supported provided the following criteria are met:

(1) The proposal provides a good standard of accommodation and is in accordance with the Council's House in Multiple Occupation Standards including relevant space standards;
(2) The clear design intent is for the property to be used as an HMO rather than as bedsits or flats;
(3) Suitable provision is provided for storage and collection of waste in accordance with Policy D12; and
(4) It is demonstrated through the submission of a management plan that the development will be suitably managed and maintained over its lifetime to avoid impacts on the amenities of existing residents or neighbourhood's character, including with respect to refuse provision, cycle parking and car parking.

F. The Council will resist the loss of good quality licensed HMOs except where these are proposed to be returned into use as a family-sized home.

Supporting Text

25.117 This policy seeks to ensure that the borough's housing stock continues to meet the needs of Haringey's diverse and growing population by managing the quality, type, and distribution of residential conversions and Houses in Multiple Occupation (HMOs). It aligns with the strategic objectives of the Haringey Housing Strategy 2024–2029, particularly in relation to improving housing quality, protecting family housing, and ensuring that all homes are safe, decent, and well-managed.

25.118 The conversion of single-family homes into multiple smaller units can contribute to housing supply but must be carefully managed to avoid the loss of much-needed family-sized accommodation. The Housing Strategy identifies a chronic shortage of larger homes. Only one-third of council homes have three or more bedrooms, and overcrowding is a significant issue.

25.119 To address this, the policy:

i. Requires a minimum original gross floor area of 125 sqm to ensure that conversions are only permitted where the original dwelling is large enough to accommodate multiple high-quality units.
ii. Mandates the retention of at least one family-sized unit (3 bedrooms+) with access to a private garden, supporting the Housing Strategy's emphasis on family-friendly housing and healthy living environments.
iii. Prohibits studio flats to avoid poor-quality, cramped accommodation that does not meet the borough's housing needs.

25.120 This approach is consistent with London Plan which encourages boroughs to resist the loss of housing that is in short supply, particularly family-sized homes.

25.121 HMOs play an important role in providing low-cost housing, particularly for younger people and those on lower incomes. However, the Housing Strategy highlights that over 25% of private rented homes in Haringey are in poor condition, and HMOs, especially those poorly managed, pose greater risks to health and safety.

25.122 To address these risks and avoid overconcentration, the policy:

i. Sets thresholds for HMO saturation, in line with the Housing Strategy's commitment to balanced communities and neighbourhood cohesion.
ii. Requires a minimum original gross floor area of 125 sqm to ensure adequate space and living conditions.
iii. Aligns with the Council's Article 4 Direction, which removes permitted development rights for small HMOs in parts of the borough, particularly in the east where concentrations are highest.
iv. Requires compliance with the Council's HMO Standards and submission of a management plan to ensure long-term quality and minimise impacts on neighbours.

25.123 This is supported by the London Plan which emphasises the need for high-quality, well-managed shared accommodation and the avoidance of over-concentration.

25.124 HMOs should be clearly designed to be used as HMOs rather than as bedsits or flats (e.g. with no cooking and washing facilities in bedrooms)

Policy H13: Temporary Accommodation

A. The Council will support the delivery of temporary and emergency accommodation in appropriate locations that meet the accommodation needs of Haringey residents, is of highest design quality, and provides a good standard of living for its residents including families and young people.

B. Purpose-built temporary and emergency accommodation will be supported provided that all the following criteria are met:

(1) The use is suitable for the site considering the surrounding neighbourhood and will contribute positively to mixed and balanced communities**;**
(2) The scheme provides a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers**;**
(3) The scheme is of a high design quality**;**
(4) The scheme meets needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care proposed is appropriate for the intended occupiers**;**
(5) The location, internal and external design of the buildings, and their accessibility help facilitate independence and social integration, where appropriate**;**
(6) The impact of the proposed development would not be detrimental to the amenity of the local area or to local services including not resulting in a harmful over-concentration of such accommodation within the locality**;**
(7) There are arrangements in place for appropriate long-term management of the accommodation; and
(8) The applicant has engaged with the Council's Temporary Accommodation service to confirm that the accommodation provision is appropriate and to confirm the rents that will be set would be suitable and meet evidenced Haringey needs**;**

C. The Council will support modular temporary accommodation as a meanwhile use, including where appropriate on land safeguarded for Crossrail 2.

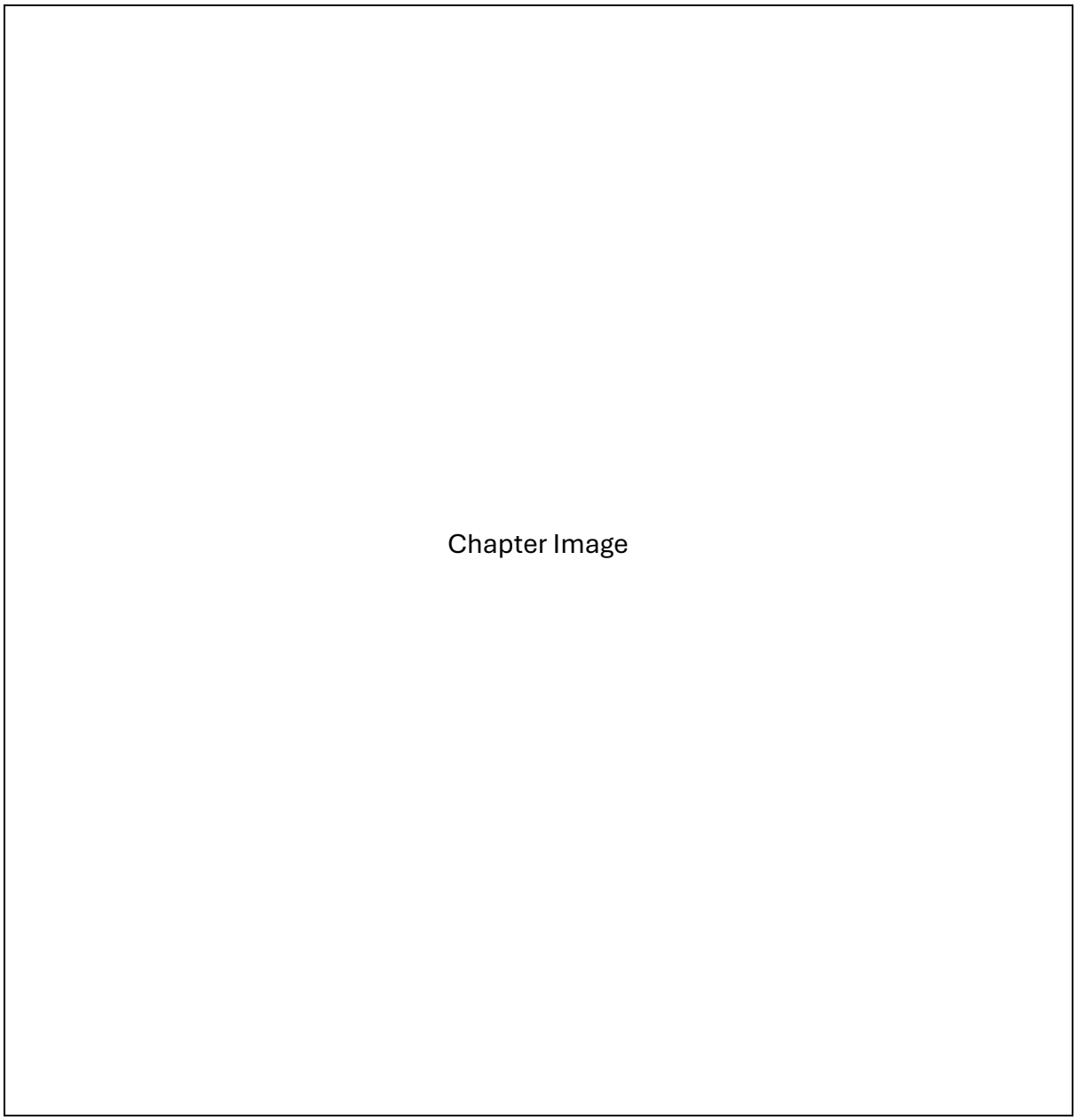
Supporting Text

25.126 As of 2026, Haringey had over 2,600 households in temporary accommodation. The Council's overall emphasis is on the development of a pipeline of genuinely affordable housing that meets the permanent needs of Haringey's communities and reduces the need for temporary accommodation to the point where this is ultimately no longer required. It is recognised, however, that this will take time to achieve and therefore the Local Plan provides support for purpose-built temporary and emergency accommodation, subject to a range of suitability criteria. It is vital that such

accommodation provides a good living environment for families, young people and others in need of this type of temporary accommodation, until they have a more permanent home.

25.127 Before submitting a planning application, applicants should contact Haringey's Temporary Accommodation service to confirm that the accommodation provision is appropriate and to confirm the rents proposed would be suitable. This evidence should be submitted alongside the planning application. The Council's Temporary Accommodation service will also be consulted as part of the application process to confirm these details are correct.

CHAPTER 26: SOCIAL INFRASTRUCTURE

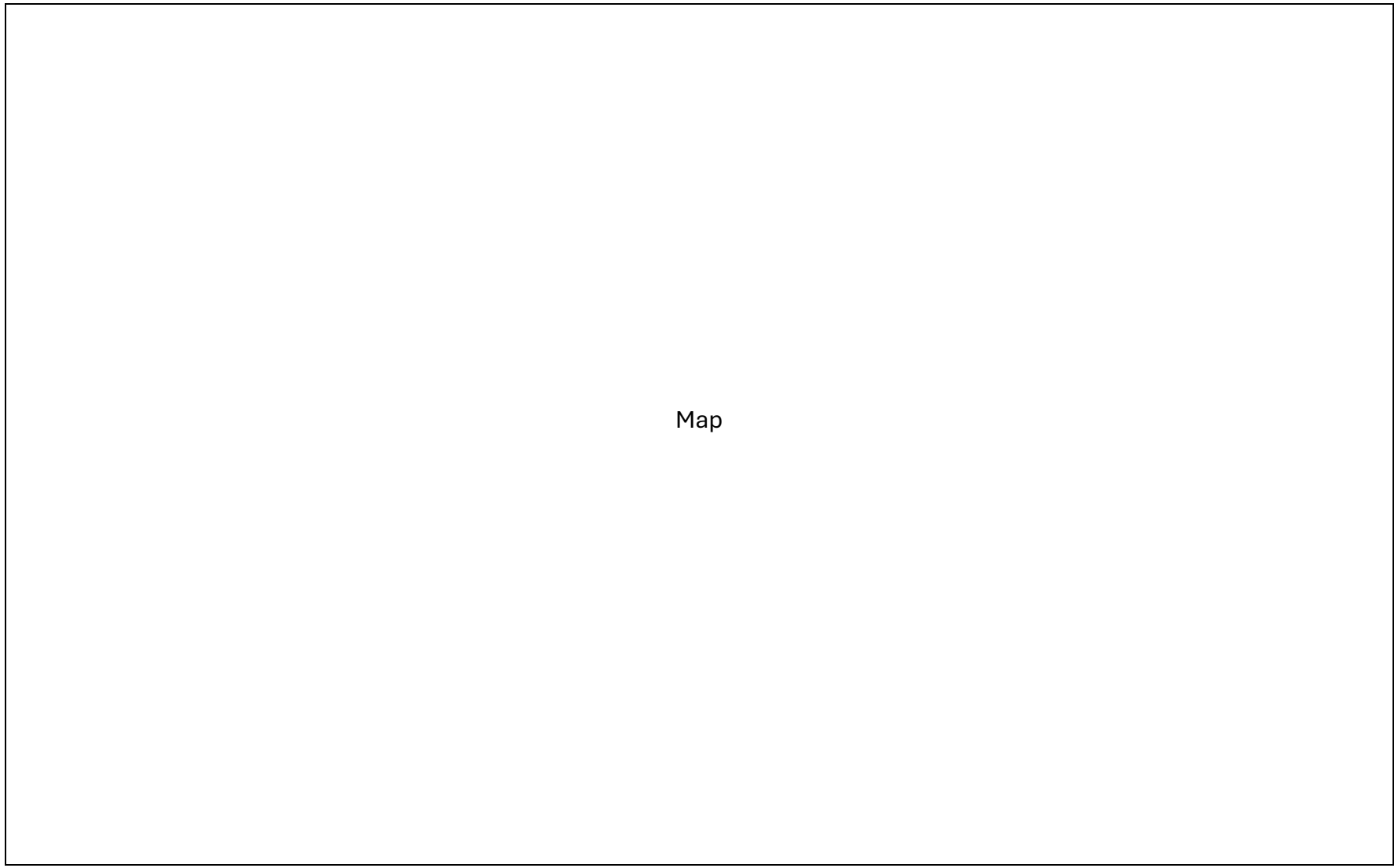


INTRODUCTION

26.1 Social infrastructure is fundamental to achieving Haringey's vision of a place where we can all belong and thrive. It encompasses the facilities, services, community assets and social networks that help people live well, participate in community life, access opportunities and support one another. Together, formal provision and informal community support form a social infrastructure ecosystem that supports social integration, wellbeing and resilient communities.

26.2 This chapter focuses on social infrastructure facilities, including education, health, social care, community, youth, faith, civic and emergency service provision. The policies in this chapter also apply to cultural, sport and recreation facilities as they form part of Haringey's wider social infrastructure ecosystem. This ecosystem additionally includes parks and green spaces, the public realm, streets, town centres and high streets, and the social networks and relationships that contribute to community wellbeing and resilience.

26.3 Haringey is fortunate to have a wide array of excellent social infrastructure facilities from the purpose-built Welbourne Health Centre in Tottenham to the Rising Green Youth Hub in Wood Green and the wonderfully preserved Grade II Listed Hornsey Library. However, not all our social infrastructure is in the right location, in good condition, or capable of responding to the changing needs and aspirations of our growing communities and the challenges posed by the economy and a changing climate. In this context it is vital that a strategic approach is taken to the future provision of infrastructure in the borough. The Local Plan policies which follow set out how land use and development will protect and invest in our social infrastructure, helping deliver new and improved provision that is better connected and able to serve our residents, particularly the most vulnerable.



Tables and Figures 18. Map of xxxxxxxxxxxxx

Policy S1: Social Infrastructure

A. The Council will plan strategically to enable delivery of an integrated, efficient, accessible, inclusive and resilient social infrastructure network which optimises the benefits of such infrastructure for residents and communities and helps them to live well. This will be achieved through:

(1) supporting a place-based approach to understanding, planning and delivering social infrastructure and facilitating social integration;
(2) working collaboratively with delivery partners, developers, infrastructure providers, the voluntary and community sector, local communities and other stakeholders to understand and respond to social infrastructure needs and opportunities;
(3) protecting existing social infrastructure facilities in accordance with Policy S2;
(4) supporting and securing the timely delivery of new, enhanced or replacement social infrastructure facilities identified through site allocations;
(5) securing new social infrastructure facilities, improvements to existing social infrastructure facilities, or developer contributions towards such provision where necessary to mitigate the impacts of development; and
(6) ensuring that social infrastructure facilities are integrated within wider social infrastructure ecosystems and designed to be accessible, inclusive, adaptable, resilient and sustainable over the long term in accordance with Policy S3.

B. The following types of development proposals should be supported by a Social Infrastructure Statement (which may be component of a Design and Access Statement or combined with a Cultural Infrastructure Statement):

(1) proposals including 50 or more dwellings;
(2) proposals which are likely to give rise to significant numbers of additional people working in or visiting an area;
(3) proposals involving the loss, whole or in part, of social infrastructure; and
(4) proposals involving the provision of new, expanded, reconfigured or significantly enhanced social infrastructure.

C. Proposals for social infrastructure will, where appropriate, be:

(1) secured for the specific intended use/s of the facility; and
(2) subject to a Community Use Agreement with the Council

Supporting Text

A place-based approach

26.4 A place-based approach seeks to facilitate more integrated and collaborative working to ensure that social infrastructure facilities, care and services are more joined-up, efficient, closer to local places and communities they seek to support, and responsive to the unique needs and aspirations of those local communities. This includes taking opportunities, where appropriate, to better integrate or co-locate services, make more effective use of existing assets and maximise the benefits of future provision. It aligns with national strategies including the creation of Integrated Care Boards, the neighbourhood health services approach set out in the 10-year Health Plan for England, and Family Hubs.

26.5 The Council will work collaboratively with partners and local communities to identify and address local social infrastructure needs, including through the Infrastructure Delivery Plan.

26.6 Development proposals should support a place-based approach by considering the wider social infrastructure network serving the site and taking opportunities to strengthen local networks, improve connections between facilities and services, support shared use, co-location and more efficient use of community assets, where appropriate. This should be informed by the priorities and requirements identified in the Infrastructure Delivery Plan, neighbourhood chapters, site allocations, relevant Council, GLA and infrastructure provider plans and strategies, and by engagement with infrastructure providers, the voluntary and community sector, local communities and other stakeholders.

26.7 To ensure that social infrastructure remains at the heart of planning for our neighbourhoods, where a development proposal is likely to have a significant impact on social infrastructure needs or on the provision, capacity or operation of social infrastructure facilities, a Social Infrastructure Statement will be required to demonstrate how the proposal supports responds to the policies in this chapter.

26.8 The Council will seek the timely provision of new and enhanced social infrastructure to support planned growth and ensure that facilities are ready to support new residents and facilitate social integration.

Sustainable and Resilient Social Infrastructure

26.9 Social infrastructure plays a vital role in supporting community wellbeing and strengthening community resilience. A strong and accessible social infrastructure network can help communities respond and adapt to social, economic and climate-related challenges.

26.10 Delivering and sustaining social infrastructure can be challenging in the context of constrained public funding, rising operational costs and increasing demand for services. Haringey has many social infrastructure facilities; however, existing facilities

are not always fit for purpose or fully utilised, which may reflect their location, accessibility, quality, management arrangements, poor visibility, or lack of flexibility to accommodate multiple uses.

26.11 For this reason, the Council will seek to optimise the borough's social infrastructure, making decisions based not solely on the only the quantity of social infrastructure provision, but also its quality, accessibility, flexibility, affordability and long-term viability. The focus will be on maximising the social value and sustainable benefits of infrastructure assets, particularly for communities and groups with the greatest need.

Healthy and Safe Social Infrastructure

26.12 Social infrastructure is a key determinant of mental and physical health and wellbeing. Facilities such as healthcare centres, libraries, community centres, youth hubs, places of worship and emergency services provide essential services, support social connections and help residents lead healthy, active and fulfilling lives.

26.13 This plan is informed by Joint Strategic Needs Assessments, which identify local health and wellbeing priorities. Where a Social Infrastructure Statement is required, these assessments should inform the evaluation of social infrastructure needs and provision.

Fairer access to Social Infrastructure

26.14 The Council seeks to ensure equitable access to social infrastructure across the borough. Barriers to access can arise from deprivation, age, disability, health inequalities, cultural factors, affordability, connectivity and mobility constraints, as well as differences in the distribution of facilities.

26.15 Significant disparities exist across Haringey. Communities in the east experience concentrated deprivation and poorer health outcomes, increasing demand for affordable community facilities, sports and leisure provision and preventative healthcare services. In contrast, the west is expected to experience the greatest growth in its older population, increasing the need for accessible local services and social infrastructure.

Social Infrastructure Statements

26.16 The scope and level of detail of a Social Infrastructure Statement should be proportionate to the scale, nature and likely impacts of the proposal. As appropriate, the Statement should demonstrate:

i. an understanding of the characteristics and needs of the people likely to live, work, study or visit the development, including the likely population, vulnerable communities or groups who are more reliant on social infrastructure, and workforce or visitor demand generated by the proposal;

ii. an understanding of the social infrastructure ecosystem that will support users of the proposed development. Accessibility to social infrastructure should be considered through an Active Travel Zone assessment where required;

iii. how the proposal has responded to identified local needs, priorities and requirements and been informed by engagement and consultation of local communities and other stakeholders

iv. where the proposal involves the loss of existing social infrastructure, or the provision of new or enhanced social infrastructure, how it accords with the requirements of Policies S2 and S3.

Community Use Agreements

26.17 The Council will seek opportunities to improve access to social infrastructure facilities through Community Use Agreements, enabling shared use by the wider community and extending hours of community access where appropriate. These agreements will also address the ongoing revenue costs associated with operating the facility, helping to ensure its long-term sustainability. Applicants will be expected to demonstrate how the future of the facility will be secured, including through partnerships and management arrangements that support place-based provision and maximise community benefit.

Policy S2: Protecting Social Infrastructure

A. Social infrastructure facilities will be protected and proposals involving their loss (whole or part) will only be permitted where:

(1) A replacement facility is provided either on site or off-site in accordance with Part B of this policy;
(2) It is clearly demonstrated that is no current or future need for the existing uses or an alternative social infrastructure through a robust assessment including appropriate active marketing for a continuous 18-month period. Prior to beginning the marketing process, applicants should consult with the Council to confirm that the marketing campaign is suitable;
(3) the social infrastructure is a meanwhile use; or
(4) the development is necessary as part of an agreed programme of public service transformation that supports place-based provision, aiming to achieve or sustain service improvements and related investment in social infrastructure that will benefit the neighbourhood and wider community.

B. Replacement facilities will be supported where replacement facilities are:

(1) of an equivalent or better quality than the facilities which are being replaced;
(2) still accessible to their existing users; and
(3) provided in a timely manner to ensure that the needs of the neighbourhood and wider community will continue to be met.

C. Where the previous use of a site was social infrastructure, redevelopment of the site will be expected to re-provide social infrastructure, unless it meets the criteria in Part A of this policy.

D. Where social infrastructure located on designated open space, proposals should also comply with Policy G3 Open Space.

E. In exceptional circumstances, where the tests in Part A of this policy are not met and it is satisfactorily demonstrated that it would not be feasible and/or effective to include replacement facilities in the proposed development, a payment in lieu may be acceptable.

F. Where it has been satisfactorily demonstrated that there is no reasonable prospect of a replacement community infrastructure use on a site located in a town centre or Cultural Quarter, the preferred type of development use will be cultural infrastructure:

G. The designation of a site or building as an Asset of Community Value will be a material consideration in the determination of planning applications affecting its use or redevelopment.

Supporting Text

26.18 Social infrastructure in Haringey will be protected unless there is strong justification for its loss or provision of replacement facilities.

26.19 Where replacement social infrastructure is provided, it should be demonstrated that the replacement provision is equivalent to or better than the existing provision. New provision should not usually result in a net loss of floorspace of community uses, however flexibility may be applied where it would improve and not compromise the provision of facilities and delivery of services and/or is part of a wider strategy to secure more efficient locality-based provision that will sustain service delivery and benefit the neighbourhood and wider community.

26.20 Where there is a loss of a facility, other social infrastructure uses should be actively sought before alternative uses are considered. This includes sites where the previous use was social infrastructure and are now vacant or have been demolished. For clarity, where social infrastructure is located on designated open space, development must also accord with Policy G3: Open Space and Recreation.

26.21 Where a loss is proposed under part A of the policy, applicants will be required to provide robust evidence to demonstrate there is no current or future need for the existing uses or appropriate alternative social infrastructure. This should be informed by the Council's evidence base, including the Infrastructure Delivery Plan, relevant needs assessments and service strategies, national guidance, and any guidance published by relevant service providers, statutory bodies or governing organisations.

26.22 An active marketing campaign for social infrastructure uses should be designed to attract social infrastructure providers that will address local need. Prior to beginning the marketing campaign, applicants should work with the Council and social infrastructure partners to ensure that relevant providers are reached through the marketing campaign. The marketing campaign should be conducted continuously for a period of at least 18 months and offer rent or sale prices that align with the reasonable local market value for the relevant social infrastructure. Where agreed by Council officers, the marketing period may be reduced to a minimum of 12 months.

26.23 Evidence of a marketing campaign is not required where it can be demonstrated that redevelopment of the social infrastructure is required to support the viability of appropriate replacement provision or a wider public service transformation plan. This includes where facilities are formally declared as surplus to operational requirements or as part of a published estates strategy or service transformation plan. In these situations, applicants should still demonstrate that they have engaged with the Council to explore opportunities for alternative provision in accordance with the place-based approach.

26.24 To meet the policy requirement for this:

i. The facility must be marketed for appropriate community, cultural, sports or recreational uses at or below the reasonable local market value; and
ii. Before starting the marketing campaign, applicants must engage with the Council to ensure that the marketing campaign is appropriately targeted.
iii. Applicants must maintain a log of enquiries and reasons why the facility was not considered suitable and set out why measures to make the facility suitable are not viable, feasible or appropriate.

26.25 Where appropriate, the Council will seek confirmation in writing from the relevant social infrastructure provider that the proposed loss is consistent with the agreed strategy for delivery of that service in Haringey.

26.26 Payment in lieu of replacement facilities will only be considered in exceptional circumstances. Applicants will need to justify why in-kind provision would not be feasible and/or effective. Payments in lieu will be calculated on a case-by-case basis, depending on the nature of the facility lost, the impact of the development and local context and need.

Policy S3: New and Enhanced Social Infrastructure

A. The Council will support the provision of new, replacement and enhanced social infrastructure to meet community needs and aspirations.

B. New and replacement social infrastructure should be located:

(1) in accessible areas where people of all ages and abilities can safely reach them. Special consideration must be given to ensure that individuals with disabilities can access these spaces easily and independently;
(2) to complement the wider network of facilities, with opportunities taken to consolidate and co-locate services, address gaps in existing and future provision, and complement the development of town centres and cultural quarters; and
(3) where appropriate, to be integrated as a prominent and visible element of the urban environment, reinforcing the role of social infrastructure in everyday community life and enhancing its accessibility and identity.

C. Proposals to enhance existing social infrastructure will be supported where these benefit users, help ensure the long-term sustainability of the facility and do not have any unacceptable impacts on neighbouring uses or communities.

D. Social infrastructure should be designed to:

(1) provide welcoming, safe and accessible spaces for all, regardless of age, ability or background, that foster social interaction, community cohesion and a sense of belonging;
(2) be easily accessible by walking, wheeling and cycling;
(3) include multi-functional spaces that can accommodate a range of activities and adapt over time to meet changing cultural and community needs, where appropriate for the intended use/s;
(4) be climate resilient, incorporating sustainable design principles, and supporting environmental stewardship and community resilience to future challenges. Where possible, social infrastructure should be designed to meet the requirements to be a Cool Space in accordance with Policy CR2;
(5) provide opportunities to connect with nature, either through proximity to existing greenspace or provision of new and/or improved green infrastructure;
(6) provide free, publicly accessible toilets (including Changing Places toilets, where appropriate), baby change, Wi-Fi and drinking water facilities, where practical;
(7) be durable, easy to maintain and have long-term management in mind, supported by realistic plans for ongoing operation and care; and
(8) have regard to relevant design guidance and standards for such facilities and demonstrate that the provision is suitable for its intended uses and users.

Supporting Text

26.27 As Haringey's population continues to grow, it is essential that new social infrastructure is provided and that this is appropriately located, well-designed, and effectively managed to meet the evolving needs of residents. Future provision must be responsive to existing and projected local needs and integrated into the fabric of neighbourhoods to support inclusive and resilient communities.

26.28 When planning for social infrastructure provision, applicants should have regard to the Haringey Infrastructure Delivery Plan, placemaking aspirations set out in the relevant neighbourhood chapters, engagement with local communities and stakeholders and relevant plans, and strategies and needs assessments from social infrastructure providers.

Policy S4: Play Space

A. The Council seeks to ensure that all children and young people in the borough have safe access to good quality, well-designed, secure and stimulating play and informal recreation. To help achieve this:

(1) New development must provide at least 10sqm of play space per child based upon expected child yield indicated by the GLA Population Yield calculator;
(2) Provision of play space in new development should accord with the benchmark standards and guidance in the GLA's Play and Informal Recreation SPG or any subsequent adopted London Plan Guidance. In areas identified as deficient in public play provision, major developments should exceed the minimum standards to address local need and improve spatial equity; and
(3) Provision of play space should be considered from the very start of the design process with play for all ages of children and young people considered and opportunities maximised to embed 'playable' spaces into the landscape and public realm.

B. Play spaces should be located in appropriate and accessible locations and:

(1) prioritise locations adjacent to residential and community uses that enable informal surveillance and foster a sense of ownership;
(2) avoid sites that are isolated, severed by major roads, or affected by poor air quality, noise, or other environmental hazards;
(3) support the co-location of children's amenities (e.g. play, early years, schools) to create compact, walkable neighbourhoods;
(4) ensure doorstep play opportunities are provided, particularly in higher-density developments, to support independent mobility and social interaction; and
(5) be located at ground floor level wherever possible.

C. Play spaces must be designed to respond to the local context, demographic needs, and inclusive design principles, including:

(1) ensuring full accessibility for disabled children, parents, and carers, in line with inclusive design standards as well has considering the needs of neurodiverse children;
(2) being of an appropriate size, layout and design to provide safe, usable and functional play opportunities for the intended age group;
(3) engaging children, families, and local communities early in the design process to ensure spaces reflect their needs and aspirations, particularly groups of children who are under-represented in the use of play spaces;
(4) integrating play into the wider public realm, creating multifunctional, intergenerational spaces that support informal recreation, social interaction, and biodiversity;

(5) incorporating natural elements such as trees, planting, and water features to enhance sensory play, shade, and environmental quality;
(6) providing ample wayfinding signage so it is easy for children to identify where nearby play spaces are; and
(7) not being segregated by housing tenure.

D. All play spaces must be supported by a clear management and maintenance plan, including detail on funding mechanisms, responsibilities, and community involvement.

E. Existing play and informal recreation facilities will be safeguarded. Proposals that result in the loss of such spaces will only be supported where replacement provision of equal or greater size, quality, and functionality is delivered either on-site or within the surrounding neighbourhood. Replacement spaces must be well-connected, publicly accessible without restriction, and designed to meet the needs of both existing and future users.

Supporting Text

26.29 Access to safe, inclusive, and high-quality play spaces is a key priority for the Council, reflected in the Haringey Vision's 'call to action' to support children and young people's experiences and skills. Over 20% of Haringey's population is under 18 and many of the borough's youngest communities are located in areas expected to undergo significant change over the plan period.

26.30 To ensure development supports the play needs of children and young people, the Council will protect and enhance existing play space and maximise opportunities to deliver additional play space, particularly in communities with the greatest needs.

26.31 On-site play provision is expected in line with the London Plan. Off-site provision will only be acceptable where on site provision is not possible due to site-based constraints and where off-site provision of that element of play space continues to meet the needs of the development and benefit the wider community. This is more appropriate for older children and is only acceptable provided facilities are within a safe walking distance of 400 metres measured by actual routes rather than straight-line distance.

26.32 Where there are deficiencies in access to public play space, major developments will be expected to exceed minimum standards to help address the need. Where minimum standards cannot be exceeded this may be achieved by delivering part of the formal play space requirements within the public realm. Deficiencies will be considered across different age groups to ensure inclusive and equitable provision.

26.33 The location of formal play spaces should be considered from the earliest stages of the design and planning process, as part of a holistic public realm strategy. Play should be embedded throughout the development, not confined to isolated zones, ensuring that

children encounter opportunities for play and social interaction as part of their everyday movement through the neighbourhood.

26.34 Play spaces must be easily and safely accessible, with clear sightlines and informal surveillance from surrounding homes and community uses to foster a sense of safety and ownership. Care should be taken to avoid locating play areas near sources of poor air quality as children are especially vulnerable to the health impacts of pollution.

26.35 Play spaces must be designed to reflect the local context and the diverse needs of children and families. This includes ensuring full accessibility for disabled children, parents, and carers, and considering the sensory and spatial needs of neurodiverse children. Inclusive design should be embedded from the outset, avoiding segregation by tenure and ensuring all residents can access shared spaces equally.

26.36 Early engagement with children, families, and community groups is essential to ensure play spaces reflect lived experiences and aspirations, particularly those of children who are under-represented in the use of public space. Girls often feel less welcome in public play spaces due to design biases that favour competitive or physically dominant activities. To ensure play spaces are inclusive and equitable, it is essential to consider how girls use and experience space differently. This includes designing for social interaction, creative expression, and safety.

26.37 Play should be integrated into the wider public realm, creating multifunctional, intergenerational environments that support informal recreation, social interaction, and biodiversity.

26.38 Without ongoing care, even well-designed spaces can quickly fall into disrepair, limiting their use and undermining their value to the community. Maintenance plans should address long-term responsibilities, funding arrangements, and mechanisms for regular upkeep, including cleaning, repairs, and replacement of equipment and planting.

26.39 Community involvement in stewardship of theses spaces, such as through resident groups, schools, or local organisations, can help foster a sense of ownership and ensure that spaces are responsive to changing needs. This is particularly important in high-density areas, where play spaces may serve a wide range of users and require active oversight to remain welcoming and accessible.

Policy S5: Public Toilets

A. Developments of 15,000 sqm and above that are open to the public and developments that contain large areas of public realm should provide and secure the future management of:

(1) free publicly accessible toilets suitable for a range of users including disabled people, families with young children and people of all gender identities; and
(2) free 'Changing Places' toilets designed in accordance with the guidance in British Standard BS8300-2:2018 or any successor standard published.

B. Major developments in areas of deficiencies that do not meet the criteria in Part A of this policy should also provide or contribute to the delivery of public toilets.

C. All public toilets must be supported by a clear management and maintenance plan, including funding mechanisms and responsibilities.

Supporting Text

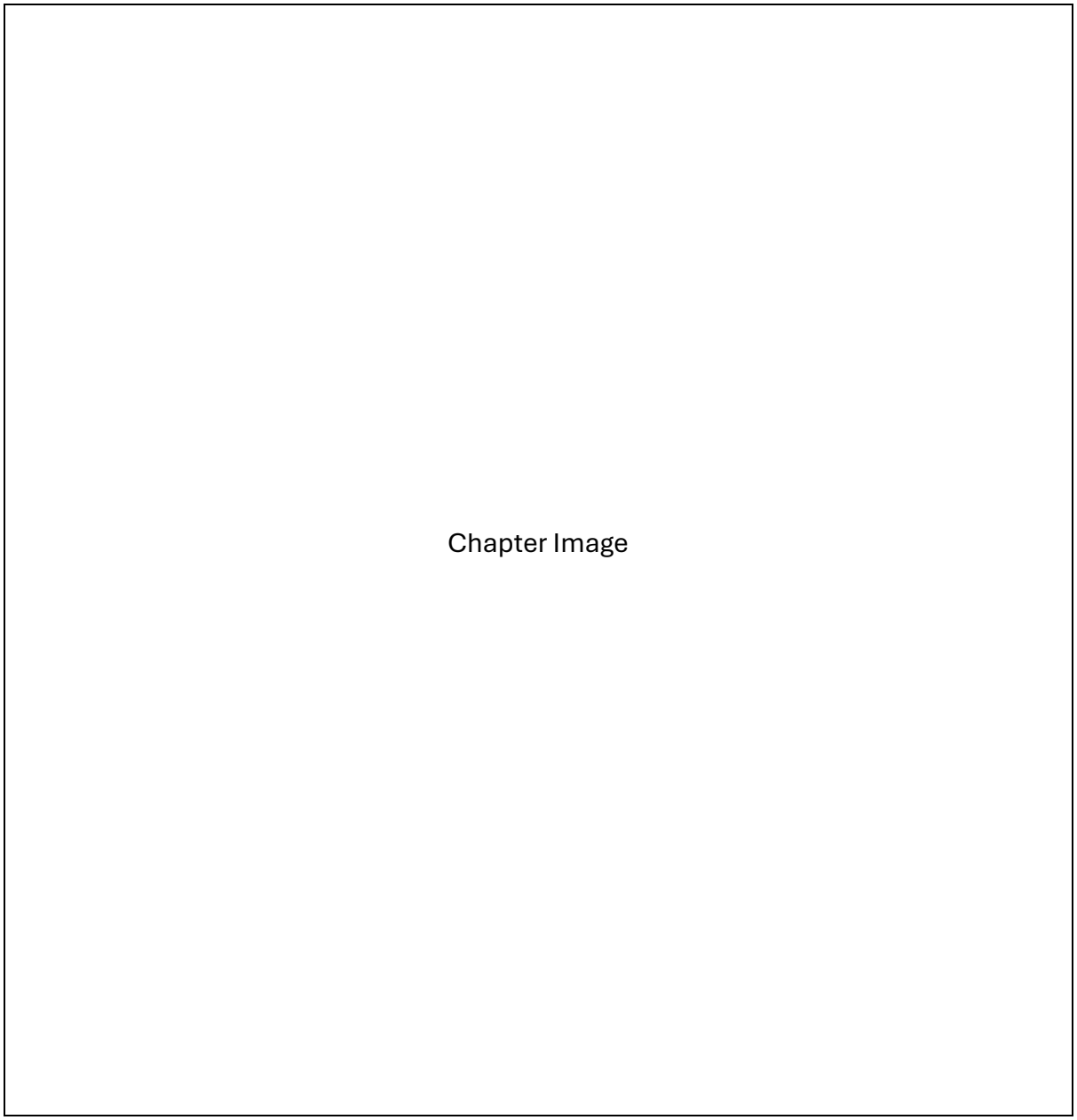
26.40 Public toilets are essential infrastructure that supports health, dignity, and inclusion. Their absence can restrict mobility, increase social isolation, and disproportionately affect older people, disabled people, families with young children, and those with long-term health conditions. In Haringey, many residents report avoiding public spaces due to a lack of accessible toilets, a phenomenon known as the "loo leash." This has direct implications for physical and mental health, economic participation, and community wellbeing.

26.41 The Council's adopted Haringey Toilet Strategy and Action Plan 2025-30 is designed to support and improve the provision and accessibility of public toilets across the borough. The actions prioritise those parts of the borough regarded as "loo deserts" due to having poor public toilet access, primarily in the east of Haringey in and around Tottenham.

26.42 Provision of public toilets should be integrated into large-scale developments and public realm schemes, particularly in areas identified as loo deserts. Facilities must be clean, safe, and accessible to all users, including gender-neutral and Changing Places toilets. In parks and high streets, where footfall is high and needs are diverse, toilet provision should be treated as a core component of the social infrastructure network.

26.43 To ensure long-term viability, all public toilets must be supported by a clear management and maintenance plan, with defined responsibilities and adequate funding.

CHAPTER 27: EMPLOYMENT AND INDUSTRY



INTRODUCTION

27.1 The NPPF sets out that one of the three overarching objectives of the planning system is an economic one - to help build a strong, responsive and competitive economy. It requires planning policies to set out a clear economic vision and strategy, which takes a positive, proactive and realistic approach to encouraging sustainable economic growth, take account of both local business needs and wider needs and opportunities for economic growth and investment.,

27.2 The Council's current economic vision for Haringey is set out in Opportunity Haringey, our 2023 Inclusive Economy Framework, which seeks to create a fairer and greener local economy that builds on local creativity to harness Haringey's strengths. A new Inclusive Growth Plan is however under development which, among other things, will set out the planned response to borough growth opportunities outlined in the London Growth Plan, including the designation of Tottenham as an internationally significant visitor destination.

27.3 The Council wants a more inclusive and resilient economy with a broad range of employment opportunities across a variety of sectors with good pay and conditions and where our businesses can grow and thrive and make a meaningful contribution to Haringey's communities. A good economy provides good work; promotes fairness and equality; supports business and enterprise resilience; contributes to environmental sustainability; and promotes positive health and wellbeing. We are committed to a community wealth building approach which builds the prosperity of local people and businesses as opportunity travels through the local economy and supports and enriches Haringey's residents and communities – economically, through employment, and socially - with an emphasis on those who are struggling.

27.4 The Local Plan builds on the Council's current and emerging provision providing a long-term planning framework to support the development of Haringey's economy and to aid in the delivery of employment intensification on key sites.

27.5 This Local Plan contains policies to ensure that:

i. there is sufficient land available to meet the demands of various types of employment in the future including office, industrial, logistics, warehousing and other related types of employment floorspace

ii. employment premises are delivered that are fit for changing work styles such as flexible, hybrid and co-working space

iii. affordable employment space is delivered to meet identified local needs

iv. improvements are secured to the local environment of our industrial and other employment areas

v. development contributes to increased employment, skills development, apprenticeships, and other education and training opportunities for the borough's residents.

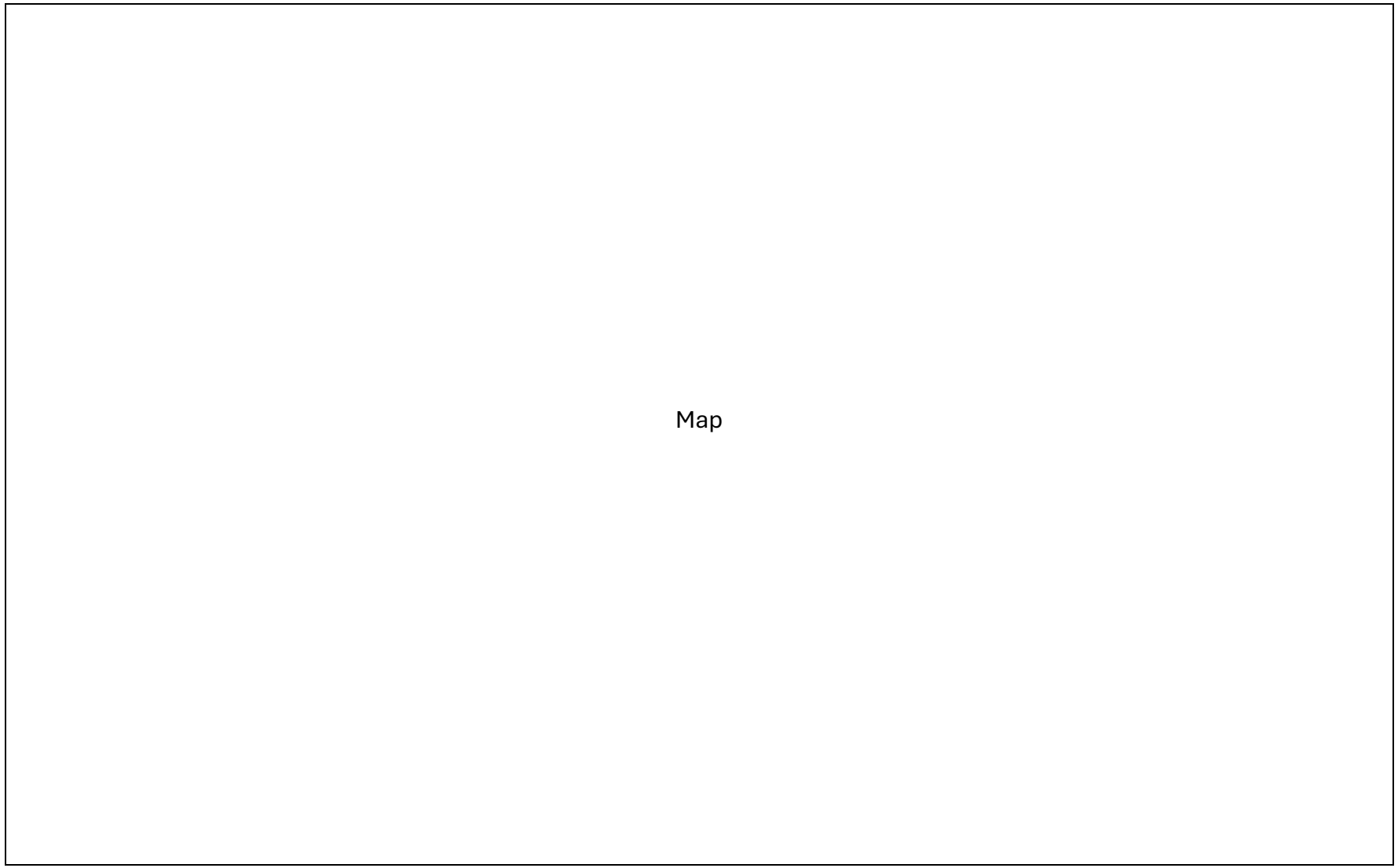
27.6 Employment uses, for the purposes of the Local Plan, are:

i. Class B2 – general industrial (buildings used for any industrial process)

ii. Class B8 – storage and distribution (all types of storage e.g. warehouses or outside storage as well as distribution use)

iii. Specific subclasses of Class E - Commercial, Business and Service, including (g)(i) office, (g)(ii) research and development, and (g)(iii) any industrial process which can be carried out in any residential area without detriment to the amenity of that area.

27.7 Employment uses may also include certain sui generis uses (uses falling outside a specific use class) such as secondary materials, waste management and aggregates, utilities infrastructure, and wholesale markets.



Tables and Figures 19. Map of Employment and Industrial Land Designation

Policy EI1: Inclusive and Resilient Economy

A. The Council will work positively with stakeholders to create a fairer and greener local economy that builds on local creativity, and enables high-quality job creation, secures inward investment, creates better employment destinations specific to the economic identity of different parts of the borough, and provides opportunities for residents to develop new skills.

B. Proposals should recognise and build upon sectoral and place-specific strengths and opportunities, including Haringey's role within the UK Innovation Corridor and Tottenham's function as a Strategic Economic Cluster and Creative Enterprise Zone (CEZ), prioritising uses in accordance with relevant Placemaking Focus Area Strategies and Objectives and site allocations, and optimising the use of land to maximise sustainable employment growth, economic productivity, and green jobs.

C. To meet the borough's industrial needs, proposals should contribute to the delivery of 47,000-61,000sqm of industrial floorspace over the plan period through:

(1) the safeguarding, strengthening and intensification of Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA) in accordance with Policy EI2;
(2) protecting or re-providing employment floorspace on non-designated employment land in accordance with Policy EI4;
(3) providing appropriate light industrial uses within town centres and identified high streets, where it supports their vitality, viability and economic function; and
(4) the retrofit, intensification and modernisation of existing industrial floorspace, including through refurbishment, carbon reduction measures and the incorporation of renewable energy technologies.

D. To meet the borough's office and workspace needs, proposals should contribute to the delivery of 18,000-28,000sqm of office floorspace over the plan period through:

(1) prioritising major office development in Wood Green Metropolitan Centre and Tottenham Hale District Centre;
(2) providing new office and workspace development within town centres and identified high streets, where it supports their vitality, viability and economic function;
(3) the provision of new office and workspace floorspace within LEAs and LSIS where this is supported or required through site allocations and Placemaking Focus Area Strategies and Objectives;
(4) the retrofit, intensification and modernisation of existing office and workspace floorspace, including through refurbishment, carbon reduction

measures and the incorporation of renewable energy technologies, to improve its quality, functionality and environmental performance; and

(5) the provision of flexible, high-quality offices and workspaces that support a range of different employment-generating uses and, where, appropriate, are designed accordance with the Haringey Workspace Design Guide.

E. Proposals should support inclusive growth by:

(1) providing affordable and flexible workspace that supports business start-up, growth and retention, particularly for SMEs, creative enterprises and other businesses that contribute to the borough's economic diversity and resilience; and

(2) supporting an increase in the quantity and quality of jobs available to residents, alongside opportunities for education, skills development and employment training.

Supporting Text

27.8 Haringey is well positioned to support economic growth. The borough sits within the UK Innovation Corridor, which connects London to Cambridge and Peterborough and supports growing sectors including life sciences, digital and media, ICT, agritech and advanced manufacturing. It is also located within the East London Fashion District, together with neighbouring boroughs Hackney and Waltham Forest, reflecting longstanding strengths in fashion, creative production and small-scale manufacturing. Tottenham, which contains most of borough's employment land, has been identified as both a Strategic Economic Cluster for sports, leisure, culture and the experience economy, and a Creative Enterprise Zone.

27.9 This plan recognises the importance the borough's employment land plays in achieving good placemaking. All designated employment land in the borough is contained within a Placemaking Focus Area (PFA) and development proposals are expected to support inclusive and sustainable growth by safeguarding, intensifying and optimising the use and development of employment land in a way that responds to the place-based and sectoral strengths and opportunities, including those set out in PFA strategies and objectives.

27.10 Haringey has around 588,000sqm of industrial floorspace, the 13th most out of London boroughs. A large amount of industrial floorspace has been lost in recent years, largely due to the regeneration of industrial areas in Wood Green/ Haringey Heartlands and Tottenham Hale. The borough's Employment Land Study Update (2026) identifies a need for 39,000-50,000sqm of industrial floorspace over the plan period (2028-2042). This need is driven primarily by storage and distribution floorspace.

27.11 The Council's policy response is to protect Significant Industrial Land (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEAs), and support their intensification and modernisation. Larger-scale logistics and distribution activities are directed towards strategically located SIL and LSIS sites with good access to the strategic road network and opportunities for rail freight. Smaller-scale storage and distribution, light industrial and maker-space uses are supported within other designated employment areas where consistent with PFA Strategies, Objectives and site allocations.

27.12 The strategy also supports the retention and re-provision of employment floorspace on non-designated employment sites and encourages appropriate industrial and productive uses within town centres and identified high streets where these contribute to centre vitality, economic diversity and local employment opportunities.

27.13 Whilst Haringey benefits from a substantial industrial land base, it has a relatively small office market compared to many London boroughs. Increasing the supply of modern office and workspace accommodation is therefore an important part of the borough's economic strategy to meet the identified need of 18,000-28,000sqm of office floorspace, and support growth in higher-value sectors, with good quality jobs.

27.14 The Council's approach is to focus office growth within and around Wood Green Metropolitan Centre and Tottenham Hale, where excellent public transport accessibility, strategic connectivity and existing growth opportunities make these locations particularly well suited to office development. Tottenham Hale's position as a gateway to the UK Innovation Corridor, together with its links to Stratford, Liverpool Street and the Knowledge Quarter, provides significant opportunities for employment growth.

27.15 Additional office and workspace provision will be supported in town centres, identified high streets and in designated employment areas where this aligns with PFAs, Objectives and site allocations. The reuse of vacant or underused premises for office, creative and light industrial uses will help revitalise centres, support SMEs and creative industries, and increase the supply of affordable and flexible workspace.

27.16 Tottenham's role as an internationally significant visitor destination, centred on Tottenham Hotspur Stadium and along the High Road Cultural Corridor, provides opportunities to draw in employment and workspace providers, particularly within the creative, digital, cultural and leisure sectors, attracted to the experience economy.

A fairer and inclusive economy

27.17 Despite its economic strengths, Haringey experiences significant inequalities in employment, education, skills and access to opportunity. The borough had the third highest claimant rate in the country in 2025. Levels of economic inactivity remain unevenly distributed, with the highest concentrations located in the north and east of the borough. These areas also contain many of Haringey's key employment locations, creating an opportunity to ensure that employment growth and investment directly benefit local communities. The policy therefore seeks to secure increases in the quantity and quality of jobs available to residents, alongside employment, skills and training opportunities, including through targeted planning obligations where appropriate.

27.18 Haringey is home to around 13,000 businesses. Around 85% of these are micro-businesses that have less than 4 employees, the joint 3rd highest in London, with 99% of Haringey's businesses employing less than 49 people. Ensuring that these businesses can start, grow and remain in the borough is critical to economic resilience and inclusion. The policy therefore supports the provision of affordable and flexible workspace, including incubator, studio and shared workspace models, to help meet the needs of SMEs, creative enterprises and entrepreneurs, supporting a diverse and locally rooted economy.

Sustainable and resilient economy

27.19 Many of Haringey's employment premises are ageing and often have low levels of energy efficiency. Around 80% of marketed office stock is second-hand Grade B space, limiting the supply of modern workspace. With commercial buildings over 1,000 sqm expected to require an EPC B rating by 2030, there is a pressing need to improve the borough's employment stock. The Council will support a retrofit-first approach, while enabling redevelopment where necessary to optimise sites and deliver economic and environmental benefits.

27.20 The Council will support renewable energy projects and green industries, seeking to position Haringey as a leader in the green economy, recognising its potential to create jobs, attract investment and drive innovation in sustainable technologies. Flexible and adaptable workspaces will also be encouraged to ensure employment areas can respond to changing business needs. Increased provision of green infrastructure will be required in the borough's employment areas to improve environmental quality, strengthen climate resilience and create more attractive and resilient places to work.

27.21 Adequate infrastructure, including transport, digital connectivity, and utilities, is crucial for the growth and development of businesses. Ensuring timely delivery of these services supports the operational needs of businesses and enhances their competitiveness and as such should be investigated and supported to coincide with

the delivery of new floorspace. The Council's Infrastructure Delivery Plan outlines the requirements and strategy for new infrastructure across the borough.

27.22

Healthier and safer employment locations

Employment areas should be planned and designed to provide healthy, safe and inclusive environments for workers and visitors. Development should respond positively to its context through a design-led approach, guided by the PFA Strategies and Objectives.

27.23 Proposals should improve access by walking, wheeling, cycling and public transport, incorporate measures that promote safety and security, including appropriate lighting and active frontages, and provide supporting infrastructure and amenities for workers. The integration of green infrastructure should be encouraged to improve air quality, reduce overheating, enhance biodiversity and create more attractive and climate-resilient employment areas.

Policy EI2: Designated Employment Land

A. Proposals for the following uses classes are acceptable within designated employment areas, comprising SIL, LSIS and LEA:

(1) B2 (general industrial),
(2) B8 (storage or distribution),
(3) E(g) (ii) Research and Development
(4) E(g) (iii) industrial processes, ancillary
(5) E(g) (i) office
(6) Appropriate employment generating sui generis uses

B. Proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where it:

(1) delivers an uplift in floorspace and jobs potential on the site;
(2) has explored opportunities for further intensification with neighbouring land parcels where appropriate;
(3) makes a demonstrable improvement in the use of the site for employment purposes, having regard to the density of jobs to be accommodated on-site and the proposal's contribution to the achievement of economic objectives and outcomes set out in Policy EI1;
(4) 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 unless this would compromise a secured use for the floorspace;
(5) makes adequate provision of space for on-site servicing and waiting goods vehicles;
(6) improves and enhances the quality of the environment of the site and wider business area including public realm, access by foot, cycle, and public transport wayfinding and delivers any relevant placemaking focus area objectives; and
(7) ensures appropriate action is taken in relation to any existing businesses on the site including engaging with them at an early stage, seeking to retain them on site where desired and possible, implementing effective transitional arrangements and providing support for any businesses that cannot be incorporated to relocate off site.

C. Proposals which result in a net loss of light and general industrial, storage and distribution, research and development and related sui generis floorspace on any designated employment land will be refused.

D. Proposals for more intensive, noisy, dust generating or heavier industrial processes should prioritise sites in Strategic Industrial Locations which are not adjacent to existing residential areas.

E. Small scale food and drink and leisure uses which are ancillary to employment uses, meet the day-to-day needs of workers and do not adversely affect the industrial status or operation of an employment area may be supported.

F. Proposals for uses not specified above (excluding all forms of residential) will only be permitted where the following can be demonstrated:

(1) The proposal is necessary to facilitate meeting the needs of an existing industry or business on site; or
(2) The proposal is a use which supports the continued functioning of the employment land as a predominantly industrial and business area.

G. Proposals for residential development on SIL will be refused. Proposals for residential development on LSIS and LEA will be refused except where a site is designated as existing warehouse living or where a site allocation specifically identifies an opportunity for co-location as part of a masterplanned and co-ordinated approach consistent with the London Plan.

H. Proposals within or adjacent to designated employment land should not compromise the integrity or effectiveness of these locations in accommodating industrial type activities and their ability to operate on a 24-hour basis.

I. Within Locally Significant Industrial Sites and Local Employment Areas, proposals for drinking establishments including brewery tap rooms, nightclubs and venues for live music / culture will be supported where it can be demonstrated they would:

(1) maximise employment opportunities, including being open for business or co-location of operations during the day;
(2) not result in a loss of employment floorspace;
(3) not adversely affect the industrial status or operation of the employment area;
(4) deliver improved public realm including adequate lighting and wayfinding; have secure access and be accessible safely by foot or cycle; and
(5) maximise opportunities for passive surveillance

J. Proposals for the temporary occupation of empty buildings and cleared sites by temporary uses will be supported where the use does not normally exceed three years, contributes to regeneration, enhances the character and vitality of the area, and does not harm the operation of the remainder of the estate.

Supporting Text

27.24 The Local Plan Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Local Employment Areas (LEA). to ensure that Haringey has a stable supply of employment land to support identified long-term needs.

27.25 SIL are London's main reservoir of land for industrial, logistics and related uses. They are given strategic protection in the London Plan because they are critical to the effective functioning of London's economy. They can accommodate activities which - by virtue of their scale, noise, odours, dust, emissions, hours of operation and/or vehicular movements - can raise tensions with other land uses, particularly residential development.

27.26 LSIS are locations that have local importance for industrial and related functions

27.27 LEA are areas comprising predominantly employment uses but also a higher proportion of other uses than LSIS (many of which are not strictly employment uses but nevertheless provide employment opportunities and contribute to the local economy).

27.28 This policy sets out the types of employment uses and development that the Council will support in these areas to achieve its overall economic strategy for the borough.

27.29 Given the significant demand for employment land within the borough, the introduction of non-employment uses, including residential is not typically appropriate within these areas, as it will undermine the strategy for meeting employment needs including through employment intensification. Protecting these sites from non-industrial uses preserves their role in supporting local economic activities and providing employment opportunities and focusing them as the locations for employment related investment will enhance the borough's economic resilience, attract investment, and create a diverse range of employment opportunities for residents. The Council considers that residential uses are generally incompatible in employment areas due to the types of uses that operate in these locations and the high risk they obstruct the successful operation of an employment area. The only exception to this is within designated Warehouse Living areas where existing residential uses are established or where site allocations provide for new residential alongside an uplift in employment floorspace and are considered appropriate having regard to the already established change in character and use.

The borough does not have significant areas of brownfield land suitable for new employment floorspace designations. Existing employment areas will therefore need to accommodate intensified uses. Intensifying the use of these areas supports the clustering of related functions, enhancing efficiency and productivity. It also helps ensure the optimal use of land by accommodate more businesses and jobs within the same footprint.

27.30 Development proposals which seek to intensify industrial and logistics uses will be supported in principle. The Haringey Employment Land Study (2022) identified that the North Tottenham SILs have the most potential to provide intensified space and reduce the need to rely on new land to meet economic needs. This is because they contain typically larger sites which offer the most scope for accommodating intensive formats. The Council encourages developers to work with it to formulate schemes which can deliver substantial increases in floorspace, especially where site wide masterplanning may be required.

27.31 All intensification proposals should actively explore scope for vertical extension and maximise the employment development potential of sites. Proposals must align with the London Plan and associated guidance, such as the Mayor of London's Industrial intensification and co-location through plan-led and masterplan approaches practice note, noting that intensification and co-location with residential is only appropriate in LSIS and LEAs where allocated in a site allocation or where it is also a designated Warehouse Living Area.

27.32 A range of uses not falling within a specific use class (known as sui generis uses) which are also appropriate in SIL, LSIS and LEAs including hiring, selling and/or displaying motor vehicles, scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles, and retail warehouse clubs. Where amenity impacts can be managed such as through noise and odour controls for adjacent occupiers, SIL is the most appropriate location for uses that may produce higher levels or noise, odour, or are for heavier industrial purposes including waste management. Policies on waste management are contained within the North London Waste Plan.

27.33 Drinking establishments, nightclubs and venues for live music and cultural events that enhance the nighttime and cultural offer of the borough will also be considered appropriate in LSIS and LEAs where amenity impacts are deemed acceptable (including noise affecting adjacent sensitive receptors such as homes and schools) and where such uses do not impact on the proper functioning of the employment land, and safe and secure access for pedestrians can be secured. This reflects the growing trend of certain types of employment floorspace becoming multi-functional such as breweries with ancillary tap rooms, studios having performance spaces, and creative workspaces incorporating cafes or galleries which can aid the successful operation of the industries operating there.

27.34 The Council's Workspace Study (2022) provides guidance on how best to intensify space setting out what type of intensified formats may be suitable in the Haringey context and where intensification may be most viable and deliverable.

27.35 Proposals to improve environmental quality and make employment areas more attractive and competitive to businesses are strongly supported. Proposals should take

opportunities to incorporate better greening and active travel to create thriving business hubs. Proposals should explore improved links to blue and green networks, and use biophilic design principles (such as planting, trees and green roofs) to link employment areas into wider networks.

27.36 Improved amenities for workers, including places for employees to eat and drink and nursery/creche facilities, as well as active travel infrastructure, should also form part of redevelopment proposals and will be supported.

Policy EI3: Non-Designated Employment Sites

A. On non-designated employment sites, proposals for the redevelopment of employment floorspace will be supported where:

(1) High-quality employment floorspace of equivalent or greater quantum is secured, including as part of a mixed-use development;
(2) The proposal is informed by engagement with existing businesses with appropriate consideration given to the benefits and feasibility of retaining them; and
(3) Redevelopment will not compromise the function, access, servicing or operation of any remaining or neighbouring employment uses.

B. Affordable employment space will be required in accordance with Policy EI5

C. Proposals that result in a net loss of employment floorspace will be refused unless accompanied with evidence that demonstrates:

(1) there is no current or future market demand for the site as evidenced through a period of at least 12 months of active marketing for employment uses at realistic market rates;
(2) efforts have been made to accommodate employment floorspace as part of any redevelopment scheme and that provision of replacement employment space has been maximised; and
(3) there is a positive strategy in place to support the relocation of existing businesses where these cannot be accommodated within the redeveloped site.

Supporting Text

27.37 Non designated employment sites are usually smaller areas with a single or a small cluster of employment premises. These sites accommodate a variety of small and medium sized businesses including many, such as garages, small industrial/workspace units and motor repair, that residents value in their local communities, close to where they live. However, not all non-designated employment sites are ideally located and many need renewal.

27.38 This approach to non-designated employment sites is designed to ensure the borough can adapt to changing economic circumstances while safeguarding our employment base. This policy provides a flexible framework that encourages redevelopment while protecting essential employment functions. By requiring that redevelopment projects include an equivalent or greater amount of employment floorspace, the policy ensures that we maintain our capacity to support business activities and employment opportunities. This approach balances the need for new development with the

preservation of economic capacity. Mixed-use developments that include employment floorspace can also enhance a place's vibrancy and sustainability, creating spaces where people can live, work, and play.

27.39 Engaging with existing businesses during the redevelopment process ensures that their needs and preferences are considered. This can help retain businesses on-site, preserving jobs and local economic activity. By prioritising the desires of current businesses, the policy fosters a business-friendly environment that supports continuity and stability.

27.40 Ensuring a continued supply of affordable employment space is crucial for supporting small businesses, particularly micro businesses, including (but not limited to) start-ups as well as securing alternative premises for businesses that may have to vacate, who were reliant on cheaper, lower quality, lower density premises and would no longer be able to afford to remain in the area at market rates for new build premises. Additionally requiring a strategy for relocating businesses that cannot be accommodated in the redevelopment ensures that these businesses are not left without viable alternatives. This provision helps minimise disruption and supports the local economy by retaining businesses within the borough.

27.41 Proposals resulting in a net loss of employment floorspace will only be considered if there is clear evidence of a lack of demand. A minimum of 12 months of pro-active professional marketing in relevant publications and with suitable marketing material demonstrating best efforts including use of commercial agents have been made, and at realistic market rates and terms (based on an analysis of similar employment floorspace rates, terms and conditions being achieved locally) to ensure that redevelopment with a loss is only justified by market conditions.

27.42 Ensuring that redevelopment does not compromise the operation of remaining or neighbouring employment uses is critical for maintaining the functionality and efficiency of employment sites. This protection safeguards the operational integrity of businesses that rely on these sites.

27.43 It is also important that efforts to include employment space in redevelopment schemes maximise the amount that is delivered to ensure that every opportunity is taken to maintain or increase the borough's employment capacity, even as sites are redeveloped for other uses, in light of the known significant demand for employment floorspace in the borough.

27.44 Applicants will be required to submit a viability assessment that clearly demonstrates that the proposed scheme maximises the development of employment uses.

Policy EI4: Data Centres

A. Proposals for data centres in Haringey, including associated infrastructure and ancillary development, are not supported and will be refused.

Supporting Text

27.45 The Local Plan's Spatial Strategy seeks to optimise seeks to optimise opportunities for development across the borough in accordance with the Haringey Placemaking Framework, to achieve our vision for a fairer, healthier, safer, more resilient and sustainable borough where everyone can belong and thrive. Whilst data centres form part of London's essential digital infrastructure, they typically make limited contributions towards employment creation and can occupy strategically important sites that would otherwise support housing, industrial capacity, commercial activity and wider placemaking.

27.46 Policy GLE3 of the Draft London Plan recognises the need to ensure that data centres are located on land that does not compromise housing, employment land and freight infrastructure requirements. It also requires consideration of electricity and water capacity, clustering opportunities and wider infrastructure constraints.

27.47 Given the borough's significant housing needs, identified employment land requirements and constrained land supply, the Council considers that the opportunity cost of accommodating data centres is unacceptable. The development of data centres would prejudice the delivery of homes, jobs and mixed-use regeneration and would undermine not represent an efficient use of land. For these reasons, proposals for new data centres are not supported and will be refused.

Policy EI5: Affordable Employment Space

A. Proposals comprising over 1,000 sq. m. gross internal area of Office Class E(g)(i), Research and Development Class E(g)(ii), Industrial Processes E(g)(iii), and General Industrial B2 space (individually or combined) must, subject to viability, provide:

(1) for Class E(g)(i) space, at least 10% of the gross internal area as affordable employment space.
(2) For Class E(g)(ii), E(g)(iii) or Class B2 space, at least 20% of the gross internal area as affordable employment space.

B. Average fees payable by end users in affordable employment space should not be more than 60% of 'Open Market Rates' for Office Class E(g)(i) and should be a target of 20% but no more than 40% of 'Open Market Rates' for Class E(g)(ii), E(g)(iii) and B2 of comparable spaces available with similar terms and conditions in the local area. Service charges should be kept to a minimum so that the space can be as affordable as possible to end users.

C. Affordable employment space should be provided on the development for the maximum period viable, with a minimum obligation period of 25 years sought for Office Class E(g)(i), Research and Development Class E(g)(ii), Industrial Processes E(g)(iii), or General Industrial Class B2.

D. Affordable employment space should be delivered on-site wherever possible. It should be of the same use class as the development that triggers the requirement. The Council may accept other use classes of affordable employment space where the need for the use is noted in the Haringey Affordable Workspace Study 2022 and there is a robust justification for that use as an alternative. The provision may be a part of a larger flexible employment space.

E. Affordable employment space should be marketed in the first instance to local businesses with a trading address in Haringey or adjacent boroughs for at least 6 months prior to tenancy/membership at the employment space. This will be evidenced by an Affordable Employment Space Strategy submitted with the application, setting out;

(1) How the affordable employment space provider intends to market the employment space; and
(2) How the affordable employment space provider will ensure that future tenants have demonstrated their need for affordable employment space, and for an ongoing basis during the use of the affordable employment space

F. The Council will require evidence the affordable employment space provision will be satisfactorily managed whether by the developer or a dedicated employment space provider. If the employment space provider is not the

developer, the developer should secure a lease or management agreement (such as a revenue share agreement) with the employment space provider that will enable the provider to deliver the employment space in a viable way. Furthermore, the rental rate from the developer to the employment space provider should be sufficiently low, such as peppercorn, to enable the workspace provider to viably facilitate the use of the affordable employment space by end users.

G. The developer should fit out the affordable employment space to Category A or B in accordance with the Haringey Workspace Study 2022 and it should be made available for occupation by the workspace provider alongside occupation of any other commercial space

H. The Council will accept payments in lieu for off-site provision of affordable employment space only in the following circumstances:

(1) Where the site is not within an area designated as employment land;
(2) Where the on-site affordable employment space would be smaller than 150 sqm; or
(3) Where it can be demonstrated that on-site provision is not feasible and viable and therefore off-site provision would result in an improved outcome for the supply of affordable employment space in the borough.

I. The Council's affordable employment space payment in lieu calculator will be used to calculate any payment.

J. Viability modelling for developments with affordable employment space should assume peppercorn or a low rent to employment space providers.

K. Affordable employment space should have suitable hours of use for its use, which might be 24 hours a day use for certain end users.

Supporting Text

27.48 Affordable employment space (commonly referred to an affordable workspace) generally refers to multi-occupied office, light-industrial and industrial buildings, let at below market rent. Often managed by a "workspace provider" this is typically divided properties into smaller units for small businesses, with flexible tenures and accessible price points, alongside nurturing of their tenant (or "member") community, facilitating of social value and provision of business support.

27.49 In recent years the cost of leasing employment space has increased substantially across London. This has largely been driven by long-term losses of employment land and an increasing mismatch between supply and demand. Until recently Haringey has continued to have a reasonable choice of cheaper workspace by virtue of many buildings being older/aging and commanding lower rents than newer/purpose-built

space attracting business growth to the area. However, as the number of employment sites in the borough being redeveloped increases, lower-cost workspace is being steadily replaced with more expensive workspace albeit of a higher-quality and more flexible and fit-for-purpose. This new workspace is often too costly for many of the borough's businesses and there is a growing risk these leave the borough or cease trading as a result.

27.50 Workspace has many benefits for the borough helping support a thriving, resilient and inclusive economy, generating jobs, career and skills opportunities for residents, and placemaking. The policy recognises this and therefore seeks to expand it to support, grow, and attract business activity, and provide affordable workspace for businesses. Affordable workspace can be helpful for many types of businesses including non-profits who may be displaced by redevelopment and unable to afford to relocate into newer premises or businesses that provide a cultural or social contribution but are unable to afford workspace on the open market. Affordable workspace can be particularly essential for those moving from working at home in start-up businesses ahead of taking on an office on the open market.

27.51 The London Plan supports the provision of affordable workspace. This policy aligns with the London Plan and seeks affordable employment space in a Haringey context to meet local need. The policy directs landowners and developers to include specific forms of employment space that meet the needs of priority sectors (identified in the Haringey Workspace Study 2022. Affordable employment space should broadly be office (Class E(g)(i)), light industrial (Class E(g)(ii), E(g)(iii)) or industrial space (Class B2). It can be used as a flexible workspace with multiple organisations, or for smaller affordable workspace as a conventionally leased space to a single or a small number of organisations. The policy prioritises integrated and well-designed workspace in mixed use buildings or as standalone buildings.

27.52 The policy defines affordable employment space as space where average fees payable by end users are:

i. no more than 60% of 'Open Market Rates' for Class E(g)(i) Offices; and
ii. no more than 20% of 'Open Market Rates' for Class E(g)(ii) Research and Development, E(g)(iii) industrial Processes and B2 general industrial of comparable spaces available with similar terms and conditions in the local area.

27.53 Average fees are taken as either:

i. net Rent (Rent excluding service charge, utilities, business rates); or
ii. an all inclusive membership with monthly fee per person

27.54 'Open Market Rates' are the open market rental rate exclusive of service charge, utilities and business rates (net rent), or open market all inclusive-fees rate (gross rent). Rates should be established when a workspace provider commences operation. The specific type of Open Market Rates depends on the pricing model opted for. The affordable employment space Rates should be established when a workspace provider commences operation. To support the financial sustainability of affordable workspace it will be acceptable for fees payable by the end users to be upward only provided this is annually tracked to the Retail Price Index (RPI).

27.55 End user focus should be clearly defined for affordable workspace, with accompanied end user selection and support activities. End user focus could include:

27.56 Specific sectors that have social value such as charities, voluntary and community organisations or social enterprises;

i. specific sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace;
ii. disadvantaged groups starting up in any sector;
iii. supporting educational outcomes through connections to schools, colleges or higher education where the use aligns with the affordable workspace planning use class; and,
iv. supporting start-up and early stage businesses to grow and incubate.

27.57 In all cases, it is recognised that all end users have the potential to demonstrate wider social value via employment and skills, and this should be supported and enabled by the workspace provider of the affordable workspace.

27.58 In general, sectors targeted for affordable employment space should be guided by the Haringey Workspace Study 2022's recommendations by sector and area. The affordable workspace 'typology' should be fit for purpose for the sector focus as set out in the table below, with definitions and design considerations set out in the Haringey Workspace Study 2022:

Sector	**Affordable workspace 'typology'**						
	Co-working / serviced office	Managed workspace	Incubators/ accelerators	Creative studios	Maker facilities	Flexible kitchens	Flexible labs
Film, TV and photography	x	x	x	x			
Food production and manufacturing						x	
Professional, scientific and technical activities	x	x	x				x

Fashion manufacturing				x	x		
Music, performance and visual art	x	x	x	x	x		
Tech and digital production	x	x	x	x	x		

Tables and Figures 20. *xxxx*

27.59 The affordable employment space should be managed by a 'workspace provider' who can demonstrate their intention and means to deliver the affordable workspace and can be the developer or a workspace provider. The Haringey Affordable Workspace Provider Network is a list of workspace providers published on the Council's website who are seeking to expand or move to the borough and operate workspace including workspace with affordable workspace planning obligations. Developers who want to add a workspace provider to the list should approach the Council.

27.60 Reasonable consideration should made to eligible end users being able to secure small business rates relief. This may involve supporting them to demonstrate sufficient control and permanency for this purpose.

27.61 Deposits from end users should be minimal, and no more than 2-months of fees. Flexible tenure should be provided to end users such as one to three months rolling breaks after a reasonable initial period. Consideration should be made to ensuring size of private offices and studios are not larger than reasonably required by target end users, again to ensure the space is as affordable as possible.

27.62 If the workspace provider is not the developer, the length of the lease or management agreement should be sufficiently long with sufficient rights of tenure to ensure any investment by the workspace provider can be recouped and to maximise outcomes. If a lease exists between the developer and a workspace provider, the lease period should be for at least 10 years from the commencement of operation of the affordable workspace upon it being available for occupation. In circumstances where a lease or management agreement comes to an end during the obligation period, the developer should extend or renew the lease or management agreement or find an alternative provider until at least the obligation period has passed.

27.63 Affordable workspace should be marketed and made attractive and accessible to residents and local businesses. If the workspace provider is not the developer, marketing of the affordable workspace should be undertaken with best endeavours to make the opportunity as attractive as possible to the workspace provider. This might include offering other space at the development for the workspace provider to manage in addition to the workspace.

27.64 If the workspace provider is not the developer, developers should find, select and involve a workspace provider in the affordable workspace proposal early in the planning process, and ideally prior to submitting the development's planning application.

27.65 Regarding circumstances where a developer wishes to demonstrate that it is not feasible to have affordable workspace on their site due to lack of market demand, the developer would be required to show they have used best efforts to generate interest from workspace providers and/or businesses that would directly let the affordable workspace from the developer. This would include (but not be limited to) contacting a range of workspace providers in and outside of the borough, and the commercial terms being as appealing as possible and as per the policy requirements.

27.66 The affordable workspace should be designed, fitted out and located within the development to be attractive and fit for purpose for target sector/s and in accordance with the Haringey Workspace Design Guide 2023), end users, and the affordable workspace 'typology'. This includes (but is not limited to) generous floor to ceiling heights, good natural light, minimal supporting columns, minimal plumbing/servicing intrusion, a visible and attractive entrance, and flexibility for adaptation.

27.67 The affordable workspace should ideally be located in a single area on the site to provide a critical mass of dedicated space that can be efficiently managed and provide clustering benefits for end-users, although spreading the affordable workspace across the site would be allowed if rationale is provided to the Council's satisfaction.

27.68 Shell and core include the structure, cladding, base plant, completed common areas (receptions, lobbies, lifts, stairwells, toilets) and external works. Category A fit out includes elements such as raised floors, suspended ceilings or equivalent, basic mechanical and electrical services (air condition, lighting, controls), basic fire detection / protection systems, general decoration to perimeter walls. Category B fit out includes elements such as installation of partitions, carpeting, finishes and branding, kitchen facilities, breakout and reception areas, office furniture, IT and audio equipment, specialised lighting, branding, meeting room and cellular office units.

27.69 An Operation Management Plan should be agreed between the developer, workspace provider and the Council at the time of executing a Section 106 agreement. This would detail all operational elements including management, business support, social value activities, community benefits and how the end users could create wider social value via creating employment and skills opportunities.

27.70 The workspace provider should provide annual updates to the Council on activity and affordability, to monitor the benefits of the scheme and inform future business support.

27.71 In Local Employment Areas where robust viability evidence is provided to show that affordable employment space and affordable housing cannot both be fully delivered, the delivery of affordable workspace will be given precedence.

Policy EI6: Employment, Skills Development, and Local Business Growth

A. Major residential and commercial developments and developments which result in a net loss of existing employment floorspace will be required to deliver employment, training, apprenticeships, work experience and business growth opportunities.

B. Applicants for such development will be required to commit to an Employment, Skills and Business Plan (ESBP) agreement with the Council to require that:

(1) a minimum of 20% of all jobs created during the development's construction phase and for the first two years of the end use phase of the development are made available to local residents via the Council's jobs portals and that these jobs are for a minimum of 26 weeks and paid at London Living Wage (as set by the Living Wage Foundation) or above. In relation to the above, the developer should:

i. provide a minimum 5% supported employment opportunities for priority groups;
ii. provide a minimum of 20% skills development and training opportunities to support unemployed residents transition into good work;
iii. provide a minimum of 1 new apprenticeship or NVQ at a minimum of level 2 qualifications per every £3 million of construction value or the equivalent number if a shared apprenticeship model is offered. The developer will be expected to support training and release arrangements until completion of an apprenticeship standard qualification, pay apprentices at the London Living Wage or above and pay a £1,700 support fee per apprentice to the Council;
iv. where the development involves construction contracts of more than £5 million, seek construction tenders from local Haringey suppliers for at least 10% of the total value of contracts; and
v. partner with the Council, educational providers and/or local organisations to create, deliver, support, and sponsor programmes, which actively (and innovatively) promote the variety of career options and opportunities available across the development, construction, end use phase and within the wider built environment sector.

C. In addition to the obligations above, major development proposals will be required to make financial contributions to help support initiatives to enable residents who experience barriers into employment and/or with low levels of skills; and priority groups, access newly created opportunities arising from the developments within Haringey. The approach to calculating these

financial contributions is set out in the Council's employment, skills, and business calculator.

D. ESBP delivery will be monitored to check compliance. Once development has commenced, the developers will be required to submit monitoring reports to the Council every 1 month in relation to the implementation of their ESBP.

E. A Section 106 agreement will set out the detailed arrangements for the timing of payments of planning obligations relating to employment, skills training, and business growth. Completed planning agreements will also provide for a monitoring fee linked to the overall package of obligations.

F. If the Council determines that the ESBP has not been delivered, or there are obligations which for exceptional circumstances cannot be met, then the Council will require an offset charge to be paid in accordance with the Haringey Employment and Skills calculation methodology.

Supporting Text

27.72 Promoting 'Good Work' at the London Living Wage rate with opportunities for progression is one of the key priorities for the Council. This is outlined in Opportunity Haringey, the Council's Inclusive Economy Framework, and the Council seeks to use its full range of powers, including via planning, to support this objective. The London Plan establishes the principle that development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate.

27.73 Creating and promoting employment, skills training and enterprise opportunities for local people ensures that local investment delivers economic benefits for residents. Focusing employment support and training on those most disadvantaged in the job market is key to addressing inequalities in the borough, maximising social value, and promoting an inclusive economy.

27.74 Haringey is one of the higher-unemployment London Boroughs with the number of people claiming Universal Credit for unemployment being approximately double the national average. Youth unemployment is a particular issue with a large cohort of young people who are Not in Education, Employment or Training (NEET) Amongst these young people, there are numerous inequalities related to employment outcomes, all which risk being widened because of economic pressures.

27.75 The Council will use its planning powers to require economic and employment benefits for residents and businesses. We aim to support a local inclusive economy where businesses thrive and where development creates quality employment and skills opportunities for residents.

27.76 Developments in Haringey offer significant opportunities across both traditional and modern construction methods. The sector offers opportunity for career progression and upskilling across a wide range of construction and built environment roles. The Council seeks to support residents into such jobs ensuring that good quality job opportunities and career paths are available to them. Achieving targets for local employment and training will be supported by a focus on apprenticeships, and backed by employment support and brokerage through Haringey Works, training and employer engagement. This will also include supporting residents to set up their own business as a route to employment.

27.77 All major developments will be required to produce a site-specific Employment Skills and Business Plan (ESBP) which must be approved by the Council three months prior to commencement of development and should include details of how performance is to be monitored and reported. The ESBP should be produced by both the developer and their main contractor working together and agree to deliver the commitments secured.

27.78 Developers are encouraged to contact the Council at the pre-application stage to discuss the development of the ESBP. Developers are also expected to meet with the job brokerage service, Haringey Works, prior to commencement to discuss employment and skills training needs, highlighting any shortages.

27.79 Funding to deliver activities agreed in the ESBP will be the responsibility of the developer and/ or their main contractor.

27.80 The ESBP should as a minimum include the following:

i. Description of development and estimated duration of the development
ii. Method statement setting out detail of proposed employment, skills, and business growth initiatives and how this will be delivered,
iii. Provide a named contact(s) within the organisation who will be responsible for implementing the provisions within the ESBP, including how they will ensure (sub)contractor compliance, engage with the Council, and key local organisation partners to meet the commitments
iv. Forecast of the estimated FTE workforce, number and types of vacancies, timescale and the monthly target breakdown of opportunities that will be created for local residents across the full life cycle of the development including the construction phase and end-use phases. This can be done with a project labour and local opportunities histogram for each phase of the development
v. Procurement schedule and a list of work packages being offered to competitive tender for the developer and all sub-contractors, including timeframes, values of packages and framework requirements,
vi. Construction programmes

vii. Any supporting documents such as corporate social responsibility and social value policies.

27.81 The above will enable the Council to prepare residents for upcoming opportunities for the full life cycle of the development phases.

27.82 It is expected that the developer (and the main contractor) will work positively and proactively with the Council or its nominated agent and use all reasonable endeavours to achieve the 20% sustainable local labour requirement. The ESBP should address in detail how this and the other policy requirements are to be delivered.

27.83 One new apprenticeship should be provided for every £3 million of the construction value.

27.84 The Council will work closely with the developer/main contractor to promote higher level apprenticeships, above level 3. For every 5 apprenticeships, 1 must be above level 3, and opportunities should be explored within green skills or digital technology related work. Developers/main contractors should source apprentices from Haringey Works.

27.85 Of the 20% sustainable local labour requirements, 5% must be supported employment opportunities (paid internship and or industrial placement) lasting a minimum of 26 weeks, for priority groups, as determined by the Council. Developers should source interns/industrial placements via the Council's Inclusive Economy Service.

27.86 Of the 20% sustainable local labour requirements, developers/main contractors are required to deliver 20% skills training for Haringey priority groups that will provide them with the competencies, experience, and qualifications to access the jobs that are being created by the development and consisting of work placement and guaranteed interviews for suitably qualified residents in relation to planned vacancies. These skills training opportunities must be earmarked for priority groups and nominated by the Council (or another agency as agreed by the Council).

27.87 To support developers/main contractors to meet the ESBP obligations, we require the opportunities associated with the development (including construction and the end use phases) to be advertised to the Council's employment brokerage services (Haringey Works) and any other local partners nominated by the Council. These will ensure that all jobs, apprenticeships, training opportunities and work-related activities earmarked for residents are communicated to all local employment routes and partner agencies across the borough. Further guidance and the Council's Employment and Skills Calculator can be found on the Council's website.

Policy EI7: Contaminated Land

A. Development proposals that aim to remediate and bring contaminated sites into beneficial use will be supported.

B. Development proposals must thoroughly address any risks associated with land contamination, including potential hazards to human health, public safety, and the environment, ensuring the safety of the development. Where land has potential to be contaminated, or if a sensitive use is proposed, assessment, investigation, risk management and remediation, and verification and closure reporting will be required in accordance with the Environment Agency's Land Contamination Risk Management guidance.

C. Any actions required under Part B must be undertaken in line with best practice guidance and by a competent environmental specialist as defined in the Environment Agency Land Contamination Risk Management guidance, NPPF, or any updates to the relevant guidance.

D. Development proposals involving the storage or use of hazardous substances or the redevelopment of a site in the vicinity of a hazardous installation will only be permitted if it can be demonstrated that appropriate safeguards are in place to prevent any unacceptable risks to human health, public safety, and the environment.

E. Planning conditions may be imposed to ensure that remedial measures are implemented and the development is deemed safe before occupation.

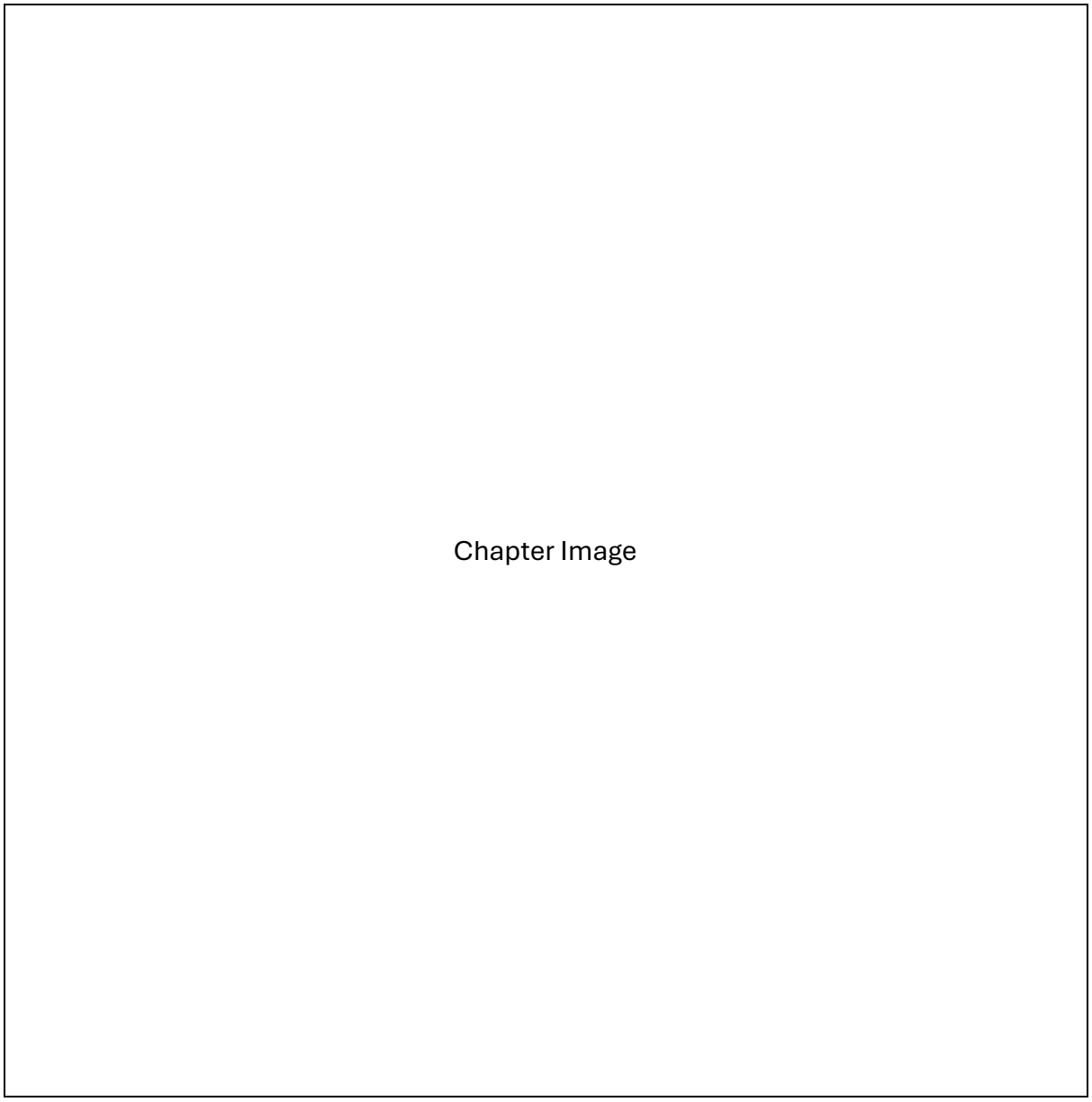
Supporting Text

27.88 Contaminated Land Statutory Guidance (CLSG) (2012) provides detailed information on the legislative framework for contaminated land in England to which this policy aligns by emphasising the need for risk assessments, remediation strategies, and verification plans. Additionally, the Environment Agency's Land Contamination Risk Management (LCRM) (2020) provides guidance on assessing and managing land contamination risks and this policy incorporates the key principles outlined in the LCRM, including the importance of risk assessments and site-specific remediation strategies. Where applicable CL:AIRE's guidance document Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention should be followed.

27.89 The policy aligns with the NPPFs emphasis on mitigating risks from natural and man-made hazards, and utilising planning conditions to ensure safe development. This policy also supports and aligns with the Council's Contaminated Land Strategy, which outlines our approach to dealing with contaminated land.

27.90 The Local Plan has had regard to relevant directives and regulations relating to the control of major accident hazards involving dangerous substances.

CHAPTER 28: TOWN CENTRES AND HIGH STREETS



INTRODUCTION

28.1 Town centres and high streets are the heart of our communities. They create a unique sense of identity and character for Haringey and contribute to all the Placemaking Priorities of this Local Plan including by:

i. Providing a home for creativity and culture, whether at spectacular venues such as Hornsey Town Hall, or via the world-class Turkish food offer centred around Harringay Green Lanes and Wood Green
ii. Providing vibrant and inspiring places to live such as the transformed Tottenham Hale District Centre
iii. Accommodating social infrastructure such as Rising Green Youth Hub in Wood Green and acting as a hub for social and civic life
iv. Providing a range of employment spaces and employment opportunities to deliver an inclusive economy
v. Enabling our communities to access the services and facilities they require to live well

28.2 Town centres and high streets are fundamental to supporting the 15-minute city concept where everyone can access their daily needs within a 15-minute journey without the need for public/private transport. They also provide enormous opportunity for the delivery of new development which through a high-quality placemaking approach has the potential to enhance and celebrate our unique environments, histories, cultures, communities, and identities.

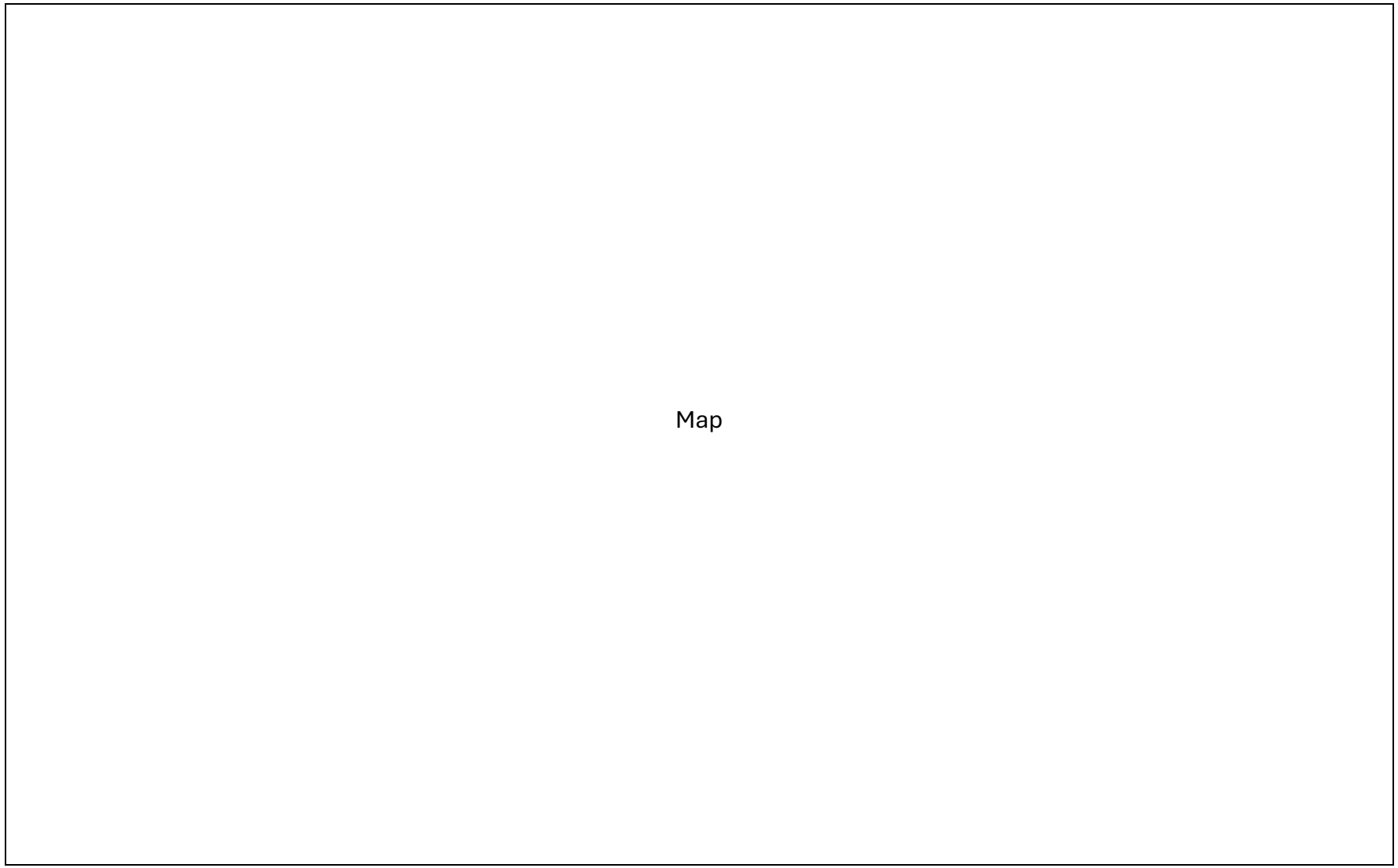
28.3 The NPPF and London Plan require local planning authorities to plan positively for town centres to create sustainable and vibrant communities including the provision of adequate retail and other town centre uses such as offices, leisure, and community facilities that serve the needs of the community.

28.4 Given the changing nature of how we live and how we shop, such as the growth of online shopping, it is important that town centres can adapt and change to meet local needs.

28.5 The Council seeks to ensure through the Local Plan that everyone has shops, employment, social/community infrastructure that can be easily accessed within their local neighbourhood area or within a short journey. The Local Plan is being developed to help deliver the ambitions of Opportunity Haringey, the Council's Inclusive Economy Framework.

28.6 The Government's introduction of a new Class E: 'Commercial, service and business class' in 2020 has however meant the Council has much less control over the composition of town centre uses than it did previously. Use class E combines the

former Use Classes A1-A3 (shops, cafes, restaurants and financial services), B1 (business), parts of D1 (health, crèches and nurseries) and parts of D2 (indoor sports and recreation) and premises falling within Use Class E can change to any other use within Class E without the need for planning permission.



Tables and Figures 21. Map of xxxxxxxxxxx

Policy TC1: Vibrant Town Centres and High Streets

A. The Council will support the Haringey Town Centre Network and identified high streets falling outside it as the heart of the borough's communities and neighbourhoods and as locations that provide spaces for retail, culture, creativity, community life, employment and other essential services a. Haringey Town Centre Network comprises:

(1) Metropolitan Centres
(2) Major Centres
(3) District Centres
(4) Local Shopping Centres

B. To enhance and sustain the role of the Haringey Town Centre Network and identified high streets, the Council will require main town centre uses to be directed within the Haringey Town Centre Network, seek to meet identified needs for additional convenience retail and commercial, leisure, entertainment and culture floorspace, and seek to maintain existing provision of floorspace for food/beverage and comparison goods. As part of a wider strategy to ensure vibrancy and vitality, proposals should:

(1) contribute to a diverse range of uses to meet local needs, responding to the town centre hierarchy, and local character and strengths. This includes providing any identified necessary physical and social infrastructure;
(2) optimise the potential for residential and employment uses above ground floor level through mixed-used development;
(3) be of an appropriate scale and form having regard to the size, role and function of the centre and its catchment;
(4) enable sustainable and safe access to local spaces, services, and activities by walking, wheeling, cycling and public transport, increasing opportunities for active travel and everyday physical activity and reducing private vehicle dominance and related congestion, air pollution and road danger;
(5) create, enhance, and positively manage spaces to provide a welcoming, inclusive, barrier-free, and safe environment for all our communities;
(6) create healthy places by curating and managing activities and spaces to support healthy activities and social integration, avoid overconcentration of activities with negative impacts, and foster a strong local identity and sense of community;
(7) enhance and celebrate culture and the local historic environment where relevant;
(8) provide active frontages and attractive shopfronts and appropriate signage (See policy D5);
(9) optimise the use of the public realm, sensitive lighting, and digital interaction;
(10) optimise the use and adaptability of town centre spaces; providing flexibility for meanwhile, nested, and ancillary uses, where appropriate, and being proactive in using vacant and under-used spaces;

(11) consider the potential for cultural and community space within developments;
(12) contribute to enhanced green and blue infrastructure;
(13) leverage the connectivity and critical mass offered by town centres to support sustainable servicing, deliveries, and the circular economy.

C. Major developments within town centre and edge of centre locations should be supported by a Town Centres Use Statement.

Supporting Text

28.7 Haringey has a hierarchy of town centres within the borough which play a diversity of roles and functions. These are designated within the Haringey Town Centre Network within the following categories:

i. Metropolitan Centres: town centres with a focus on higher order comparison goods retailing (more expensive items not required so frequently which people are usually prepared to travel further to get such as furniture and electronic goods), with higher density employment opportunities, leisure and residential developments. Wood Green is the only Metropolitan Centre within Haringey.

ii. Major Centres: town centres generally providing retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions. Green Lanes and Finsbury Park (partly in other boroughs) are the only Major Centres in the borough. District Centres: town centres with a focus on a range of functions, particularly convenience, leisure, local employment and workspace. There are six District Centres in Haringey.

iii. Local Shopping Centres: these provide for the day-to-day needs of people living and working nearby. There are 37 of these centres in the borough.

28.8 Haringey also has a range of undesignated high streets which are typically smaller than local shopping centres but also provide for needs of residents.

Fairer and inclusive town centres

28.9 Strategic policy TC1 seeks to support town centres and high streets heart of the borough's communities and neighbourhoods. Overall, Haringey's Town Centre Network and high streets are performing well and the policy sets out a comprehensive framework to protect and promote them going forward. This includes meeting identified needs for main town centre uses and to ensure that such locations continue to be a focus of services, facilities and amenities. In doing so it helps create equitable access to many of the things that the borough's residents and communities need to live well.

28.10 The Haringey Retail and Town Centre Uses Study (2026) assessed the future demand and capacity for comparison (clothes, electronics, mobile phones, accessories) and convenience (food, drink) goods retailing alongside a range of other common town centres uses. It indicated there is a need for an additional 3,650sqm of convenience goods retail space by 2043 but a negative need for comparison goods ad food and beverage of -3,830 sqm and -2,460sqm respectively. The study identified a need for commercial leisure uses of about 4,700sqm including health and fitness facilities, trampoline parks and new leisure innovations, and small-scale tourist attractions/cultural facilities.

28.11 The policy plans proactively in relation to evidenced needs to ensure the borough's town centres continue to function and remain destinations of value to residents and businesses. Alongside this, it supports new and diversified investment in town centres and high streets including new homes and employment uses to meet local need.

28.12 The policy directs that development should contribute to welcoming, inclusive, barrier free environments so that town centres and high streets can be used and enjoyed by all.

Healthier and safer town centres

28.13 The policy guides development and change in Haringey's town centres and high streets in a way that responds to the needs and aspirations of the borough's communities and which takes account of to the unique characteristics of Haringey's places and related local opportunities. To further support this, the Local Plan includes specific place-based visions for the borough's town centres and high streets. These can be found in the neighbourhood sections of this plan and provide clear guidelines for future development and change that proposals will be required to respond positively to.

28.14 Concerns have been raised regarding the safety, connectivity and cleanliness of some of the borough's town centres. A high proportion of all crime in Haringey takes place in its town centres including antisocial behaviour, shoplifting and theft. There has also been concern in the increase in hot food takeaways and gambling premises and the impact this has on the health and wellbeing of residents. The policy requires development to contribute to healthier and safer town centre environments and to the creation of places which support healthy activities and social integration.

28.15 Active frontage uses in a town centre are those that bring activity to the street frontage through a flow of people entering and leaving the premises at ground floor level and a glazed façade through which activity can be seen from the street. This natural surveillance also has potential to discourage crime and antisocial behaviour. All Class E and Class F uses and appropriate sui generis uses such as beauty salons or nail bars, launderettes, nightclubs, cinemas, bingo halls, concert halls, dance halls, live music venues, public houses, wine bars and drinking establishments, hot food takeaways and theatres at ground floor will be expected to be designed to provide an active frontage.

Mini-cab and private hire vehicle offices are considered appropriate sui generis uses within town centres.

Sustainable and resilient town centres

28.16 Town centres and high streets have a key role to play in creating a more sustainable and resilient borough. By supporting the delivery of shops, homes and jobs in some of the borough's best-connected locations, the policy helps ensure a sustainable pattern of development which minimises need to travel and makes best use of existing and planned infrastructure. The policy also contributes to a climate resilient environment by requiring proposals to enhance green and blue infrastructure, a type of infrastructure which is lacking in many of the borough town centres and high streets.

Town Centre Uses Statements

28.17 Major applications within town centre and edge of centre locations should be supported by a Town Centres Use Statement to ensure that development contributes to the Council overall town centre strategy. The Town Centre Uses Statement should be proportionate to the scale and nature of the scheme and include:

i. a vision, explaining the rationale and intended market profile of the development, including plans for how it will be presented to the market and its long-term management. The statement should include (but not be limited to):
ii. evidence on target market;
    - details of unit specification (i.e. size, height, depth);
    - examples of comparable tenants the scheme will target; and
    - planning conditions or obligations considered appropriate to address town centre impacts; and
iii. a strategy detailing:
    - the proposed quantum and phasing of town centre uses;
    - the proposed spatial distribution and mix of town centre uses;
    - how these would relate to the existing and planned town centre uses on adjacent sites; and a statement outlining how the proposals would support the wider vision and place making objectives of this Local Plan.

Policy TC2: Town Centres First

A. Main town centre uses must be directed to the Haringey Town Centre Network first in accordance with the NPPF Sequential Test. Proposals must be of a scale and form appropriate to the size, role and function of the centre and its catchment. Accordingly, larger scale main town centre uses should be directed to Metropolitan or District Centres first as part of a hierarchical site selection process.

B. Development proposing a main town centre use in out-of-centre locations will be refused unless:

(1) provision has been made for these uses within a site allocation;
(2) it is located on a high street identified by the Council in Schedule 10 and is proportionate in scale to the existing uses on the high street; o
(3) in the case of cultural uses, it is located within a designated Cultural Quarter; or
(4) it is clearly demonstrated that no suitable town or edge-of-centre sites are available or are expected to become available within a 12-month period.

C. Where retail or leisure uses over 400 sqm gross (combined and including such uses within mixed-use development) are proposed either edge of centre or out of centre, and there is no site allocation for an equivalent quantum of such uses, then such proposals must be supported by a Retail and/or Leisure Impact Assessment. The Impact Assessment must demonstrate that:

(1) There is an identified need and market demand for the amount and type of floorspace proposed;
(2) The proposal, either by itself or in combination with other existing, committed or planned development, will not adversely impact on the vitality and viability of the Haringey Town Centre Network; and
(3) Proposals for new major Use Class E(a) retail development have prioritised Wood Green Metropolitan Centre in the site selection process before considering other appropriate locations, including Major and District Centres.

Supporting Text

28.18 This policy seeks to enhance the role and function of the Haringey Town Centre Network, and to ensure that the scale of development is appropriate to the size and function of the centre and its catchment. The Haringey Retail and Town Centre Needs Study (2026) confirmed that the network of main and local centres should continue to be protected and enhanced to ensure appropriate accessibility to important facilities for all sections of the community and to ensure sustainable shopping patterns.

28.19 The boundaries of centres in the Haringey Town Centre Network are set out on the Local Plan Proposals Map and reflect the recommendations of the study.

28.20 Wood Green is the largest and dominant town centre in the borough, consistent with its designation as a Metropolitan Centre. Retail capacity projections up to 2043 suggest almost all projected growth should be provided in the northwest of the borough, which should primarily be in Wood Green.

28.21 When considering whether a development is of an appropriate scale, consideration will be given to factors such as the size and amount of town centre floorspace being provided and where this is appropriate when considering the size, role and function of the centre and its catchment in relation to the Haringey Town Centre Network.

28.22 The sequential approach is an important approach to ensure developers look at any available sites in town centres first. Its purpose is to direct retail and other town centre uses to sustainable locations and determine whether a retail impact assessment is required. The NPPF continues to indicate that the first preference for retail and other town centre uses should be the Primary Shopping Areas for retail uses and within town centre boundaries for other town centre uses. Town centres are therefore expected to be the focus for retail, leisure and other main town centre uses. All main town centre uses located outside or on the edge of designated Metropolitan, District and Local Centres or on unidentified high streets will be subject to the sequential test in accordance with the NPPF. The continued classification of centres as part of a hierarchy is important to help direct new town centre development to the appropriate area.

28.23 The area of search for sequential sites (i.e. relevant centres) will depend on the scale, nature and location of the proposed town centre uses and the catchment area they are likely to serve and should be considered on a case-by-case basis.

28.24 The NPPF minimum threshold of 2,500 sqm gross for impact assessments is inappropriate for Haringey because this scale of development would exceed the long-term comparison retail/food beverage for all zones in the borough. A 400 sqm threshold is more locally appropriate, as recommended by the Haringey Retail and Town Centre Needs Study 2026 and this threshold will apply to retail and leisure uses combined, and combined floorspace across different phases of development.

Policy TC3: Town Centre Uses

A. Proposals for main town centre uses (as defined in the NPPF) will be supported within designated centres in the Haringey Town Centre Network and on identified high streets provided that they are proportionate to the size and function of the centre or high street, help meet a local or borough-wide need or otherwise contribute to an inclusive economy and environment, and they contribute to the vitality and vibrancy of the location.

B. Proposals for main town centre uses must provide a well-designed active frontage consistent with Policy D5. Proposals for additional main town centre uses above ground floor level are encouraged and will be supported where this does not lead to the loss of existing homes.

C. To support and enhance town centre vitality and viability, Primary Shopping Areas are identified within Haringey's Metropolitan, Major and District Centres. New or replacement Class E(a) retail uses should be directed to Primary Shopping Areas within Haringey's Metropolitan, Major and District Centres. Development proposals within a Primary Shopping Area should support the retail function of the Primary Shopping Area and not compromise clustering and/or concentration of retail use. The only exception to this is healthcare facilities which will be supported in Primary Shopping Areas where it can be demonstrated that they meet the needs of the local area.

D. Where necessary and justified, conditions and/or planning obligations will be used to limit uses to Classes E (a) retail uses (b) food and drink (c) professional services within Primary Shopping Areas. Where development is conditioned to this effect, development proposals seeking a change to another appropriate main town centre use falling outside these sub-classes, including full flexibility for Class E commercial, business and service uses, must demonstrate that there is no reasonable prospect of the unit being used for continued retail use. This must be evidenced by a robust and recent marketing exercise covering a minimum continuous period of 12-months at a reasonable market value for rent or sale to the local area.

E. Where a proposal includes a mix of commercial and residential uses, adequate, safe access arrangements must be provided for all building occupiers including separate secured access for the residential element that does not negatively impact upon the street frontage.

F. Proposals affecting an existing commercial unit must ensure any ancillary floorspace that is integral to business operations and viability of the unit is not compromised or lost. The conversion or change of use of the upper floors, storage and yard facilities of existing commercial units will not be permitted where this would compromise the viability or future use of the remaining unit.

G. Within designated centres in the Haringey Town Centre Network and on identified high streets, the loss of units in Commercial, Business and Service Uses (Class E) will be resisted except where:

(1) The unit has been actively and independently marketed for the full range of Class E uses for at least 12 months and evidence is provided to show there is no realistic prospect of a continued Class E use;
(2) In the case of retail, food and beverage or leisure uses over 400sqm gross, a retail and/or leisure Impact Assessment is provided which demonstrates that the loss of the floorspace will not impact on the vitality and viability of the centre or on the function of the centre within the network,
(3) The development provides an alternative main town centre use, with well-designed active frontage that is in keeping with local character and consistent with policy D5.

H. Within designated centres in the Haringey Town Centre Network and on identified high streets, proposals for residential uses at ground floor level will be refused. For the purposes of permitted development, these locations comprise key shopping areas.

I. Within designated centres in the Haringey Town Centre Network and on identified high streets, proposals for meanwhile main town centre uses within vacant units will be supported.

Supporting Text

28.25 This policy aims to secure the vitality and viability of the Haringey Town Centre Network by accommodating local needs and managing wider trends as recommended by the Haringey Retail and Town Centre Uses Study (2026) and in line with the NPPF and the London Plan.

28.26 As a starting point the policy aims to maintain and enhance the retail and service function of the borough's centres and high streets. This includes the broad offer provided by Haringey's larger town centres as well as the more local offer of smaller centres, parades and high streets some of which fall outside the Town Centre Hierarchy. Having local retail uses such as newsagents, chemists, grocers, and bakers within walking distance of home is important, particularly for those with limited mobility, lower income groups and the elderly, and these local centres and dispersed local shops provide a valuable service in meeting the day-to-day needs of communities. They also contribute to the character and identity of local areas and are often a historic part of the borough's identity. The loss of ground floor active frontages, particularly where this results in a break in the continuity of frontages, can undermine the vitality and viability of a centre or parade and will be resisted.

28.27 The policy also seeks to accommodate an increasing range of uses within the Town Centre Network, including community space, leisure facilities and housing, to help improve the sustainability and adaptability of Haringey's town centres in the long term. However, this is balanced against the need to focus Commercial, Business and Services (Class E) within Primary Shopping Areas, and retain their core retail and leisure functions, as recommended by the Haringey Retail and Town Centre Needs Study (2026). Given flexibilities provided by the Use Class E, it is likely that most applications resulting in loss of retail or leisure floorspace will be towards non-Class E uses, or through partial re-provision/retention as part of redevelopment. Where this is the case, applicants should demonstrate through an Impact Assessment that the loss of ground floor retail (Class E (a)) or leisure (Class E (b)) frontage within the defined Primary Shopping Areas is justified. The assessment should follow the PPG criteria to identify any impact of the loss on the vitality and viability of the centre and its role in the network. Impact will be balanced against the potential benefits of the proposed new use.

28.28 Alongside the shift to multi-channel sales in retail markets, there is a growing demand for commercial leisure and cultural offers. These trends primarily highlight the importance of having a diverse experience to attract visitors to the high street and to extend the time they spend there through a range of retail and leisure attractions, as well as improvements in accessibility, inclusivity and perception of safety. Property owners and business along high streets are also responding to market trends by transforming bricks and mortar shops into multi-use spaces, and there is generally less need for large scale retail floorspace. This policy seeks to support this trend whilst still protecting Primary Shopping Areas in Metropolitan, Major and District Centres

28.29 A further factor affecting town centres is the flexibility offered by the 2020 changes to use class legislation and permitted development rights. This means many changes of use are now outside of planning control and will need to be monitored. However, the policy continues to protect the vitality and viability of town centres by protecting against the loss of yard space or other ancillary floorspace where this would lead to the continued commercial operation being adversely affected.

28.30 Evolving retail and leisure trends, wider regeneration and land intensification forms a key part of the challenge in servicing existing and new communities. Vacancies and blank frontages, particularly when clustered together, can have a negative impact on the perception of place (including safety), reduce footfall, and long term may lead to antisocial behaviour along these frontages. The policy therefore supports meanwhile uses to help manage longer term uncertainties in the market and secure the vitality of viability of both existing and future centres.

28.31 The policy also promotes the improved quality and activation of the public realm as a key part in expanding the offer of centres, as well as making best use of refurbishment

and redevelopment opportunities to deliver an enhanced town centre offer as well as increased footfall through new residential development.

28.32 The introduction of residential uses within the ground floor frontage of town centres and high streets can have significant negative impacts through the introduction of blank, inactive frontages, and cumulatively can degrade the appeal and attractiveness of the centre and its overall viability. Additionally, given their frontage often interfaces with busy pavements, the resulting residential units will not enjoy adequate levels of amenity and can further be problematic for town centre uses which may generate noise, queues or operate at unsocial hours particularly for night time uses or where being serviced. Consequently, residential uses are only supported above ground floor level. For the purposes of Part MA of Schedule 2 Part 3 of the General Permitted Development Order 2015, designated Town Centres and identified High Streets are considered key shopping areas in Haringey and change of use from commercial to residential is deemed undesirable due to the impact on sustainability of those shopping areas.

28.33 Where a proposal seeks the loss of an active frontage or retail unit, evidence of active and appropriate marketing over a continuous period of at least one year will be required to support any claim that there is no demand for retail space or other appropriate active frontage use. This should include evidence that premises have been marketed at an independently assessed market value price by an agent that specialises in commercial land sales.

Policy TC4: Redevelopment in Town Centres

A. Redevelopment of existing sites within designated centres in the Town Centre Network and on identified high streets, including the reconfiguration or expansion of floorspace, will be supported where the proposal enhances and optimises placemaking, having regard to:

(1) the opportunity to deliver new mixed-use development including through comprehensive redevelopment of multiple sites where appropriate;
(2) the potential to reuse and reconfigure existing space, or to provide new floorspace above or below commercial units;
(3) the need for high-quality design with well-designed active frontage at ground floor, animated public realm or that which can be activated via events or markets, and for appropriate signage and frontages to add a sense of place to the street scene;
(4) the need to contribute to healthy and safe environments such as by delivering walking, cycling, public realm or open space improvements in the vicinity of the development, including through new public squares, civic spaces and access routes where appropriate;
(5) the need for proposed commercial units to be commercially viable and capable of flexibly accommodating a range of appropriate town centre uses;
(6) the need to protect the supply of smaller retail units for the benefit of small businesses; and
(7) the need to deliver, or contribute to, any identified necessary physical and social infrastructure to support the centre and increase opportunities for local business and residents.

Supporting Text

28.34 Making the best use of brownfield sites, particularly those within highly accessible locations is a key requirement of the NPPF and the London Plan. The Council therefore supports proposals that make the best use of limited sites within town centres to achieve this goal, and to ensure that the benefits of redevelopment are maximised. Residential uses can be appropriate in town centres but are only supported above ground floor level.

28.35 It is also essential that any redevelopment or change of use helps to improve the overall amenity and sense of place of an area to help ensure the vitality of a centre. This includes providing appropriate active frontages, securing enhancements to the public realm, and where identified, contributing to the provision of new public space, through routes, and necessary social infrastructure.

Policy TC5: Town Centre Activation

A. Proposals to activate the public realm in town centres and on high streets will be supported where these contribute to the vitality and vibrancy of the location, assist in delivering the Council's Inclusive Economy Framework, Opportunity Haringey, and any related or successor strategies, and do not give rise to unacceptable harm on the local environment or people who occupy it, including on residents, businesses and other town centre users.

B. Permanent new markets or flexible use or event spaces will be supported within the Town Centre Network and on identified high streets where the proposal would not cause unacceptable harm to the amenity of adjoining residential property or operations of existing businesses and:

(1) the building and/or space is well designed and contributes to the quality activation of the public realm;
(2) there is a demonstrated market demand, which for proposed permanent markets could include temporary use testing of the concept;
(3) there are no adverse amenity and transport impacts; and
(4) there are no adverse impacts on local safety or perception of safety

C. The use of outdoor areas such as garden areas, rooftops, forecourts and parklets in association with food and beverage uses will be supported where the proposal would not cause unacceptable harm to the amenity of adjoining residential property, operations of highways and existing businesses, or other town centre users

D. The Council will safeguard existing markets. Proposals affecting land used for existing markets will only be supported where:

(1) they re-provide market pitches and improve the associated public realm and trading environment;
(2) the number of pitches will not be reduced; and
(3) existing traders can take up replacement pitches on equivalent terms.

Supporting Text

28.36 Markets are an established component of some of Haringey's town centres, offering unique and different products to conventional retailing stores. They also add to the vibrancy of the borough, and provide space for small, often local independent traders who otherwise could not afford to operate. Therefore, it is important to safeguard existing markets and encourage new markets where there is an identified demand.

28.37 The increase in food and beverage uses within town centres and on high streets has helped ensure their vibrancy and vitality. The Council will work proactively with

businesses to enable the creative use of the public realm to enhance the offer of established businesses, however this should not give rise to unacceptable harm to the local environment or people that occupy it including impacts on highways and pedestrian safety, the overall amenity of an area and the continuing operation of neighbouring businesses.

28.38 Where possible, such facilities should integrate with the public realm of the surrounding area. It is expected proposals will be integral and functionally related to the business and thy should generally be comprised solely of moveable furniture. Temporary furniture is important as it allows flexibility of the space to be converted back to public use. Having regard to Policy D3, boundary treatments, enclosures, screening shelters etc will be resisted where they impact negatively on accessibility by virtue of reducing openness or creating clutter. Consideration of smoking areas or shelters will be necessary and may require planning permission. The Council may consider limiting the hours of use through planning conditions.

Policy TC6: Use Concentration and Clustering

A. The Council seeks to ensure that the borough's town centres and high streets do not have a clustering or over-concentration of uses that undermines health, vitality, diversity or overall balance. The Council will take a managed approach to Sui Generis uses in such locations and will resist changes of use/new development where there is already evidenced to be over-concentration. The Council will also consider the use of Article 4 Directions, where necessary and justified.

Hot food takeaways

B. Proposals for a hot food takeaway will only be supported where:

(1) It is located within Haringey's Town Centre Network or on an identified high street;
(2) It is not located within 400m of a school entrance or other places where young people congregate;
(3) It would not result in more than two hot food takeaway units being located immediately opposite or adjacent to each other, by maintaining a separation between them of at least two non-hot food takeaway units;
(4) It would not cause harm to the character and amenity of the area; and
(5) A commitment is made to operate the hot food takeaway in compliance with the Healthier Catering Commitment.

C. Details must be provided setting out what measures will be taken to reduce litter associated with such uses and conditions may be imposed to manage this.

D. Applications for food and drink uses where home delivery of food is proposed must include a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation, and provision of waiting and/or comfort facilities for associated delivery drivers.

Gambling, pawnbrokers and pay day loan shops

E. Proposals for gambling premises, pawnbrokers, and pay day loan shops, will only be supported where it can be demonstrated that:

(1) it is not in a prominent corner location or in the proximity of addiction or recovery centres;
(2) there are no existing uses of the same type within 200m radius of the property, and it would not result in the amount of those uses exceeding 1.5% of the total commercial units in the centre or on the high street; and

(3) it would not cause harm to the character and amenity of the area

F. Where proposals are acceptable having regard to part D of this policy, conditions will be attached (where relevant) to:

(1) require the display of information about local credit unions, debt advice services and/or gambling addiction services;
(2) require the operator to sign up to, and operate in compliance with, any scheme(s) which promote community safety and/or other good practice; and
(3) require the display of information about any applicable interest rates, fees and charges.

G. There will be a presumption against gambling premises operating beyond 23:00 hours unless there is evidence to support that later opening will not have a detrimental impact on amenity and neighbourhood safety.

Shisha

H. Shisha smoking is an identifiable land use and is considered by the Council to be a sui generis use. Where shisha smoking is not ancillary to the main use of a premises and a material change of use is identified, planning permission will be required and will only be permitted where:

I. (1) there would be no adverse impact on surrounding amenity, including but not limited to noise, odour and fumes. (2) Any alterations to a premises to facilitate shisha smoking such as opened-up frontages, canopies, structures are in keeping with the character of the area and provide an active frontage.

Supporting Text

28.39 The over concentration of certain uses can have harmful impacts on the vitality of town centres and high streets, the amenity of residents and communities, and the health and well-being of the local population.

28.40 The London Plan requires boroughs to manage the concentration of hot food takeaways. This policy provides that hot food takeaway uses should not be permitted where these are within 400 metres walking distance from the entrances and exits of an existing school, or other place where young people congregate. These restrictions are necessary due to the adverse impacts on health and wellbeing that these uses can cause.

28.41 The Healthier Catering Commitment for London is a scheme run by London Boroughs with support from the Mayor of London and the Association of Environmental Health Managers. The scheme recognises a commitment from a business to reducing levels of saturated fat, salt and sugar in the food sold and to provide smaller portions on request.

28.42 Applications for hot food takeaways must be accompanied by sufficient information to assess the potential impacts arising from the proposed use including managing litter and any associated anti-social behaviour. To ensure there is no unacceptable impact from litter on the amenity of the area, conditions may be imposed to require installation of litter bins, commitments to undertake litter picking and advisory signage. This approach is supported through PPG on Healthy and Safe Communities.

28.43 Compared with other boroughs in London and across the country, Haringey has a high number of gambling premises. Gambling premises require a gambling premise licence and include betting premises (e.g. betting shops), adult gaming centres, betting track premises, family entertainment centres and bingo premises. Such premises can have a variety of adverse impacts on communities including worsening mental health (particularly with incidences of problem gambling) and exacerbating incidences of anti-social behaviour and crime. There is a clustering of gambling premises in certain areas of Haringey including in some of the most deprived areas of the borough. The Council therefore seeks to prevent the further over-concentration of these via a threshold-based policy. Pawnbrokers and pay day loan shops are linked to gambling addiction and the Council therefore seeks to prevent an overconcentration of such uses for the same reasons.

28.44 Shisha smoking is subject to the ban on smoking in public places in the UK alongside all other smoking. The grant of planning permission alone does not imply compliance with the Health Act 2006 (the Act which introduced the strict regulations around smoking). A Shisha business setting up must also satisfy laws around smoking, health and safety and trading standards.

28.45 Properly licensed and located, shisha lounges can provide a good place to meet and relax. However, concerns have been expressed about the impact of noise and anti-social behaviour from some shisha bars, especially in residential areas.

28.46 Planning permission may also be required for structures which facilitate shisha smoking such as canopies, awnings, heaters affixed to walls and timber structures to enable tables and chairs to be placed on them.

28.47 These healthy town centre restrictions are part of a wider comprehensive approach by the Council to tackle the causes of ill health. The restrictions, including the percentage, distance or the quantum, may be updated in future through supporting documents.

Policy TC7: Delivery Oriented Premises

Dark kitchens

A. Proposals for new or intensified 'dark kitchens' and 'dark shops' will only be supported in designated employment areas and on identified high streets. Proposals should meet the following quality criteria:

(1) Where outside of a designated employment location, maintain a high-quality active shopfront;
(2) Provide accessible, safe facilities for drivers/couriers, including sheltered waiting space, toilets and secure cycle parking; and
(3) Be supported by a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation.

Micro-fulfilment centres

B. Proposals for new or intensified 'micro-fulfilment centres' should be directed in order of priority to:

(1) Designated employment areas;
(2) Identified High Streets;
(3) Areas within designated centres which are not designated as a Primary Shopping Area

C. Proposals should meet the following quality criteria:

(1) Where in a designated centre or identified high street, maintain a high-quality active shopfront and offer click and collect facilities;
(2) When located in a designated centre or identified high street, should secure capacity for partnership servicing arrangements with other retail and leisure businesses in that locality;
(3) Provide accessible, safe facilities for drivers/couriers, including sheltered waiting space, toilets and secure cycle parking; and
(4) Be supported by a Delivery and Servicing Plan to demonstrate adequate provision providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation.

Supporting Text

28.48 The increased demand for deliveries from restaurants and cafes is leading to more demand for 'dark kitchens', where food is prepared on-demand in commercial kitchens with no customer access. Similarly, a significant rise in demand for same-day convenience goods delivery has led to the emergence of 'dark shops', where traditional

shops are used for distribution purposes instead of being available for walk-in customers.

28.49 There are opportunities to plan for coordinated deliveries to centres through ‘last mile’ delivery/ consolidation centres to reduce servicing vehicle numbers, followed by low-emission last mile deliveries (especially cargo-bike delivery). These micro-fulfilment centres may also benefit centres and high streets by hosting local collection points for customers, which in turn may generate further linked trips as with click and collect trends.

28.50 Small changes in consumer behaviour could have significant cumulative impacts, particularly on travel patterns, which should be strategically managed. Therefore, this policy seeks to support dark kitchens, dark shops and micro fulfilment centres in suitable areas where impacts can best be managed.

Policy TC8: Visitor, Evening and Night Time Economy

A. Evening and night time uses including theatres, show venues, and other venues that predominantly operate during the evening and at night will be supported within designated Cultural Quarters, Wood Green Metropolitan Centre and the borough's Major and District centres including North Tottenham District Centre which has a significant visitor, evening and night time economy related to the Tottenham Stadium. Evening and Night time uses will also be supported in existing local shopping parades with good public transport accessibility (PTAL 4 or above).

B. The Council encourages the combination of evening and night time uses with alternative cultural, town centre or leisure uses that will operate and contribute to vitality and vibrancy during the day. Proposals for evening and night time uses should demonstrate that opportunities to do this have been fully considered and explored.

C. Proposals for evening and night time uses including breweries, night clubs and cultural venues will be supported within Locally Significant Industrial Sites and Local Employment Areas where they comply with policy EI2.

D. Evening and night time uses should contribute to making Haringey one of the safest London boroughs for women and girls and proposals will not be permitted where this would cause unacceptable harm to community safety, having regard to consultation with the police and relevant council departments, or to the amenity of neighbouring residential areas and subject to the Agent of Change principle.

E. New residential development within the vicinity of existing or proposed evening and night time economy uses must provide mitigation for impacts from existing noise and other nuisance-generating activities or uses on the proposed new residential development in accordance with the Agent of Change principle established in the London Plan and NPPF.

F. Proposals for Hotels, Guest Houses and other forms of visitor accommodation will be supported within the borough's Metropolitan, Major and District Centres outside of designated Primary Shopping Areas. Proposals should:

(1) Not result in a net loss of existing housing or a reduction of planned housing as proposed within a site allocation;
(2) Meet an evidenced need as evidenced by market testing;
(3) Provide satisfactory servicing including providing appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the accommodation; and

(4) Where appropriate, incorporate ancillary facilities such as restaurants, gyms and conference facilities that create employment opportunities, are open for public use and provide activated street frontages

G. Losses of visitor accommodation via change of use will be supported where the proposal demonstrates there is no longer a need for the accommodation with reference to occupancy rates within north London, the change of use would deliver conventional homes or another type of housing for which there is an evidenced local need, and the new housing would meet appropriate amenity and space standards.

H. Visitor infrastructure and visitor facilities will be supported within the Lea Valley Regional Park, subject to other relevant plan policies.

Supporting Text

28.51 The evening economy is an important part of the local economy and particularly in certain areas of the borough, from the varied dining options, cinemas and public houses in Crouch End, to the renowned Harringay Green Lanes Turkish dining scene which operates well into the night, and the thriving visitor, evening and night time economy related to the Tottenham Hotspur Stadium. This brings investment and vitality into local areas, improving job opportunities and income from leisure and tourism, providing opportunities for social interaction, and making town centres safer by increasing activity and passive surveillance.

28.52 The draft London Plan 2026 recognises the night time economy as an important contributor to London's economic, cultural and social life and seeks to support a diverse range of evening and late-night activities, including culture, leisure, food and drink, and visitor attractions. Policy GLE4 Night time Economy encourages boroughs, including Haringey, to support appropriate growth in night time uses within town centres and other suitable locations, while ensuring impacts such as noise, disturbance, safety and servicing are effectively managed.

28.53 The Draft London Plan identifies that Wood Green has a night-time economy of regional/sub regional importance and Green Lanes, Crouch End and Muswell Hill are of more than local significance. London's night time cultural activities are one part of a growing night time economy. Over 700,000 people work in London's night time economy and this plays an important role in Haringey's economy. However, this can have negative impacts on local residents and the local environment needs to be carefully managed. Night time activities can result in some places lacking activity and vitality during the day and so the Council supports the diversification and co-location of uses to enable active frontages throughout the day.

28.54 Haringey is a borough where violence against women and girls is not tolerated. The evening and night time economy in Haringey has an important role to play in promoting community safety and proposals for evening and night time uses should demonstrate how they will positively impact upon the safety and feeling of safety of women and girls.

28.55 The delivery of visitor accommodation must be balanced against need for other forms of development, including housing. The London Plan (2021) estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041. The study allocates a share of the need to Haringey equating to 1.5% or 879 net rooms between 2019 and 2041. Latest monitoring indicates that a significant number of rooms have already been delivered, with further in the pipeline. The policy therefore requires market demand testing to ensure there is not an over delivery and the protection of land for other uses.

28.56 Lea Valley Regional Park is an important visitor attraction to the east of the borough, serving much of Northeast London, and infrastructure and facilities will be supported in the Regional Park, subject to other plan policies Policy C2 within the Culture chapter deals with Public Houses.

This page is intentionally left blank

CHAPTER 29: SCHEDULES

Introduction

This section includes schedules of proposals and designations, which affect the use of land in the Borough and are illustrated on the draft Policies Map. It additionally includes a Monitoring Framework to support the proposed policies in the Regulation 19 Local Plan.

Schedule 1 - Strategic Designations (List of Policies)

Strategic designations are listed in this schedule.

Schedule 2 - Views (Strategic and Local)

This schedule sets out the defined areas and their limits as included in Policy 4B.15 'London View Protection Framework' of the London Plan, as they affect the strategic view from Alexandra Palace to St Paul's, and also local views as set out in Chapter 18.

Schedule 3 - Defined Employment Areas

This schedule lists the Defined Employment Area (DEAs) in the Borough. These DEAs are divided into three categories: Strategic Industrial Locations (SILs); Locally Significant Industrial Sites (LSIS); and Local Employment Areas (LEAs).

Schedule 4 - Town Centre Hierarchy

These schedules identify the extent of the Town Centres and the Local Centres.

Schedule 5 - Green Belt, Metropolitan Open Land (MOL) and Local Green Space

This schedule identifies the areas of the Borough which are designated as Green Belt, Metropolitan Open Land and Local Green Space. These form part of London's strategic open space network as identified in the London Plan.

Schedule 6 – Designated Open Space

This schedule identifies locally important areas of open space in the Borough, known as Designated Open Space.

Schedule 7 - Ecologically Valuable Sites

This schedule identifies ecologically valuable sites and corridors in the Borough. The schedule identifies a hierarchy of sites: Sites of Metropolitan Importance; Sites of

Borough Importance (Grades I and II); Sites of Local Importance; and Green Corridors. The schedule also includes statutory Local Nature Reserves in the Borough.

Schedule 8 - Conservation Areas

This schedule lists the Conservation Areas in the Borough.

Schedule 9 - Historic Parks, Gardens and Landscapes

This schedule identifies nationally and locally registered historic parks, gardens and landscapes in the Borough.

Schedule 10 – Site Allocations

This schedule lists the proposed sites for new development identified in the Regulation 19 Local Plan.

Schedule 11 – Housing Trajectory

This schedule identifies the anticipated rate of delivery and quantity of new homes that the New Local Plan will support.

Schedule 12 – Monitoring Framework

This schedule lists the performance indicators and targets forming the monitoring framework for the plan.

Schedule 1 - Strategic Designations (List of Policies)

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
PM1: Delivering Placemaking	Yes	SP0: Presumption in favour of sustainable development
SS1: Spatial Strategy	Yes	SP1: Managing Growth
Neighbourhood Policies		
NTN1: North Tottenham Neighbourhood	Yes	Tottenham AAP1 – AAP11. Site Allocations: Sites in the East of the Borough
NTN2: North Tottenham Cultural Quarter	No	None
THN1: Tottenham Hale Neighbourhood	Yes	Tottenham AAP1 – AAP11.
THN2: Tottenham Hale District Centre	Yes	Tottenham AAP1 – AAP11.
SSN1: Seven Sisters and South Tottenham Neighbourhood	Yes	Tottenham AAP1 – AAP11. Site Allocations: Sites in the East of the Borough
SSN2: Tottenham Green Cultural Quarter	No	None
BGN1: Bruce Grove Neighbourhood	Yes	Tottenham AAP1 – AAP11.
WGN1: Wood Green Neighbourhood	Yes	Site Allocations: Sites in Wood Green Metropolitan Centre
WGN2: Wood Green Metropolitan Centre	No	Site Allocations: Sites in Wood Green Metropolitan Centre
WGN3: Wood Green Cultural Quarter	No	Site Allocations: Sites in Wood Green Metropolitan Centre
GLN1: Harringay Green Lanes Neighbourhood	Yes	Site Allocations: Sites in the South of the borough
HYN1: Hornsey Neighbourhood	Yes	Site Allocations: Sites in the west of the Borough
CEN1: Crouch End Neighbourhood	Yes	Site Allocations: Sites in the west of the Borough
SGN1: Stroud Green Neighbourhood	Yes	Site Allocations: Sites in the west of the Borough

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
HGN1: Highgate Neighbourhood	Yes	Site Allocations; Highgate Neighbourhood Area
MHN1: Muswell Hill Neighbourhood	Yes	Site Allocations: Sites in the west of the Borough
MHN2: Muswell Hill Alexandra Park and Palace Cultural Quarter	No	None
Design		
D1: Haringey Design Principles	Yes	SP11: Design DM1: Delivering High Quality Design
D2: Design-led Approach and delivering Design Quality	Yes	DM1: Delivering High Quality Design
D3: Inclusive Design	No	DM2: Accessible and Safe Environments
D4: Public Realm	No	DM3: Public Realm
D5: Active Street Frontages and Shopfronts	No	DM3: Public Realm
D6: Artificial Lighting and Managing Noise Pollution	No	DM23: Environmental Protection
D7: Advertisements and Telecommunications	No	DM3: Public Realm
D8: Spatial Frameworks and Masterplans	No	DM55: Regeneration/Masterplanning
D9: Views	No	DM5: Locally Significant Views and Vistas
D10: Tall and Mid-Rise Buildings	Yes	DM6: Building Heights
D11: High-Quality Housing	Yes	DM12: Housing Design and Quality
D12: Waste Storage	No	DM4: Provision and Design of Waste Management Facilities
D13: Residential Extensions	No	DM12: Housing Design and Quality
D14: Basements and Lightwells	No	DM18: Residential Basement Development and Light Wells
D15: Managing Impacts of Construction	No	DM21: Sustainable Design, Layout and Construction
Heritage		

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
HE1: Built Heritage Conservation Charter	Yes	SP12: Conservation
HE2: Listed Buildings	No	DM9: Management of the Historic Environment
HE3: Registered Parks and Gardens	No	DM9: Management of the Historic Environment
HE4: Conservation Areas	No	DM9: Management of the Historic Environment
HE5: Non-Designated Heritage Assets and Archaeology	No	DM9: Management of the Historic Environment
Culture		
C1: A Culturally Rich Borough	Yes	SP15: Culture and Leisure SP16: Community Facilities
C2: Cultural, Sports and Recreation Facilities	Yes	SP16: Community Facilities DM50: Public Houses
C3: Meanwhile, Ancillary and Flexible Cultural Uses	No	None
C4: Public Art	No	None
C5: Tottenham Creative Enterprise Zone	No	None
C6: Warehouse Living	Yes	DM39: Warehouse Living
Climate Adaptation and Resilience		
CR1: Climate Adaptation and Resilience	Yes	SP5: Water Management and Flooding DM21: Sustainable Design, Layout and Construction
CR2: Supporting Urban Cooling	No	DM21: Sustainable Design, Layout and Construction
CR3: Minimising Overheating Risk in Buildings	No	DM21: Sustainable Design, Layout and Construction
CR4: Managing and Reducing Flood Risk	No	SP5: Water Management and Flooding DM24: Managing and Reducing Flood Risk DM26: Critical Drainage Areas

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
		DM28: Protecting and Enhancing Watercourses and Flood Defences
CR5: Sustainable Drainage	No	DM25: Sustainable Drainage Systems DM27: Protecting and Improving Groundwater Quality and Quantity
CR6: Resilient Water and Wastewater Management	No	DM29: On-Site Management of Waste Water and Water Supply
CR7: Subsidence	No	None
CR8: Air Quality	No	DM23: Environmental Protection
Building a Zero Carbon Haringey		
ZC1: Achieving a Zero Carbon Balance	Yes	SP4: Working Towards a Low Carbon Haringey
ZC2: Whole Life-Cycle Carbon and Retrofit	No	DM21: Sustainable Design, Layout and Construction
ZC3: Circular Economy	No	None
ZC4: Energy Efficiency	No	DM21: Sustainable Design, Layout and Construction
ZC5: Low Carbon Heat	No	DM22: Decentralised Energy
ZC6: Renewable Energy and Offsetting	No	DM21: Sustainable Design, Layout and Construction
ZC7: Assuring Energy Performance	No	None
Sustainable Travel		
T1: Achieving Sustainable Travel	Yes	SP7: Transport DM31: Sustainable Transport
T2: Walking and Wheeling	No	SP7: Transport
T3: Cycling	No	DM35: Cycle Storage in Front Gardens
T4: Public Transport	No	DM36: Mini Cab Offices
T5: Car Parking	No	DM32: Parking
T6: Vehicle Crossovers and Front Gardens	No	DM33: Crossovers, Vehicular Access and Adopting Roads

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
		DM34: Driveways and Front Gardens
T7: Freight, Deliveries and Servicing	No	DM4: Provision and Design of Waste Management Facilities
Green and Blue Infrastructure		
G1: Green and Blue Infrastructure	Yes	SP13: Open Space and Biodiversity
G2: Green Belt, Local Green Space and Metropolitan Open Land	Yes	SP13: Open Space and Biodiversity
G3: Open Space and Recreation	Yes	DM20: Open Space and Green Grid
G4: Urban Greening	No	DM21: Sustainable Design, Layout and Construction
G5: Biodiversity and Biodiversity Net Gain	No	DM19: Nature Conservation
G6: Trees	No	DM1: Delivering High Quality Design
G7: Food Growing	No	SP13: Open Space and Biodiversity
G8: Watercourses	No	DM28: Protecting and Enhancing Watercourses and Flood Defences
Housing		
H1: Meeting Housing Need	Yes	SP2: Housing DM10: Housing Supply
H2: Genuinely Affordable Housing	Yes	SP2: Housing DM13: Affordable Housing
H3: Housing Mix	Yes	DM12: Housing Mix
H4: Build to Rent	No	None
H5: Small Sites and Smaller Housing Development	No	DM7: Development on Infill, Backland and Garden Land Sites
H6: Self-build, Custom Build and Community-led Housing	No	DM14: Self Build and Custom Build Housing
H7: Housing Older People and Vulnerable People	No	DM15: Specialist Housing

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
H8: Large-scale Purpose Built Shared Living	No	None
H9: Purpose Built Student Accommodation	No	DM15: Specialist Housing
H10: Gypsy and Traveller Accommodation	No	SP3: Provision of Land for Gypsies and Travellers
H11: Loss of Existing Housing	No	DM10: Housing Supply
H12: Residential Conversions, Houses in Multiple Occupation and Hostels.	No	DM16: Residential Conversions DM17: Houses in Multiple Occupation
H13: Temporary Accommodation	No	None
Social Infrastructure		
S1: Social Infrastructure	Yes	SP14: Health and Wellbeing SP16: Community Facilities DM48: Use of Planning Obligations
S2: Protecting Social Infrastructure	No	DM49: Managing the Provision and Quality of Community Infrastructure DM48: Use of Planning Obligations DM51: Provision of Day Nurseries and Child Care Facilities DM54: Facilitating Telecommunications Development
S3: New and Enhanced Social Infrastructure	No	SP16: Community Facilities DM48: Use of Planning Obligations
S4: Play Space	No	SP2: Housing DM48: Use of Planning Obligations
S5: Public Toilets	No	DM48: Use of Planning Obligations
Employment and Industry		
EI1: Inclusive and Resilient Economy	Yes	EI1: Inclusive and Resilient Economy

Policy	Strategic Policy	2017 Local Plan Adopted Policy to be Superseded Upon Adoption Details
EI2: Designated Employment Land	Yes	EI2: Designated Employment Land
EI3: Non-Designated Employment Sites	No	EI3: Non-Designated Employment Sites
EI4: Data Centres		None
E5: Affordable Employment Space	No	E4: Affordable Employment Space
EI6: Employment, Skills Development, and Local Business Growth	No	EI5: Employment Skills and Enterprise
EI7: Contaminated Land	No	EI6: Contaminated Land
Town Centres, High Streets		
TC1: Vibrant Town Centres and High Streets	Yes	SP10: Town Centres DM41: New Town Centre development
TC2: Town Centres First	Yes	SP10: Town Centres DM41: New Town Centre development DM42: Primary and secondary shopping frontages DM43: Local shopping centres
TC3: Town Centre Uses	No	DM41: New Town Centre development
TC4: Redevelopment in Town Centres	No	DM41: New Town Centre development DM45: Optimising the Use of Town Centre Land and Floorspace
TC5: Town Centre Activation	No	DM43: Local shopping centres DM44: Neighbourhood parades and other non-designated frontages
TC6: Use Concentration and Clustering	No	DM46: Betting Shops DM47: Hot Food Takeaways
TC7: Delivery Oriented Premises	No	None
TC8: Visitor, Evening and Night Time Economy	No	DM53: Hotels and visitor accommodation

Schedule 2 - Views (Strategic and Local)

Strategic Views

The London Plan includes a policy called the London View Management Framework (LVMF). This framework protects important views across London, including the one from Alexandra Palace to St Paul's Cathedral. Specific areas have been mapped out to ensure that new buildings do not interrupt this view. There is one Strategic View in Haringey

There are three parts to the designation:

1. Viewing Corridor

- This is the main protected line of sight from Alexandra Palace to St Paul's.
- It starts at the viewing point (identified on the policies map) and widens to 300 metres at St Paul's.
- The total length of this corridor is 9.2 kilometres.
- Buildings within this corridor must not block or interfere with the view.

	Easting	Northing	AOD Height
Location and height of the viewpoint at Alexandra Palace	529698.3	190061.1	92.2m
Location and height of the lower drum of St Paul's Cathedral	532054.4	181142.2	52.1m

2. Wider Setting Consultation Area (WSCA)

- This area surrounds the Viewing Corridor.
- It extends to 440 metres wide at St Paul's.
- Any proposed developments here are reviewed to make sure they don't harm the view.

	Easting	Northing	AOD Height
Location and height of the western limit of the WSCA	529549.7	189916.8	92.4m

3. Background Consultation Area (BCA)

- This zone continues beyond the WSCA.
- It also spans 440 metres wide and is defined by a line connecting key points.

- Buildings taller than 50 metres above sea level (AOD) in this area may be reviewed for their impact on the view.

	Easting	Northing
Location of Western limit of BCA (Intersection of Charleston Street and Cotham Street, SE17)	532423	178624
Location of Eastern limit of BCA (Intersection of Old Kent Road and Mason Street, SE17)	533070	178903

Maps and diagrams showing these zones are available in the London View Management Framework Supplementary Planning Guidance (SPG) 2012.

Protecting the Foreground and Middle Ground

The London Plan also protects the foreground and middle ground of important views.

- The foreground includes the area around Alexandra Palace and Park and is clearly marked on the Policies Map.
- The middle ground includes land around Ridge Road and part of the Parkland Walk, with a buffer zone of 150 metres.
- New buildings in these areas must be carefully considered to avoid disrupting the view.

Location of Foreground Eastern Limit	Easting	Northing
Alexandra Palace	529714	190075
Extending to	530376	189824
Location of Foreground Western Limit	**Easting**	**Northing**
Alexandra Palace	529509	189883
Extending to	529468	189406

Local Views

There are also other important Local Views to and from Alexandra Palace and other notable landmarks in the borough as set out below. The viewing points and maps can be viewed in the Local Views Topic Paper.

Ref	View Name
1	Alexandra Palace - - - > Crouch End Ridge line
2	Alexandra Palace - - - > Highgate Ridge
3	Ferme Park Road at junction of Ridge Road - - - > Alexandra Palace
4	Ridge Road at junction of Denton Road - - - > Alexandra Palace

Ref	View Name
5	Corner of Seven Sisters Road, Amhurst Park and Eade Road - - - > Alexandra Palace
6	Downhill Park Road - - - - > Alexandra Palace
7	Adams Road - - - > Alexandra Park
8	Lordship Lane at Bruce Castle - - - > Alexandra Palace
9	Bounds Green Road railway bridge - - - > Alexandra Palace
10	Broomfield Park - - - > Alexandra Palace
11	Station Road, New Southgate - - - > Alexandra Palace
12	Alexandra Park Road at junction Curzon Road and Windermere Road - - - > Enfield and Lee Valley
13	Parkland Walk, bridge over St James Lane - - - > Crouch End valley, ridge, and central London landmarks beyond
14	Cranley Gardens - - - > view along street and backdrop to West Green beyond
15	The Bank, Highgate Hill - - - > view south towards Emirates and Central London
16	Archway Road north - - - > Archway Bridge and St Augustine of Canterbury Church
17	Archway Road south - - - > Archway Bridge
18	Bruce Castle Park northern side and along Church Road - - - > White Hart Lane Stadium
19	Tottenham High Road - - - > view north along the road from White Hart Lane Stadium Swell Corner
20	Tottenham High Road - - - > view along road from High Cross Monument to Bruce Grove Station
21	Stamford Hill near South Tottenham Station - - - > St Ignatius' Church
22	Stamford Hill at Ravensdale Road Junction - - - > St Ignatius' Church
23	Ferry Lane Bridge - - - > over River Lea and Lee Valley south
24	Ferry Lane Bridge - - - > over River Lea and Lee Valley north
25	Forest Road, Waltham Forest - - - > Lee Valley north
26	Chalk Bridge over Lee navigation - - - > Lee Valley and Tottenham

Schedule 3 - Defined Employment Areas (DEA)

DEA	Name of Site/Area	Level of Designation
DEA 1	Brantwood Road, N17	Strategic Industrial Land
DEA 2	North East Tottenham, N17	Strategic Industrial Land
DEA 3	Marsh Lane, N17	Strategic Industrial Land
DEA 4	Millmead & Lockwood, N17	Strategic Industrial Land
DEA 5	Lindens/Roseberry Works	Locally Significant Industrial Site
DEA 6	Vale/Tewkesbury Rd, N4	Locally Significant Industrial Site
DEA 7	Queen St, N17	Locally Significant Industrial Site
DEA 8	White Hart Lane, N17	Locally Significant Industrial Site
DEA 9	Cranford Way, N8	Locally Significant Industrial Site
DEA 10	South Tottenham, N15	Locally Significant Industrial Site
DEA 11	Willoughby Lane, N17	Locally Significant Industrial Site
DEA 12	Rangemoor Road	Locally Significant Industrial Site
DEA 13	Bounds Green Industrial Estate	Locally Significant Industrial Site
DEA 14	Fountayne Rd, N15	Local Employment Area
DEA 15	Bernard Road, Ashley Road, N15	Local Employment Area
DEA 16	Constable Crescent, N15	Local Employment Area
DEA 17	Arena Design Centre, N4	Local Employment Area
DEA 18	Crusader Industrial Estate, N4	Local Employment Area
DEA 19	Omega Works, N4	Local Employment Area
DEA 20	Vale/Eade Roads, N4	Local Employment Area
DEA 21	Eade/Overbury Rd, N4	Local Employment Area
DEA 22	Wood Green, N22	Local Employment Area

Schedule 4 - Town Centre Hierarchy

Centre	Designation
Wood Green	Metropolitan Centre
Finsbury Park (part)	Major Centre
Harringay Green Lanes	Major Centre
Crouch End	District Centre
Muswell Hill	District Centre
Tottenham High Road/Bruce Grove	District Centre
North Tottenham	District Centre
Tottenham Hale	District Centre
West Green Road / Seven Sisters	District Centre
Alexandra Park Road, N10	Local Centre
Archway Road, N6	Local Centre
Aylmer Parade, N2	Local Centre
Bounds Green, N11	Local Centre
Broad Lane, N15	Local Centre
Commerce Road, N22	Local Centre
Cranley Parade, N10	Local Centre
Craven Park Road, N15	Local Centre
Crescent Road, N22	Local Centre
Ferme Park Road, N4	Local Centre
Great Cambridge Road	Local Centre
Green Lanes	Local Centre
Hermitage Road	Local Centre
Highgate High Street	Local Centre
Hornsey High Street, N8	Local Centre
Lordship Lane East, N17	Local Centre
Lordship Lane Roundway, N17/N22	Local Centre
Lordship Lane West, N22	Local Centre
Lordship Lane Central	Local Centre
Midhurst Parade, N10	Local Centre
Myddleton Road, N22	Local Centre
Park Lane, N17	Local Centre
Park Road / Priory Road, N8	Local Centre
Philip Lane East, N15	Local Centre
Philip Lane West, N15	Local Centre
Quernmore Road, N4	Local Centre
Seven Sisters Road, N1	Local Centre

Centre	Designation
Stroud Green Road North, N4	Local Centre
Stroud Green Road South, N4	Local Centre
Tottenham Lane, N8 (East)	Local Centre
Tottenham High Road North, N17	Local Centre
Turnpike Lane	Local Centre
Westbury Avenue, N22	Local Centre
West Green Road Central, N15	Local Centre
West Green Road West, N15	Local Centre
Weston Park, N8	Local Centre
Wood Green High Road North, N22	Local Centre

Schedule 5 - Green Belt, Metropolitan Open Land (MOL), Local Green Space

Green Belt

Number	Name	Area (ha)
1	Lee Valley Regional Park	55.07

Metropolitan Open Land

Number	Name	Area (ha)
1	Coldfall Wood and Coppetts Road Sports Ground N10	22.50
2	Highgate Golf Course, N6	33.18
3	Parkland Walk (Section from Highgate Underground Station to Finsbury Park), N4	8.83
4	Parkland Walk (Section from Muswell Hill Road to Muswell Hill), N10	2.62
5	Highgate Wood, Queens Wood, Shepherds Hill Allotments and Crouch End Playing Fields, N6	73.00
6	Alexandra Park, N22	88.59
7	Muswell Hill Golf Course, N10	52.09
8	Finsbury Park, N4	45.40
9	New River Sports Ground, White Hart Lane Recreation Ground, N17	30.43
10	Lordship Lane Recreation Ground and Downhills Park, N17	35.16
11	Tottenham Cemetery and Bruce Castle Park, N17	28.85
12	Highgate School Playing Fields, N6	8.70
13	Highgate Station Cutting, N6	1.70
14	Coldfall School and Fortismere School Playing Fields & 79 Creighton Avenue, N10	8.09
15	Former track bed - adjacent Highgate Wood, N6	1.48
16	Former railway land adjacent to Finsbury Park, N4	1.78
17	Highgate School Sports Ground, N6	2.17

Local Green Space

Number	Name	Area (ha)
1	Community Gardens, Doncaster Gardens	0.1

Schedule 6 – Designated Open Space

Open Space Name	Category
Highgate Wood, Queen's Wood, Shepherd's Hill Allotments and Crouch End Playing Fields	Metropolitan
Alexandra Park	Metropolitan
Muswell Hill Golf Course	District
Coldfall Wood and Coppetts Road Sports	District
Highgate Golf Course	District
Finsbury Park	District
Lordship Lane Recreation Ground and Downhills Park	District
Tottenham Cemetery and Bruce Castle Park	District
New River Sports Ground, White Hart lane Recreation Ground	District
Lee Valley Regional Park	Regional
Down Lane Park	Local
Paignton Park	Local
Chestnuts Park	Local
Ducketts Common	Local
Woodside Park and Newham Green	Local
Avenue Gardens (Haringey)	Local
Priory Park (Haringey)	Local
Belmont Recreation Ground	Local
Tunnel Gardens (Wood Green Tunnel)	Local
Frederick Knight Sports Centre	Local
Scout Park	Local
St Aloysius/Channing Playing Fields N8	Local
Highgate Bowl	Local
Crouch Hill Reservoir, land above	Local
Highgate School Playing Fields	Local
Coldfall School ans Fortismere School Playing Field & 79 Creighton Avenue	Local
Parkland Walk (Section from Highgate Underground Station to Finsbury Park)	Local
Highgate School Sports Ground	Local
Parkland Walk (Section from Muswell Hill Road to Muswell Hill)	Local
Markfield Park	Local
Pinkham Way	Local

Open Space Name	Category
Manchester Road Rose Garden	Pocket
Rokesley gardens	Pocket
Southwood House Estate Communal Garden	Pocket
Aylmer Gardens, Aylmer Road, N6	Pocket
Graham Road Triangle N15	Pocket
Crescent Gardens/Avenue Road Triangle N6	Pocket
Granville Road Gardens N4	Pocket
Princes Gardens, Fortis Green Road, N10	Pocket
Midhurst Gardens, Midhurst Avenue N10	Pocket
Blaenavon Gardens, Fortis Green, N2	Pocket
Walpole Road Triangle N17	Pocket
Stanley Road Open Space	Pocket
Muswell Hill Road Peace Gardens N6	Pocket
Rangemoor Open Space, Herbert Road N15	Pocket
Bowes Park Community Gardens N22	Pocket
St Albans Crescent Open Space N22	Pocket
Greenridings House, High Rd Frontage N22	Pocket
The Mansions, Palace Gates Road N22	Pocket
Palace Gates Road Roadside Gardens N22	Pocket
Park Grove Open Space N11	Pocket
Harcourt Gardens, Durnsford Road, N11	Pocket
Palace Gardens, Albert Road, N22	Pocket
Rawlinson Terrace Roadside Gardens N17	Pocket
Muswell Hill Banks, Muswell Hill N10	Pocket
Florence Gardens, Florence Road N4	Pocket
Bounds Green Baptist Church N22	Pocket
Pulford Rd North End Open Space	Pocket
Mulberry Tree Community Garden	Pocket
Hale Village	Small
Weirhall Road Community Open Space	Small
Hartington Park	Small
Cloud Garden	Small
Tottenham Green East	Small
BrunswickPark	Small
Railway Fields Local Nature Reserve	Small
Tower Gardens	Small
Ducketts Common East Greengate Common	Small
Russell Park (Haringey)	Small

Open Space Name	Category
Chapmans Green	Small
Granville Road Spinney Wood	Small
Stationers Park	Small
Civic Centre Crescent Gardens	Small
Hornsey Churchyard	Small
Palace Gates Woodland	Small
Wood Green Common Barratt Gardens	Small
Finsbury Gardens	Small
Trinity Gardens (Haringey)	Small
Muswell Hill Methodist Church	Small
The Rectory Gardens	Small
Southwood Lane Wood	Small
Fairland Park	Small
Mill Mead Road Open Space	Small
Tottenham Green	Small
Nightingale Gardens Bowes Park CG	Small
Elizabeth Place games court	Small
Rowland Hill Recreation Ground	Small
New Road Park	Small
Clarendon Open Space	Small
Durnsford Road Verges	Small
Grove Lodge	Small
Page Green Common	Small
Somerford Grove Open Space	Small
Springfield Community Park	Small
Tewkesbury Road Open Space	Small
Avenue/Finsbury/Nightingale/Trinity Gardens/Commerce Road	Small
Highgate Station Cutting	Small
Hornsey Waterworks	Small
Former railway land - adjacent to Finsbury Park	Small
Former track bed - adjacent Highgate Wood	Small
Wood Green Crown Court, Lordship Ln N22	Small
Durnsford Road Verges N11	Small
Tewkesbury Terrace Roadside Garden N11	Small
The Drive Roadside Gardens N11	Small
Page Green Terrace Borders N15	Small
Bounds Green Slips N22	Small

Open Space Name	Category
Priory Common	Small
Stanley Culross Open Space, Stanley Rd	Small
St Ann's Hospital	Small
West Green Memorial Garden	Small
Ivatt Way to Belmont Road	Small
Waltheof Green	Small

Schedule 7 - Ecologically Valuable Sites

Site Grading

The sites are graded into those of Metropolitan, Borough and Local Importance.

Sites of Metropolitan Importance

These are identified largely on intrinsic nature conservation value from a London-wide perspective, although social value may also be taken into consideration. These sites are the highest priority for protection.

Sites of Borough Importance

These are similarly identified, but taking a Borough-wide view, not that of the whole of London. This means that a Borough site in an ecologically-rich area like Haringey may be intrinsically better than one in a less rich area like Hammersmith & Fulham. Despite the potential variation in quality of Borough sites for different boroughs, those that are richly endowed with wildlife sites are likely to contain more Borough sites than ones which are relatively ecologically deficient. Borough sites are further divided into Borough Grade I and Borough Grade II categories; both types are of significant nature conservation value, but Borough I sites are of greater importance.

Sites of Local Importance

Local sites are those which may be of a particular value to nearby residents or schools. In many cases these sites are already used by schools for nature study or are run by management committees mainly composed of local people. Local sites are particularly important in areas deficient in nearby wildlife sites. Areas of deficiency are here defined as those areas of built-up London which are more than a kilometre from an accessible wildlife site of at least Borough importance. If there are sites within such areas which offer at least limited interest for observing wildlife, or which have the potential to develop this interest, these will be chosen as local sites, as long as they have access or there is likelihood that this could be negotiated.

Proposed changes to 2017 Schedule of Sites of Importance for Nature Conservation

In line with the Haringey Sites of Importance for Nature Conservation Review (2024), the following changes are proposed to the borough's schedule of Sites of Importance for Nature Conservation.

Site Ref	Site Name	Extant Designation	Proposal
1	Lea Valley	Metropolitan	No Change
2	New River	Metropolitan	No Change
3	Highgate Wood and Queens Wood	Metropolitan	Split from Parkland Walk
4	Parkland Walk	Metropolitan	Split from Highgate Wood and Queens Wood
5	Coldfall Wood	Borough Grade 1	Upgrade to Metropolitan
6	Railway Fields Local Nature Reserve	Borough Grade 1	No Change
7	Alexandra Park	Borough Grade 1	No Change
8	Former Friern Barnet Sewage Works	Borough Grade 1	No Change
9	Bluebell Wood	Borough Grade 1	Split from Muswell Hill Golf Course and upgrade to Metropolitan
10	Muswell Hill Golf Course	Borough Grade 1	Split from Bluebell Wood and downgrade to Borough Grade 2
11	Crouch End Playing Fields Complex	Borough Grade 1	No Change
12	Scout Park	Borough Grade 1	No Change
13	Wood Green Reservoirs	Borough Grade 1	No Change
14	Tottenham Marshes	Borough Grade 1	No Change
15	Fortis Green Covered Reservoir and Central Foundation Playing Field	Borough Grade 2	Change Boundary. Western Half - retain and split into two SINCs - Fortis Green Covered Reservoir and Central Foundation Playing Field, same Grade 2
16	Fortis Green Community Allotments	Local SINC	Second half of retained SINC no. 15. Split from Fortis Green Covered

Site Ref	Site Name	Extant Designation	Proposal
			Reservoir and Central Foundation Playing Fields. Downgraded to Local SINC. Eastern half of original designation to be removed from SINC designation. Reference to St Luke's hospital removed
17	Tottenham Cemetery and All Hallows Church Yard	Borough Grade 2	Split from Bruce Castle Park and Upgrade to Borough Grade 1
18	Bruce Castle Park	Borough Grade 2	Split from Tottenham Cemetery and All Hallows Church Yard and upgrade to Borough Grade 1
19	Palace Gates	Borough Grade 2	No Change
20	Grove Lodge, Muswell Hill	Borough Grade 2	No Change
21	Tunnel Gardens	Borough Grade 2	No Change
22	Highgate Gold Course	Borough Grade 2	No Change
23	Finsbury Park	Borough Grade 2	No Change
24	Tottenham Railsides	Borough Grade 2	No Change
25	Markfield Park	Borough Grade 2	No Change
26	Tottenham Hale to Northumberland Park Railsides	Borough Grade 2	No Change
27	Haringey Stadium Slopes	Borough Grade 2	No Change
28	Stroud Green Railway Banks	Borough Grade 2	No Change
29	Hollickwood Park	Borough Grade 2	No Change
30	Rhodes Avenue Spinney	Local SINC	No Change
31	Albert Road Recreation Ground	Local SINC	No Change

Site Ref	Site Name	Extant Designation	Proposal
32	Chestnuts Park	Local SINC	Upgrade to Borough Grade 2
33	Lordship Lane Recreation Ground	Local SINC	Upgrade to Borough Grade 2 and extend to the west (western section to be Grade 1)
34	Harrington Site	Local SINC	No Change
35	Southwood Lane Wood	Local SINC	No Change
36	Land behind Fairfield Road	Local SINC	No Change
37	St Ann's Hospital Wood	Local SINC	No Change
38	Downhills Park	Local SINC	Extension to west - No Change in designation
39	St Mary's Churchyard, Hornsey	Local SINC	No Change
40	New River Sports Centre and White Hart Lane Recreation Ground	Local SINC	Split from Woodside Park, No Change in Designation
41	Woodside Park	Local SINC	Split from New River Sports Centre and White Hart Lane Recreation Ground, No change in designation
42	Nightingale Gardens and Avenue Gardens	Local SINC	No Change
43	The Priory Park	Local SINC	No Change
44	Paignton Road Open Space	Local SINC	No Change
45	Land behind Fortismere School	Local SINC	Change Boundary - Remove northern half (Eden Primary School), no change to remainder of site or designation
46	Muswell Hill Playing Fields	Local SINC	No Change
47	Down Lane Recreation Ground	Local SINC	No Change

Site Ref	Site Name	Extant Designation	Proposal
48	North Bank, Pages Lane	Local SINC	Extend SINC boundary to west and upgrade to Borough Grade 2 SINC
49	Thorold Road Allotments	Local SINC	No Change
50	Chitts Hill Allotments	Local SINC	No Change
51	Devonshire Hill Allotments	Local SINC	No Change
52	Coles Park Allotments	Local SINC	No Change
53	Stockton Road Allotments	Local SINC	No Change
54	Gosspatrick Road Allotments	Local SINC	No Change
55	Courtman Road Allotments	Local SINC	No Change
56	Marsh Lane Allotments	Local SINC	No Change
57	Easthale Allotments	Local SINC	No Change
58	Creighton Avenue Allotments	Local SINC	No Change
59	Alexandra Park Allotments	Local SINC	No Change
60	Yeatman Road Allotemtns	Local SINC	No Change
61	Shepherds Hill Allotments	Local SINC	No Change
62	Tower Gardens	Local SINC	No Change
63	Granville Road Spinney	Local SINC	No Change
64	Bruce Grove Wood	Local SINC	No Change
65	Shepherds Hill Gardens	Local SINC	No Change
66	Westbury Banks Nature Reserve	No previous designation	Designate as Local SINC
67	Ducketts Common and Green Side Common	No previous designation	Designate as Local SINC
68	Muswell Hill Gold Course Allotments	No previous designation	Designate as Local SINC
69	Weir Hall Road Community Open Space	No previous designation	Designate as Local SINC
70	Springfield Community Park	No previous designation	Designate as Local SINC
71	Armadale Green	No previous designation	Designate as Local SINC
72	Brunswick Road Open Space	No previous designation	Designate as Local SINC

Site Ref	Site Name	Extant Designation	Proposal
73	Stationers Park	No previous designation	Designate as Local SINC

Local Nature Reserves

Section 21 of the National Parks and Access to the Countryside Act, 1949, gave local authorities the power to acquire, declare and manage nature reserves. They are areas where the aim is to preserve manage and enhance the nature conservation interest of the selected site and provide the opportunity for study of flora and fauna of special interest. In Haringey these are:

- Railway Fields, N4 L11
- Queens Wood, N6 E10
- Parkland Walk (Cross Borough)
- Coldfall Wood C7
- Alexandra Park N22 7AY

Schedule 8 - Conservation Areas

Reference	Conservation Area
CA1	Highgate
CA2	THRHC/North Tottenham
CA3	Fortis Green
CA4	Muswell Hill
CA5	Crouch End
CA6	Bruce Castle and All Hallows
CA7	Rookfield
CA8	Tottenham Cemetery
CA9	THRHC/Tottenham Green
CA10	Wood Green Common
CA11	Tower Gardens
CA12	Trinity Gardens
CA13	Alexandra Palace & Park
CA14	Hornsey High Street
CA15	Hornsey Water Works & Filter Beds
CA16	Noel Park
CA17	St Anns
CA18	THRHC/Scotland Green
CA19	Clyde Circus
CA20	Lordship Lane
CA21	Peabody Cottages
CA22	THRHC/Bruce Grove
CA23	Bowes Park
CA24	Campsbourne Cottage Estate
CA25	Hillfield
CA26	THRHC/Seven Sisters/Page Green
CA28	Stroud Green
CA29	Vallance Road

Schedule 9 - Historic Parks, Gardens and Landscapes

Name	Address	Type
Alexandra Park	Alexandra Palace Way N22	Registered Parks and Gardens
Finsbury Park	Seven Sisters Road N4	Registered Parks and Gardens
All Hallows Churchyard	Church Lane N17	Locally Registered Parks and Gardens
Avenue Gardens	Park Avenue N22	Locally Registered Parks and Gardens
Bruce Castle Park	Church Lane N17	Locally Registered Parks and Gardens
Chapman's Green	Lordship Lane/Perth Road N22	Locally Registered Parks and Gardens
Crescent Gardens and Memorial Garden	High Road N22	Locally Registered Parks and Gardens
Downhills Park	Downhills Park Road N17	Locally Registered Parks and Gardens
Ducketts Common	Green Lanes N8	Locally Registered Parks and Gardens
Finsbury Gardens	Finsbury Road N22	Locally Registered Parks and Gardens
The Grove	Alexandra Palace Way N22	Locally Registered Parks and Gardens
Grove Lodge Garden	Muswell Hill N10	Locally Registered Parks and Gardens
Highgate Wood	Muswell Hill Road N6	Locally Registered Parks and Gardens
Highpoint	North Hill N6	Locally Registered Parks and Gardens
Lordship Recreation Ground Model Traffic Area	Lordship Lane N17	Locally Registered Parks and Gardens
Nightingale Gardens	Bounds Green Road N22	Locally Registered Parks and Gardens
Page Green Common	High Road N15	Locally Registered Parks and Gardens
Priory Park	Priory Road N8	Locally Registered Parks and Gardens

Name	Address	Type
Queen's Wood	Muswell Hill Road N10	Locally Registered Parks and Gardens
Rectory Gardens	High Street N8	Locally Registered Parks and Gardens
Riversdale Gardens	White Hart Lane N22	Locally Registered Parks and Gardens
St Luke's Hospital	Woodside Avenue N10	Locally Registered Parks and Gardens
St Mary's Churchyard	High Street N8	Locally Registered Parks and Gardens
Seven Sisters Gardens	Seven Sisters Road N15	Locally Registered Parks and Gardens
Southwood Hall Estate	Muswell Hill Road N6	Locally Registered Parks and Gardens
Southwood Hospital	Southwood Lane N6	Locally Registered Parks and Gardens
Southwood House Estate Communal Garden	Southwood Lane N6	Locally Registered Parks and Gardens
Southwood Park	Southwood Lawn Road N6	Locally Registered Parks and Gardens
Tottenham Cemetery	Church Lane N17	Locally Registered Parks and Gardens
Tottenham Green and Tottenham Green East	High Road N15	Locally Registered Parks and Gardens
Tower Gardens	Risley Avenue N17	Locally Registered Parks and Gardens
Trinity Gardens	Trinity Road N22	Locally Registered Parks and Gardens
West Green Memorial Garden	Spur Road N15	Locally Registered Parks and Gardens
White Hart Lane Estate and The Roundway	The Roundway N17	Locally Registered Parks and Gardens
Wood Green Common	Station Road N22	Locally Registered Parks and Gardens
Woodside Park	High Road N22	Locally Registered Parks and Gardens

Schedule 10 – Site Allocations

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
NT SA01	High Road West	North Tottenham	10.8	2,612
NT SA02	Tottenham Hotspur Stadium	North Tottenham	9.31	634
NT SA03	Northumberland Park Estate	North Tottenham	32.00	500-1000
NT SA04	North of White Hart Lane	North Tottenham	1.03	100
NT SA05	Wedge House	North Tottenham	0.31	40
NT SA06	The Selby Centre	North Tottenham	2.20	200
		North Tottenham Total Homes		**4,426-4,926**
TH SA01	Tottenham Hale Retail Park	Tottenham Hale	4.79	2,000
TH SA02	Tottenham Hale Station	Tottenham Hale	1.28	150
TH SA03	Ashley Link	Tottenham Hale	0.88	200
TH SA04	Berol Yard	Tottenham Hale	1.26	370
TH SA05	29-33 The Hale	Tottenham Hale	0.14	173
TH SA06	Lock Keepers Cottage	Tottenham Hale	0.17	13
TH SA07	Former Garage Site	Tottenham Hale	0.24	80
TH SA08	Land to the North of Lebus Street	Tottenham Hale	1.13	N/A
TH SA09	Fountayne Road	Tottenham Hale	1.28	N/A
TH SA10	Fountayne Business Centre	Tottenham Hale	0.67	N/A

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
TH SA11	Constable Crescent	Tottenham Hale	0.47	50
		Tottenham Hale Total Homes		**3,036**
SS SA01	Wards Corner	Seven Sisters and South Tottenham	0.71	N/A
SS SA02	Seven Sisters Station & Westerfield Carpark	Seven Sisters and South Tottenham	0.66	N/A
SS SA03	Tottenham Green Leisure Centre & Marcus Garvey Library	Seven Sisters and South Tottenham	1.41	50
SS SA04	Gourley Triangle	Seven Sisters and South Tottenham	2.02	700
SS SA05	Fredrick Messer House	Seven Sisters and South Tottenham	0.63	66
SS SA06	Former Stamford Hill Primary School	Seven Sisters and South Tottenham	0.67	50
SS SA07	Tiverton Primary School	Seven Sisters and South Tottenham	0.94	50
SS SA08	Land in front of 2-24 Tiverton Road	Seven Sisters and South Tottenham	0.15	17
SS SA09	Seven Sisters and Tewkesbury Road	Seven Sisters and South Tottenham	0.54	60
SS SA10	Bernard Works	Seven Sisters and South Tottenham	0.70	110
SS SA11	Land between Norfolk Avenue, Rostrevor Avenue	Seven Sisters and South Tottenham	0.14	20
SS SA12	30-48 Lawrence Road	Seven Sisters and South Tottenham	0.29	30
SS SA13	Corner of Lawrence Road and Clyde Road	Seven Sisters and South Tottenham	0.04	5
SS SA14	17 and 23 South Grove	Seven Sisters and South Tottenham	0.17	5
		Seven Sisters and South Tottenham Total Homes		**1,163**
BG SA01	Bruce Grove Station	Bruce Grove	0.21	10
BG SA02	Former Bruce Grove Cinema and Banqueting Suite	Bruce Grove	0.44	20

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
BG SA03	Tottenham Delivery Office	Bruce Grove	0.44	65
BG SA04	Cloud Garden	Bruce Grove	0.41	5
BG SA05	545-577 Tottenham High Road	Bruce Grove	0.61	N/A
BG SA06	Aldi	Bruce Grove	0.95	50
BG SA07	Stoneleigh Carpark C	Bruce Grove	0.11	20
BG SA08	Stoneleigh Carpark A and B	Bruce Grove	0.38	30
BG SA09	Rycroft Way Carpark	Bruce Grove	0.10	15
BG SA10	Carpark at junction of High Road and Monument Way	Bruce Grove	0.06	10
BG SA11	The Roundway	Bruce Grove	0.59	30 additional homes to those already completed
BG SA12	The Drapers Almshouses	Bruce Grove	1.17	N/A
BG SA13	Broadwater Farm	Bruce Grove	18.63	N/A
BG SA14	Brookside Green	Bruce Grove	0.16	N/A
BG SA15	Rear of 167 The Roundway	Bruce Grove	0.15	N/A
		Bruce Grove Total Homes		**225**
WG SA01	Wood Green Central	Wood Green	2.20	1,000
WG SA02	Greenridings House	Wood Green	0.51	150
WG SA03	High Road and Cranbrook Park	Wood Green	0.13	N/A

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
WG SA04	Morrison's Wood Green	Wood Green	1.13	360
WG SA05	Wood Green Library	Wood Green	1.09	200
WG SA06	Spouters Corner	Wood Green	0.63	145
WG SA07	Mecca Bingo	Wood Green	0.85	77
WG SA08	Iceland Wood Green	Wood Green	0.40	161
WG SA09	Rear of Hornsey Park Road	Wood Green	0.20	32
WG SA10	Bittern Place	Wood Green	0.53	180
WG SA11	Mallard and Kingfisher Place	Wood Green	0.83	190
WG SA12	Guillemot Place	Wood Green	1.2	160
WG SA13	Chocolate Factory	Wood Green	1.4	150
WG SA14	L/A to Coronation Sidings	Wood Green	0.9	180
WG SA15	Quicksilver Place	Wood Green	0.3	100
WG SA16	Alexandra Gate	Wood Green	2.54	955
WG SA17	Clarendon Road Gateway	Wood Green	0.40	130
WG SA18	Clarendon Road South	Wood Green	1.08	400
WG SA19	Salvation Army	Wood Green	0.33	74
WG SA20	16-54 Wood Green High Rd	Wood Green	1.57	300
WG SA21	Land between Westbury & Wymark Avenues	Wood Green	0.46	120
WG SA22	Turnpike Lane Triangle	Wood Green	0.16	40

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
WG SA23	The Mall	Wood Green	4.22	100
WG SA24	143-145 Station Road, Alexandra Palace	Wood Green	0.15	26
WG SA25	Land to rear of Bridge Road	Wood Green	0.88	162
WG SA26	LB Civic Centre	Wood Green	1.09	N/A
WG SA27	Wood Green Timber Yard	Wood Green	0.09	36
WG SA28	69a Bounds Green Road	Wood Green	0.09	N/A
			Wood Green Total Homes	**5,428**
GL SA01	St Ann's Hospital	Harringay Green Lanes	5.52	995
GL SA02	Arena Retail Park	Harringay Green Lanes	11.45	1,500
GL SA03	Arena Design Centre	Harringay Green Lanes	0.95	N/A
GL SA04	Crusader Industrial Estate	Harringay Green Lanes	1.58	N/A
GL SA05	Omega Works	Harringay Green Lanes	0.57	N/A
GL SA06	Vale Road & Eade Road	Harringay Green Lanes	1.55	N/A
GL SA07	Overbury Road	Harringay Green Lanes	2.35	N/A
GL SA08	Fomer Oakdale Arms	Harringay Green Lanes	0.07	9
GL SA09	Hermitage Road Shopping Parade	Harringay Green Lanes	0.03	10
GL SA10	Wightman Road Jewsons	Harringay Green Lanes	0.22	48
			Harringay Green Lanes Total Homes	**2,562**
HY SA01	Hornsey Filter Beds	Hornsey	3.2	N/A

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
HY SA02	Wat Tyler House Car Park	Hornsey	0.06	15
HY SA03	Hornsey High Street (New River)	Hornsey	0.04	10
HY SA04	7 Cross Lane	Hornsey	0.06	9
HY SA05	YMCA 50 Tottenham Lane	Hornsey	0.15	25
HY SA06	40-46C Tottenham Lane (former Post Office sorting station and adjacent sites)	Hornsey	0.12	20
HY SA07	Hornsey Station Square	Hornsey	0.2	40
HY SA08	The Lotus Site	Hornsey	0.49	N/A
			Hornsey Total Homes	**119**
CE SA01	Crouch End Former Telephone Exchange	Crouch End	0.3	40
CE SA02	139-143 Crouch Hill	Crouch End	0.11	10
CE SA03	156 Tottenham Lane	Crouch End	0.15	30
CE SA04	YMCA Crouch End, 184 Tottenham Lane	Crouch End	0.19	N/A
CE SA05	93-113 Park Road	Crouch End	0.3	50
CE SA06	Lynton Road depot & 72-96 Park Road	Crouch End	0.59	90
CE SA07	Ramsey Court	Crouch End	0.39	9
			Croud End Total Homes	**229**
SG SA01	18-20 Stroud Green Road	Stroud Green	0.44	114
SG SA02	Rear of 84-106 Stroud Green Road	Stroud Green	0.15	20
SG SA03	Osborne Grove	Stroud Green	0.45	N/A

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
SG SA04	73 Stapleton Hall Road	Stroud Green	0.10	6
			Stroud Green Total Homes	**140**
HG SA01	Highgate Yards	Highgate	0.68	30
HG SA02	Highgate School	Highgate	15.57	N/A
HG SA03	460-470 Archway Road	Highgate	0.95	130
HG SA04	Wellington Gyratory, Archway Road	Highgate	0.43	50
HG SA05	Land Adjacent 27 Aylmer Road	Highgate	0.70	70
HG SA06	Former Highgate Railway Station	Highgate	2	N/A
HG SA07	Gonnerman Antiques	Highgate	0.1	35
HG SA08	40 Muswell Hill Road	Highgate	0.58	45
HG SA09	Former Mary Guild Care Home, 103-107 North Hill	Highgate	0.49	9
HG SA10	Hillcrest Estate	Highgate	2.3	35
HG SA11	Former Newstead Nursing Home	Highgate	0.28	11
HG SA12	44-46 Hampstead Lane	Highgate	0.38	66
HG SA13	Church Road Clinic, 44 North Hill	Highgate	0.1	N/A
			Highgate Total Homes	**481**
MH SA01	107 Avenue Mews	Muswell Hill	0.06	5
MH SA02	Muswell Hill Sainsburys and Princes Lane Mews	Muswell Hill	0.38	30
MH SA03	Muswell Hill Car Park and 5-7 Fortis Green Road	Muswell Hill	0.3	15

Site Ref	Site Name	Neighbourhood Area	Area (ha)	Capacity (homes)
MH SA04	Alexandra Palace	Muswell Hill	11.86	N/A
MH SA05	Muswell Hill telephone exchange	Muswell Hill	0.26	15
MH SA06	Royal British Legion Hall	Muswell Hill	0.32	20
MH SA07	Farrer Mews	Muswell Hill	0.74	15
MH SA08	Woodridings Court	Muswell Hill	0.54	37
MH SA09	Crescent Mews	Muswell Hill	0.23	30
			Muswell Hill Total Homes	**167**
			TOTAL HOMES	**17,976-18,476**

Schedule 11 – Housing Trajectory

	2021/22 to 2025/26	2026/27	2027/28	2028/29 to 2032/33	2033/34 to 2037/38	2038/29 to 2042/42
Year of trajectory				1 to 5	6 to 10	11 to 15
Target (annual)	1592	1592	1592	1592	1592	NA
Target (total)	7960	1592	1592	7960	7960	NA
Projected completions net 5+ new homes (total)		747	404	6847	9159	1982
Completions <5 net new homes /Windfall (total)	NA	260	260	1700	2500	2500
Total actual/ projected completions	5564	1007	664	8547	11659	4482
Surplus/deficit (total)	-2431	-585	-928	587	3699	NA
Surplus/deficit (cumulative total)		-3016	-3944	-3357	342	NA

Schedule 12 – Monitoring Framework

Monitoring of Local Plan policies is essential to determine the extent to which those policies are successfully delivering the Local Plan vision and objectives. Performance Indicators (PI) and targets and/or expected direction of travel against relevant policies in the Regulation 19 Local Plan have been identified in the table below.

The indicators and targets may change over the lifetime of the plan, in response to changes in national, regional or local legislation and policy. The Authority Monitoring Report will use the targets and indicators to assess the performance of each policy.

Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and will consider necessary actions to improve performance which could include additional Local Guidance, Supplementary Plan or amendments to the policies in the plan.

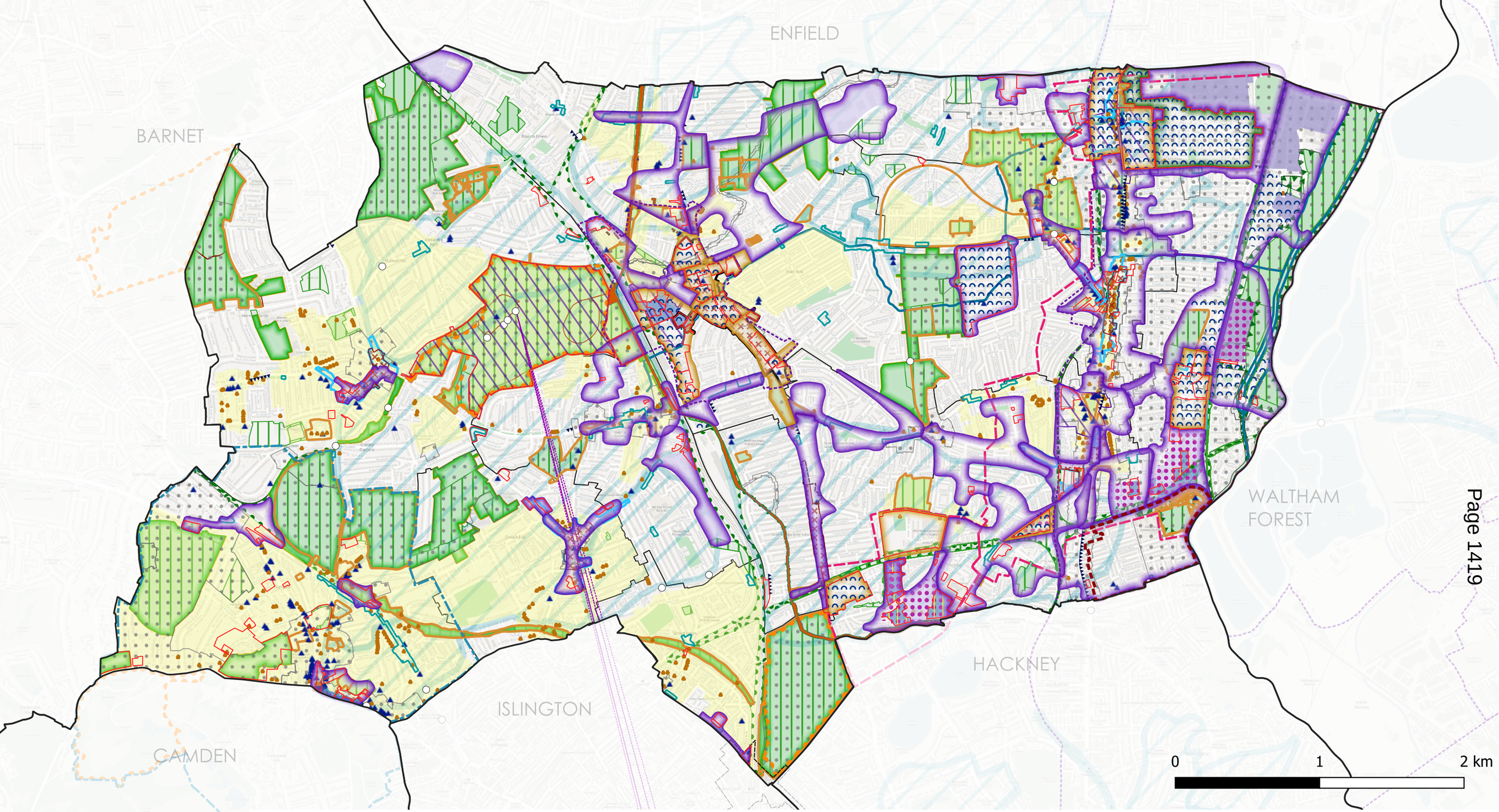
Ref	Performance Indicator	Target/expected direction of travel	Relevant Policies
Homes for the Future			
PI1	Number of new homes approved and completed	a. Progress in meeting the 10-year housing target of 21,500 homes (net) new homes over the period 2026/7 to 2037/38. b. At least 5,500 new homes in the Wood Green/Haringey Heartlands Opportunity Area over the plan period. c. At least 7,000 new homes in the Tottenham portion of the Lee Valley Opportunity Area over the plan period.	Policy SS1 Policy H1 All Neighbourhood Policies Policy SS1 WGN1 Policy SS1 Policy NTN1 Policy THN1 Policy BGN1
PI2	Percentage of new affordable housing completions for major developments	a. 50% of all new homes delivered over the plan period to be genuinely affordable. b. A minimum 40% affordable housing delivered on site for major proposals (excluding	Policy H2

Ref	Performance Indicator	Target/expected direction of travel	Relevant Policies
		types of land which may be subject to a higher target rate).	
PI3	Number of new affordable homes with an affordable housing tenure split	Where proposals deliver affordable housing, it be provided based on an affordable tenure housing split of: • 70% low-cost rent housing, and • 30% intermediate housing	Policy H2
PI4	Proportion of major developments approved and completed that contain family sized homes	Social rent, intermediate rent and market tenure to contain a minimum of 30% of homes that are 3 or more bedrooms.	Policy H3
PI5	Number of net new homes approved and completed on small sites	A minimum of 3,120 homes (net) over the period 2026/2027 to 2037/38 on sites less than 0.25 hectares.	Policy H5
PI6	Number of existing older and vulnerable people accommodation	No net loss of floorspace of accommodation for older people and vulnerable people, unless justified.	Policy H7
PI7	Number of Gypsy and Traveller Accommodation sites	a. Delivery of additional permanent Gypsy and Traveller pitches to progress meeting the identified need of 40 pitches over the period 2022/3 to 2037/8. b. No net loss of existing authorised sites and pitches.	Policy H10
A Greener, Cleaner, Safer Borough			
PI8	Provision of public Green Space (m2)	a. No loss of Metropolitan Open Land (MOL) extent. b. No loss of Designated Open Space.	Policy G1 – G3
PI9	Number of sites identified as having biodiversity and nature conservation value	a. No loss of Sites of Importance for Nature Conservation (SINC). b. No loss of Local Nature Reserves (LNR).	Policy G5

Ref	Performance Indicator	Target/expected direction of travel	Relevant Policies
PI10	Percentage of proposals subject to statutory Biodiversity Net Gain (BNG) achieving at least 20% BNG	All qualifying development proposals to secure at least 20% BNG.	Policy G5
PI11	Percentage of tree canopy coverage in the borough	A minimum of 30% tree canopy cover achieved in every ward over the plan period.	Policy G1-G6 Policy CR1, CR2, CR5 Policy D1 & D2
PI12	Support the Council's borough-wide net zero 2041 target	Reduction of total greenhouse gas emissions (territorial-based emissions) produced in the borough per year.	Policy ZC1-ZC2, ZC4-ZC7 Policy CR3 Policy D1 Policy T1-T7 Policy G1
A Culturally Rich Borough			
PI13	Number of public houses	No net loss of public houses, unless justified.	Policy C2
PI14	Number of historic sites and places on the Historic England Heritage at Risk register	Reduce the number of historic sites (currently 17) as being at risk in Haringey.	Policy HE1
PI15	Number of non-designated heritage assets	No reduction in locally listed buildings and other non-designated heritage assets in the borough.	Policy HE1 Policy HE5
A Borough that supports us to Live Well			
PI16	Improved air quality levels in the borough	Annual mean reduction of air pollution levels (NO2 and PM10) across the borough against national and regional Air Quality targets.	Policy CR1 Policy CR8 Policy D2 Policy T1 to T7
PI17	Number of social infrastructure facilities	a. No net loss of community, cultural, sports and recreation facilities.	Policy C1 Policy C2 Policy S1

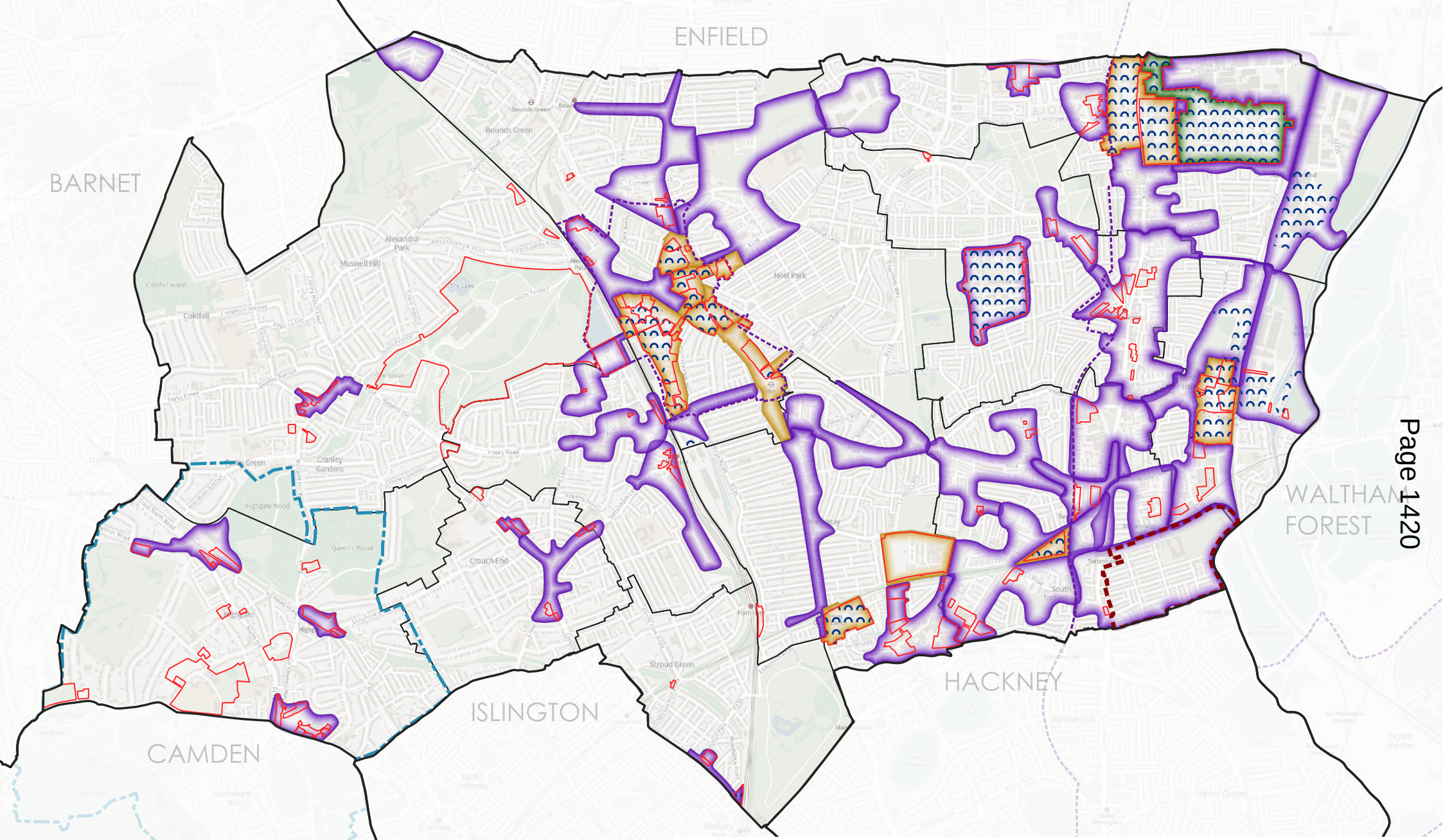
Ref	Performance Indicator	Target/expected direction of travel	Relevant Policies
		b. Net gain of cultural facilities floorspace (sqm) over the plan period.	Policy S2 Policy NT1
PI18	Number of public toilets provided or secured on major developments over 15,000sqm that are open to the public and developments that contain large areas of public realm.	Increased provision of public toilets over the plan period.	Policy S5
An Inclusive Economy			
PI19	Industrial land floorspace approved and completed in major developments	a. No net loss of industrial land. b. Progress in delivering 47,000-61,000sm of industrial floorspace over the plan period	Policy EI-EI3 Policy NT1 Policy THN1
PI20	Affordable employment space secured (floorspace and contributions) for proposals comprising over 1,000sqm of Office, Research and Development, Industrial Processes and General Industrial use classes	a. Increased provision (sqm) of affordable employment space. b. Additional affordable workspaces and/or providers added to the Haringey Affordable Workspace Provider Network in the borough over the plan period.	Policy C5 Policy EI5 WGN3
PI21	Proportion of units within Metropolitan and District Centres that are vacant.	Decreasing trend over the plan period, and no more than 10% over two monitoring periods.	Policy TC1-TC8 Policy NT1 Policy THN1 Policy THN2 Policy SSN1 Policy BGN1 Policy WG1 Policy WG2 Policy CEN1 Policy MHN1
A Borough that Connects us to Opportunities			

Ref	Performance Indicator	Target/expected direction of travel	Relevant Policies
PI22	Proportion of trips that are undertaken using sustainable travel	88% of trips in Haringey to be by public transport walking, wheeling, cycling modes of transport by 2041.	Policy T1 to T7
PI23	Number of cycle storage facilities provided within front gardens and delivered or secured through major residential development proposals	Year on year increase.	Policy T3

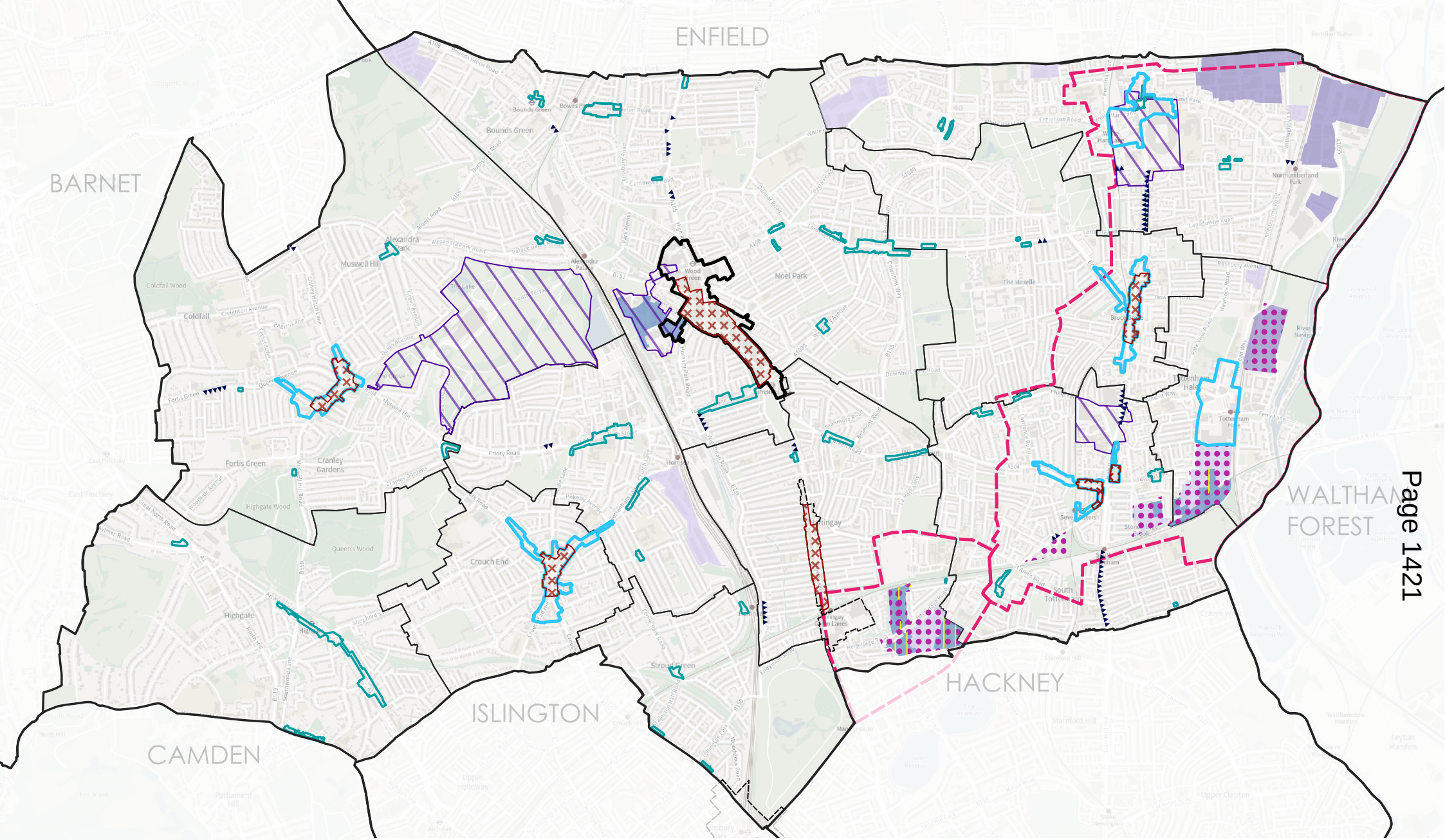


Site Allocation
Local View Points
Highgate Neighbourhood Plan Area
Opportunity Area
Wood Green Opportunity Area
Potentially Suitable for Tall Buidlings
Identified High Streets
Warehouse Living Site
Metropolitan Town Centres
Major Centres
District Centres
Local Centres
Primary Shopping Area
Creative Industries Cluster (CIC)
Local Employment Area (LEA)
Locally Significant Industrial Site (LSIS)
Strategic Industrial Land (SIL)
PFA Transform Area
PFA Enhance Area
PFA Enhance Transform Area
Cultural Quarter
Creative Enterprise Zone (CEZ)
Registered Parks and Garden (RPG)
Locally Listed Buildings
Statutory Listed Buildings
Historic Parks
Alexanda Palace Protected View
Archaeological Priority Area (APA)
Conservation Area
Lee Valley Regional Park (LVRP)
Site of Importance for Nature Conservation (SINC)
Designated Open Space
Metropolitan Open Land (MOL)
Ecological Corridor
Green Belt
Local Green Space
Local Nature Reserve (LNR)
South Tottenham House Extension
Critical Drainage Area
Blue Ribbon Network

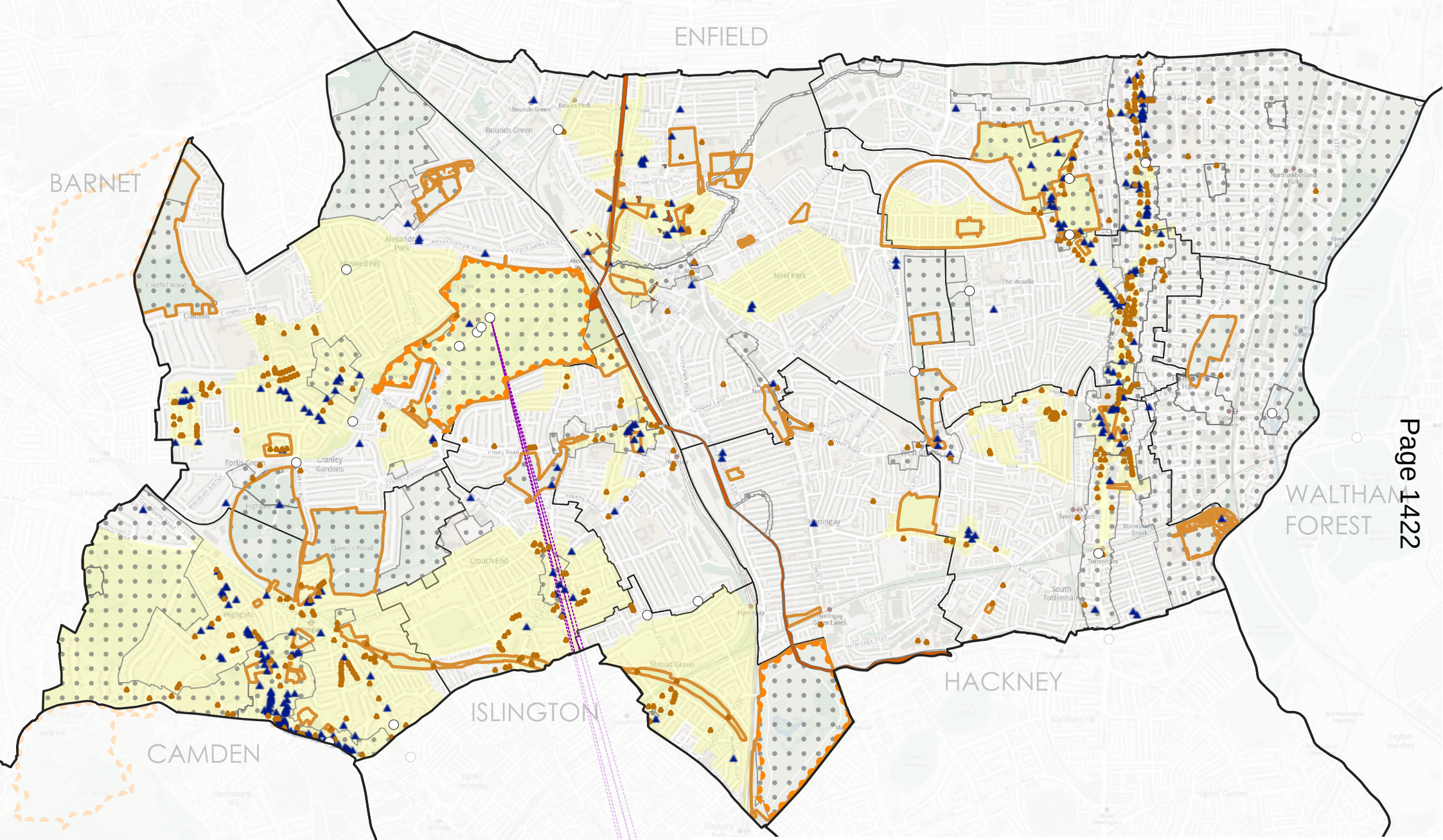
© Crown copyright and database rights 2026 OS 100019199



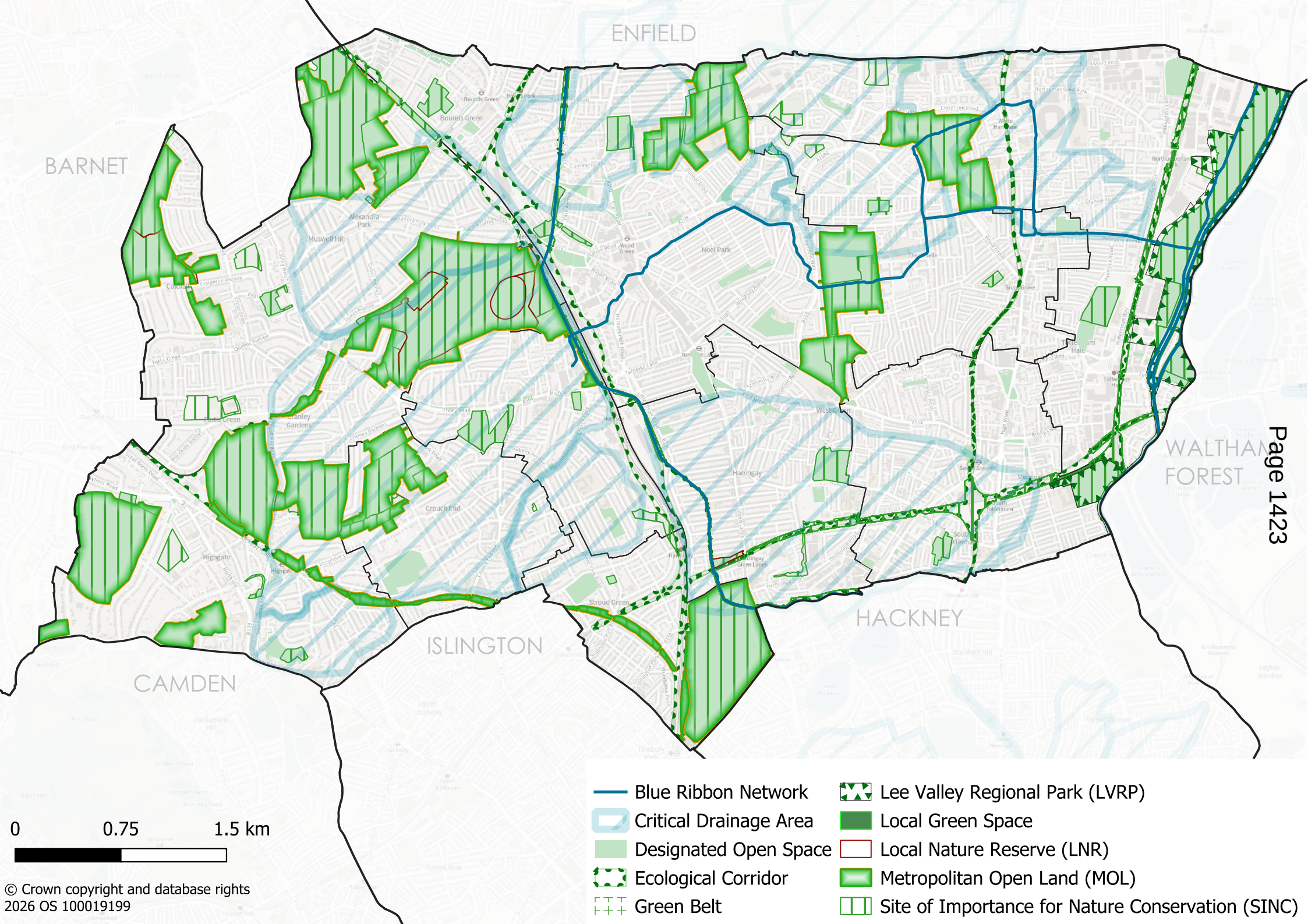
© Crown copyright and database rights
2026 OS 100019199



© Crown copyright and database rights 2026 OS 100019199



© Crown copyright and database rights
2026 OS 100019199



© Crown copyright and database rights
2026 OS 100019199

This page is intentionally left blank

Integrated Impact Assessment (IIA) of Haringey Proposed Submission Local Plan (Regulation 19)

October 2026



Contents

0. Non-Technical Summary 5
0.1 What is this report about? 5
0.2 The New Local Plan 5
0.3 What is the Integrated Impact Assessment? 6
0.4 How has the Proposed Submission Local Plan been assessed? 7
0.5 Our Local Plan Vision and Objectives 8
0.6 Key Findings and Recommendations 9
0.7 Next Steps 11
1. Introduction 12
1.1 Background 12
1.2 The Proposed Submission Local Plan 12
1.3 What is the Integrated Impact Assessment (IIA)? 13
1.4 Purpose of this Report 14
2. Review of Plans and Programmes 16
2.1 Introduction 16
2.2 Approach 16
2.3 Review of Plans and Programmes: Key Findings 17
3. Baseline Analysis and Interrelationships Between Key Sustainability Issues 18
3.1 Baseline Data Summary 18
3.2 Interrelationships Between Key Sustainability Issues 28
PART 1: What has plan-making/ IIA involved up to this point? 29

4. IIA Framework and Methodology 29
4.1 How was the IIA Scoped and Developed? 29
4.1.1 Review of Plans, Programmes and Strategies 29
4.1.2 Baseline Evidence Review 30
4.1.3 Identification of Sustainability Issues and Opportunities 30
4.1.4 Development of the IIA Framework 30
4.1.5 Consultation and Evolution of the IIA 31
4.2 IIA Framework 38
4.3 Assessment Methodology 45
4.3.1 Assessment Approach 45
4.3.2 Significance Criteria 46
4.3.3 Mitigation and Enhancement 47
4.3.4 Monitoring 47
4.4 Cumulative, Synergistic and Secondary Effects 47
4.5 Integrating the Assessments across the IIA Objectives 48
4.6 Health Impact Assessment Method 50
4.7 Equalities Impact Assessment Method 52
4.8 Habitats Regulation Assessment 53
4.9 Preparing the IIA 54
5. Reasonable Alternatives 54
5.0 Approach to alternatives assessment 54
5.1. Establishing Reasonable Alternatives 55

5.1.1 Background 55
5.1.2 Spatial Strategy Options – Where should growth go and what form should it take? 57
5.1.3 Housing Growth Options - How much housing growth should Haringey plan for? 61
5.1.3 Site Options 65
5.2 Assessing Reasonable Alternatives 66
5.2.1 Assessment of Spatial Strategy Options 66
5.2.2 Assessment of Housing Growth Options 92
5.3 Developing the Preferred Approach 114
5.3.1 Preferred Spatial Strategy Approach 114
5.3.2 Preferred Housing Growth Approach 115
5.3.3 Overall Conclusions 116
PART 2: What are the IIA findings at this stage in relation to the Proposed Submission Local Plan? 117
6. Assessment of the Preferred Local Plan 117
6.1 Introduction 117
6.2 Changes Since the Regulation 18 Draft Local Plan 117
6.3 Assessment of the Vision, Objectives and Placemaking Framework 118
6.4 Preferred Spatial Strategy 119
6.5 Borough-wide Policies 122
6.6 Neighbourhood Policies 124
6.7 Site Allocations 126
6.8 Summary of Effects 127
7. Key Findings and Cumulative Effects 129

7.1 Cumulative, Synergistic and Secondary Effects of the Local Plan 129
7.2 Key Findings from the Health Impact Assessment 132
7.3 Key Findings from the Equality Impact Assessment 133
7.4 Key Findings from the HRA 135
PART 3: What happens next? 135
8. Conclusions and Next Steps 135
8.1 Overall Findings 135
8.2 Cross-Boundary Cumulative effects 137
8.3 Recommendations 141
8.4 Consultation on the Regulation 19 Proposed Submission Local Plan 141
8.5 Submission and Examination 142
8.6 Monitoring 142

0. Non-Technical Summary

0.1 What is this report about?

This report presents the findings of the Integrated Impact Assessment (IIA) undertaken to support the preparation of Haringey's Proposed Submission Local Plan (Regulation 19).

The Local Plan will guide development and investment across the borough over the period 2028 to 2043 and establish the planning framework for delivering new homes, employment opportunities, infrastructure, environmental improvements and neighbourhood placemaking. The IIA has been prepared alongside the Local Plan to ensure that social, economic, environmental, health and equality considerations have been integrated into plan-making and decision-making throughout the preparation of the Plan.

The IIA assesses:

- The likely effects of the Proposed Submission Local Plan.
- The reasonable alternatives considered during plan preparation.
- The potential social, economic and environmental consequences of different growth approaches.
- The extent to which the Local Plan supports sustainable development.
- Opportunities to enhance positive effects and minimise adverse effects.

0.2 The New Local Plan

The Haringey New Local Plan has been prepared to provide an updated planning framework for the borough. Once adopted, it will replace Haringey’s existing 2017 Local Plan forming the key part of the borough’s statutory Development Plan and will be used to help determine planning applications.

The Local Plan responds to a range of opportunities and challenges facing the borough, including:

- Housing affordability pressures and increasing housing need.
- Population growth and changing demographics.
- Health inequalities and social deprivation.

- Climate change mitigation and adaptation.
- Environmental protection and enhancement.
- Economic growth and employment needs.
- The need for investment in infrastructure and services.

The Plan establishes:

- A borough-wide vision and placemaking framework.
- A preferred spatial strategy for accommodating growth.
- Borough-wide development management policies.
- Neighbourhood policies.
- Site allocations.
- Policies covering housing, economy, employment, town centres, infrastructure, transport, climate change, biodiversity and design.

0.3 What is the Integrated Impact Assessment?

The purpose of the IIA is to assess the likely effects of the Local Plan and ensure that sustainability considerations are embedded throughout plan preparation. The assessment has informed the development of the Local Plan from the earliest stages and has been undertaken as an iterative process alongside policy development.

The IIA combines various assessment requirements into a single integrated process:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Health Impact Assessment (HIA)
- Equality Impact Assessment (EqIA)

A Habitats Regulations Assessment (HRA) has also been undertaken alongside the Local Plan and is reported separately.
This integrated approach ensures that environmental, social, economic, health and equality impacts are considered together when assessing the Plan.

0.4 How has the Proposed Submission Local Plan been assessed?

Sustainability objectives / IIA objectives

The assessment uses a framework of sixteen Integrated Impact Assessment (IIA) objectives covering the key sustainability issues facing Haringey. The topics covered are:

1. Social Infrastructure
2. Health and Wellbeing
3. Education
4. Air, Light and Noise Pollution
5. Climate Change Mitigation
6. Climate Change Adaptation and Resilience
7. Water Resources and Pollution
8. Biodiversity and Open Space
9. Soils and Minerals
10. Social Inclusion and Equality
11. Historic Environment, Culture and Character
12. Transport and Connectivity
13. Waste
14. Housing
15. Economy and Employment
16. Town Centres

These objectives have been used to assess:

- Reasonable alternatives.
- The Local Plan vision and objectives.
- The preferred spatial strategy.
- Borough-wide policies.
- Neighbourhood policies.
- Site allocations.

Scoring system

The assessment uses a scoring system to identify the likely impact of the proposed policies when they are considered against each of the IIA objectives. The assessment considers short, medium and long-term effects and identifies cumulative, synergistic and secondary effects where appropriate.

Table 0.1: SIGNIFICANCE DEFINITIONS (SCORING SYSTEM)

Significance of effect	
++	Significant positive
+	Minor positive
O	Neutral
-	Minor negative
--	Significant negative
?	Unknown
N/A	Not applicable

0.5 Our Local Plan Vision and Objectives

The Local Plan seeks to deliver sustainable growth through a neighbourhood placemaking approach which recognises the distinct character, opportunities and challenges of different parts of the borough.

The overarching ambition is to support:

- Delivery of new homes, including affordable homes.
- Strong and inclusive economic growth.
- Healthy and inclusive communities.
- Reduced inequalities.
- High-quality design and placemaking.
- Climate action and environmental resilience.
- Improved biodiversity and green infrastructure.

- Enhanced town centres and local centres.
- Better walking, cycling and public transport connectivity.
- Protection and enhancement of heritage, culture and local character.

The assessment concludes that the vision, objectives and placemaking framework are strongly aligned with the sustainability priorities identified through the evidence base, consultation responses and policy review.

0.6 Key Findings and Recommendations

Assessment of reasonable alternatives
The IIA assessed four spatial strategy options and three housing growth options. The assessment concluded that:

- **Option S4 (Urban intensification focus with limited land release/co-location)** provides the most sustainable spatial strategy, balancing housing growth, employment needs, environmental protection and infrastructure capacity.
- **Option H2 (London Plan 2021 and Capacity-Led Growth)** performs most favourably when considered against the full range of sustainability objectives, balancing housing delivery with environmental, economic and infrastructure considerations.

Assessment of the Proposed Submission Local Plan
Overall, the assessment concludes that the Proposed Submission Local Plan is expected to generate predominantly positive effects.

Significant positive effects are anticipated in relation to:
- Housing delivery.
- Health and wellbeing.
- Social inclusion and equality.
- Economy and employment.
- Town centre vitality and viability.

Positive effects are also expected in relation to:
- Climate change mitigation and adaptation.

- Biodiversity and green infrastructure.
- Sustainable transport.
- Heritage and local character.
- Water resources.
- Waste and circular economy objectives.

Potential adverse effects are primarily associated with accommodating growth and include:

- Increased pressure on transport infrastructure.
- Demand for healthcare and education facilities.
- Pressure on biodiversity and open spaces.
- Increased demand for utilities and water resources.
- Localised impacts on environmental quality.

However, these effects are expected to be largely mitigated through:

- Borough-wide policies.
- Neighbourhood policies.
- Site-specific requirements.
- Infrastructure planning.
- Development management processes.

Health Impact Assessment

The HIA concludes that the Local Plan is likely to have a significant positive effect on health and wellbeing through:

- New housing delivery.
- Healthy placemaking.
- Improved active travel opportunities.
- Enhanced green infrastructure.
- Better access to services and community infrastructure.

Equality Impact Assessment

The EqIA concludes that the Local Plan is expected to have significant positive effects on equality outcomes and support:

- Affordable housing delivery.
- Accessible homes.
- Improved access to employment.
- Community infrastructure provision.
- Inclusive design and placemaking.

Recommendations

No specific additional recommendations are considered necessary at this stage. The assessment concludes that the Proposed Submission Local Plan provides an appropriate framework for delivering sustainable development whilst avoiding, managing and mitigating adverse effects.

0.7 Next Steps

The Proposed Submission Local Plan and accompanying Integrated Impact Assessment will be published for Regulation 19 consultation. This will provide an opportunity for residents, businesses, statutory consultees, neighbouring authorities and other stakeholders to comment on the soundness of the Plan and the findings of the assessment.

Following consultation:

1. Representations will be reviewed by the Council.
2. The Local Plan and supporting evidence will be submitted to the Secretary of State.
3. The Plan will be independently examined by a Planning Inspector.
4. Any modifications arising through examination will be assessed and consulted on where necessary.
5. Following adoption, implementation of the Plan will be monitored through the Authority Monitoring Report (AMR).

Monitoring will help identify any unforeseen environmental, social or economic effects and ensure that the Plan continues to support the delivery of sustainable development across Haringey.

1. Introduction

1.1 Background

The London Borough of Haringey is preparing a New Local Plan to guide the future development of the borough over the plan period to 2043. The Local Plan will establish the spatial vision, objectives, policies and site allocations required to support sustainable growth, address local challenges and deliver the Council's ambitions for Haringey's communities, economy and environment.

The Local Plan is being prepared in the context of significant change and opportunity across the borough. Haringey faces a range of social, economic and environmental challenges including housing affordability pressures, inequality, climate change, infrastructure demands and the need to support economic growth whilst protecting the borough's valued heritage, green spaces and environmental assets. The Local Plan provides the primary mechanism through which these challenges can be addressed through the planning system.

This Integrated Impact Assessment has been undertaken alongside the preparation of the Local Plan to ensure that sustainability, health, equality and environmental considerations are embedded within plan-making and decision-making. The IIA process has informed the development of the Local Plan from an early stage, helping to identify potential impacts, test alternatives and refine the emerging strategy.

1.2 The Proposed Submission Local Plan

The Local Plan is the Council's key planning document which it uses to assess planning applications and to manage where new development happens and how it happens.

Haringey's existing Local Plan was adopted in 2017 and a process to replace it with a New Local Plan started in 2020. It is a statutory requirement for Local Authorities to have an up-to-date Local Plan. An updated Local Plan will allow the Council to plan for the next 15 years of development in the borough and support the successful delivery of Haringey's Borough Vision, including regarding inclusive placemaking and responding to the climate emergency.

The Plan has been prepared having regard to national planning policy and guidance, the London Plan and a wide range of supporting evidence prepared by the Council and its partners. It seeks to deliver sustainable development by balancing the need for homes, jobs and infrastructure with protection and enhancement of the borough's environmental, cultural and community assets.

This report accompanies the Regulation 19 publication version of the Local Plan (referred to as the 'Proposed Submission Local Plan') and presents the findings of the Integrated Impact Assessment undertaken to date.

1.3 What is the Integrated Impact Assessment (IIA)?

The Integrated Impact Assessment (IIA) is a process undertaken alongside preparation of the Local Plan to ensure that social, economic, environmental, health and equality considerations are taken account of throughout plan-making. The purpose of the IIA is to identify, describe and evaluate the likely effects of the Local Plan and to help ensure that sustainability considerations are integrated into decision-making from an early stage.

The IIA is intended to support the preparation of a more sustainable, inclusive and resilient Local Plan by testing emerging proposals, identifying potential adverse effects, considering opportunities for enhancement and assessing reasonable alternatives. It also provides a transparent evidence base explaining how sustainability considerations have influenced the development of the Plan.

To avoid duplication and ensure a coordinated assessment process, the Council has prepared a single IIA incorporates the following statutory and non-statutory assessment requirements:

- Sustainability Appraisal (SA);
- Strategic Environmental Assessment (SEA);
- Health Impact Assessment (HIA); and
- Equality Impact Assessment (EqIA).

The Sustainability Appraisal incorporates the requirements of the Strategic Environmental Assessment Regulations and considers the likely environmental, social and economic effects of the Local Plan. The Health Impact Assessment examines the potential effects of the Plan on the health and wellbeing of residents and seeks to identify opportunities to improve health outcomes and reduce health inequalities. The Equality Impact Assessment helps ensure that the Plan has regard to the Council's responsibilities under the Equality Act 2010 and considers the potential impacts of planning policies on people with protected characteristics and those experiencing socioeconomic disadvantage.
A separate Habitats Regulations Assessment (HRA) has also been undertaken alongside preparation of the Local Plan. The HRA considers whether the Local Plan could have likely significant effects on European designated habitat sites. The HRA is reported separately.

The integrated approach enables environmental, social, economic, health and equality considerations to be considered together through a single assessment framework. This provides a more comprehensive understanding of the likely consequences of policy choices and helps ensure that the Local Plan contributes towards the achievement of sustainable development.

1.4 Purpose of this Report

The purpose of this report is to:

- Document the Integrated Impact Assessment process undertaken to support preparation of the Proposed Submission Local Plan.
- Present baseline information and key sustainability issues affecting Haringey.
- Explain how reasonable alternatives have been identified and assessed.
- Evaluate the likely significant effects of the Proposed Submission Local Plan.
- Identify mitigation measures and opportunities for enhancement.
- Demonstrate how sustainability, health and equality considerations have informed plan preparation.
- Support consultation and provide evidence for the independent examination of the Local Plan.

This report has been prepared to accompany the Regulation 19 publication version of the Local Plan and forms part of the evidence base supporting the Plan.

1.5 Structure of this Report

The report is structured as follows:

- Chapter 0: Non-Technical Summary.
- Chapter 1: Introduction.
- Chapter 2: Review of relevant plans, policies and programmes.
- Chapter 3: Baseline analysis and key sustainability issues.

- Chapter 4: IIA framework and methodology.
- Chapter 5: Assessment of reasonable alternatives and explanation of the preferred approach.
- Chapter 6: Assessment of the Proposed Submission Local Plan.
- Chapter 7: Summary of key findings, cumulative effects and the outcomes of the HIA, EqIA and HRA.
- Chapter 8: Conclusions, recommendations, monitoring and next steps.
- Appendices: Detailed evidence, indicators and assessment matrices.

1.6 How to Comment on this IIA Report

The Council is consulting on both the Proposed Submission Local Plan and the accompanying Integrated Impact Assessment. Representations are invited from people who live and work in the borough, including residents, businesses, statutory consultees, infrastructure providers, community organisations and any other local groups.

Comments are welcomed on:

- The findings of the Integrated Impact Assessment.
- The assessment of reasonable alternatives.
- The evidence and assumptions relied upon.
- The identification of likely significant effects.
- Proposed mitigation measures and recommendations.
- Any information that may help improve the assessment.

Details of the consultation period, consultation documents and methods for submitting comments are provided alongside the Regulation 19 Local Plan consultation materials on the Council's website. All representations received will be considered by the Council before submission of the Local Plan for independent examination.

2. Review of Plans and Programmes

2.1 Introduction

The review of plans, programmes and strategies identifies the policy context within which the Local Plan is being prepared. The review helps to identify relevant sustainability objectives, environmental protection requirements and strategic priorities that should be taken account of through preparation of the Local Plan and the Integrated Impact Assessment. The findings of the review have informed the development of the IIA framework and objectives.

2.2 Approach

The review of plans, programmes and strategies was undertaken to establish the policy and legislative context within which the Local Plan is being prepared and to identify the key sustainability objectives, environmental protection requirements and strategic priorities relevant to the Integrated Impact Assessment.

The review considered relevant international, national, regional and local plans, programmes and policies covering a broad range of environmental, social and economic topics. These included planning policy, climate resilience, housing, transport, health, equality, economic development, heritage, infrastructure and environmental protection.

For each document reviewed, consideration was given to:

- The key objectives and priorities of the plan, programme or strategy.
- Relevant environmental, social and economic issues.
- Implications for the preparation of the Local Plan.
- Implications for the development of the IIA Framework and assessment objectives.

The review was undertaken at the scoping stage of the IIA process in 2020 and has subsequently been updated to reflect changes to the policy context, including publication of updated local evidence and strategies. The review has helped ensure that the Local Plan has been prepared having regard to relevant policy requirements and sustainability objectives at all levels of governance.

The review also assisted in identifying the key sustainability challenges and opportunities facing the borough and informed the development of the sixteen IIA objectives used throughout the assessment process. Together with the baseline review, it provided the evidence base for establishing the scope of the Integrated Impact Assessment.

A detailed review of relevant plans, programmes and strategies is provided in Appendix D. This appendix identifies the objectives of each document reviewed and summarises the implications for both the Local Plan and the Integrated Impact Assessment.

2.3 Review of Plans and Programmes: Key Findings

Key themes emerging from the review of plans and programmes include:

Housing and communities

The review highlights the need to:

- increase housing delivery;
- boost affordable housing provision;
- meet the needs of different groups;
- support healthy, inclusive communities.

Climate change and environment

The review highlights the need to:

- reduce greenhouse gas emissions;
- support net zero ambitions;
- improve climate resilience;
- protect biodiversity and green infrastructure and support nature recovery;
- improve air quality.

Economy and employment

The review highlights the need to:

- protect industrial capacity;
- support employment growth;
- strengthen town centres;
- support inclusive economic growth.

Historic environment and placemaking

The review highlights the need to:

- protect heritage assets;
- respond positively to local character;
- deliver high-quality design;
- create attractive and accessible places.

Overall, the review of plans, programmes and strategies highlights a strong and consistent emphasis on delivering sustainable growth, addressing climate change, reducing inequalities, improving health and wellbeing, supporting economic resilience, protecting and enhancing the natural and historic environment, and promoting high-quality placemaking. These themes reflect the key challenges and opportunities identified through the baseline evidence and have informed the development of the IIA Framework. These themes are reflected in the baseline analysis presented in Chapter 3 and informed the development of the IIA objectives presented in Chapter 4.

3. Baseline Analysis and Interrelationships Between Key Sustainability Issues

3.1 Baseline Data Summary

The baseline evidence provides an overview of the social, economic and environmental characteristics of Haringey and identifies the key sustainability issues that the Local Plan must address.

The evidence identifies several cross-cutting sustainability challenges facing the borough. These include population growth and increasing demand for housing and infrastructure; significant social, economic and health inequalities, particularly between eastern and western parts of the borough; housing affordability and overcrowding; climate change mitigation and adaptation; improving air quality and public health; protecting and enhancing biodiversity, heritage and open spaces; and supporting inclusive economic growth.

The evidence also highlights a strong spatial dimension to many sustainability issues, with eastern Haringey experiencing higher levels of deprivation, poorer health outcomes, lower open space provision, higher unemployment levels and greater environmental pressures than many western parts of the borough.

Existing physical infrastructure and community assets, including transport networks, utilities, schools, healthcare facilities, open spaces and waste infrastructure, will also experience increasing pressure as the population grows.

The baseline also identifies various positive trends, including improving air quality, reductions in carbon emissions, investment in active travel infrastructure, improvements in educational attainment and significant opportunities for placemaking and growth in locations such as Wood Green and Tottenham.

However, without a new Local Plan, many of the challenges faced are likely to intensify, and opportunities to deliver sustainable growth, reduce inequalities and improve environmental quality may be missed.

The table below presents a summary of key baseline conditions and trends and the likely future baseline without the Local Plan. A detailed baseline including statistics can be found in Appendix C.

Table 3.1: Baseline Summary and Likely Evolution Without the Local Plan

Sustainability Issue	Baseline Summary	Likely Situation Without the Local Plan
Social Infrastructure and Demographics	Haringey has a growing and highly diverse population, projected to increase to around 280,000 residents by 2031. The borough experiences significant inequalities, with	Without an updated planning framework, population growth is likely to place increasing pressure on housing, services and infrastructure. Existing social and spatial inequalities may widen, particularly in the east

	Northumberland Park remaining one of the most deprived neighbourhoods in London and pronounced east-west disparities in deprivation, health outcomes, educational attainment and economic opportunity. Population growth and an ageing population are expected to increase demand for housing, health facilities, community services and infrastructure. A key characteristic of the borough is the east-west divide in deprivation, health outcomes and access to opportunities and services. Although crime has fallen overall, it remains concentrated in more deprived neighbourhoods, alongside continuing concerns regarding youth violence and hate crime.	of the borough. Opportunities to promote inclusive communities, improve access to services, and support safer and healthier neighbourhoods may be missed.
Health and Wellbeing	Health outcomes have improved overall but significant inequalities remain between different parts of the borough and between population groups. Significant life expectancy gaps remain between the east and west of the borough.	Without the Local Plan, health inequalities may persist or worsen due to continued disparities in housing quality, environmental conditions, access to green space and healthcare infrastructure. Population growth may increase pressure on existing health facilities and recreational spaces.

	Childhood obesity levels remain among the most significant public health challenges, particularly among Year 6 pupils and within Black communities. Healthcare capacity pressures are forecast in some locations, particularly in primary care provision. Access to parks and open spaces contributes positively to wellbeing, although deficiencies remain in some areas.	
Education and Skills	Educational attainment has improved but remains below London averages in some areas. Significant disparities exist in educational outcomes by geography and ethnicity. Demand for primary school places has fallen significantly and linked to this demand for secondary school places is expected to decease, while post-16 education and training opportunities remain more limited within the borough. Participation in adult learning has declined, particularly amongst older and disadvantaged residents.	Without targeted planning and infrastructure delivery, educational inequalities may persist, potentially limiting opportunities for social mobility, skills development and economic participation. and ability to keep the full range of school sites open. Falling demand in primary and secondary schools may place additional pressure on funding of existing provision.

Air Quality, Noise and Light Pollution	Haringey remains designated as an Air Quality Management Area due to nitrogen dioxide exceedances, although air quality has improved in recent years. Major transport corridors remain associated with poorer air quality outcomes. Noise pollution is primarily associated with road traffic and can adversely affect health and wellbeing.	Without Local Plan policies supporting sustainable transport, low-emission development and improved environmental quality, poor air quality and noise pollution are likely to remain concentrated around major transport corridors and in more deprived areas. Vulnerable groups may continue to experience disproportionate impacts.
Climate Change Mitigation	Carbon emissions have fallen significantly since 2005, although residential energy use and transport remain the largest contributors. Haringey has committed to ambitious carbon reduction targets. Existing communal heating infrastructure in Haringey comprises estate-scale communal heating systems such as the Broadwater Farm heat network. The Council has previously explored proposals for larger strategic heat networks serving Tottenham Hale, Broadwater Farm, North Tottenham and Wood Green, however there are no immediate plans for a borough-wide heat network expansion. Opportunities for large-scale renewable energy generation remain relatively limited. Despite reductions in carbon emissions, fuel poverty remains a significant issue affecting	Without Local Plan measures supporting energy efficiency, renewable energy generation and low-carbon development, progress towards local and regional carbon reduction targets may slow. Fuel poverty and energy insecurity could continue to affect vulnerable households.

	almost 20,000 households. Improving energy efficiency standards in Haringey's building stock remains one of the largest opportunities to reduce carbon emissions in the borough.	
Climate Change Adaptation	Surface water flooding represents the principal source of flood risk within the borough. Flood risk is concentrated within the Lee Valley corridor and parts of eastern Haringey, while nine Critical Drainage Areas have been identified across the borough. Climate projections indicate increasing risks from flooding, overheating and extreme weather events. Urban heat island effects are expected to become more pronounced.	Without adaptation measures, climate-related risks are likely to increase. Surface water flooding and overheating could affect a growing number of residents, businesses and assets, with particularly significant impacts on older people, vulnerable groups and areas with limited green infrastructure.
Water Resources and Water Quality	Haringey lies within a water-stressed region and is served by a network of main rivers and culverted watercourses including the River Lee, Pymmes Brook and Moselle Brook. Water quality remains poor in several water bodies and there are opportunities for river restoration and deculverting.	Continued population growth is likely to increase pressure on water resources and wastewater infrastructure. Without Local Plan measures promoting water efficiency, SuDS and improved water management, water quality and resource pressures may increase. Opportunities to improve ecological conditions and resilience may be limited.
Biodiversity and Open Spaces	The borough contains an extensive biodiversity network comprising 71 Sites of Importance for Nature Conservation, 5 Local	Without policies protecting and enhancing biodiversity and green infrastructure, development and population growth may increase pressure on habitats and open

	Nature Reserves and strategically important ecological corridors including the Lee Valley, New River and Parkland Walk. Access to open space and nature remains uneven, with deficiencies concentrated in parts of eastern Haringey.	spaces. Opportunities for nature recovery, biodiversity net gain, habitat creation and improved access to nature could be reduced.
Land and Soil	Haringey is a predominantly urban borough with limited undeveloped land. Historic industrial activity has left areas of potentially contaminated land, although major brownfield sites have been remediated and no sites are currently recorded on the Contaminated Land Register. Brownfield land remains the primary source of future development opportunities. The majority of the borough is urbanised and opportunities to safeguard natural soil resources are limited. New development can contribute to additional soil sealing and loss of permeable surfaces unless appropriately managed.	Without the Local Plan, opportunities to make efficient use of previously developed brownfield land while protecting soil functions and managing contamination risks may be reduced.
Landscape and Townscape	Haringey's character is defined by a combination of urban neighbourhoods, valued open spaces and the Lee Valley landscape. Strategic views, Green Belt, Metropolitan Open Land and the Lee Valley landscape contribute significantly to the borough's character and environmental quality.	Without an updated planning framework, development may not consistently achieve high standards of design, accessibility and climate resilience. Development pressures could adversely affect landscape character, strategic views and the quality of the public realm.

	Growth is expected to involve higher density development in accessible locations, placing increasing importance on high-quality and inclusive design.	
Heritage and Culture	The borough contains a rich historic environment, including conservation areas, listed buildings, archaeological assets and locally significant heritage assets. Several heritage assets remain on Historic England's Heritage at Risk Register. Tottenham's Creative Enterprise Zone, Haringey's forthcoming London Borough of Culture 2027 programme, and a cultural sector representing almost 20% of local businesses contribute significantly to local identity, placemaking and economic vitality.	Without Local Plan policies supporting conservation and enhancement, designated and non-designated heritage assets, including archaeological remains, may become increasingly vulnerable to neglect, inappropriate development and loss of significance. Opportunities to protect and strengthen cultural infrastructure and support the creative economy may also be reduced.
Transport and Connectivity	Haringey benefits from strong radial public transport connections but weaker orbital connectivity. Walking and cycling infrastructure is improving, although active travel mode share remains low compared to many inner London boroughs. Congestion, road danger and air quality issues remain concentrated on major road corridors.	Without continued investment in sustainable transport and the integration of growth with transport infrastructure, congestion, pollution and road safety issues may worsen. Opportunities to increase active travel and reduce transport-related emissions may be missed.

	Car ownership is declining and electric vehicle infrastructure is expanding.	
Waste Management	Waste generation remains significant and is expected to increase alongside population growth. Recycling rates remain below strategic targets and most residual waste is managed through energy recovery facilities. Construction and demolition recycling rates are relatively high.	Without Local Plan measures supporting circular economy principles, sustainable construction and waste reduction, increased population and development may lead to higher waste generation and greater pressure on waste management infrastructure.
Housing	Haringey experiences significant housing affordability pressures, with demand for affordable homes substantially exceeding supply. Overcrowding, homelessness and housing insecurity remain significant issues. Demand for family housing, accessible homes, supported housing and specialist accommodation is expected to increase. Housing delivery has historically been strong nut below identified need.	Without the Local Plan, housing need is unlikely to be met, particularly for genuinely affordable and social rented homes. Housing affordability pressures, overcrowding and homelessness are likely to persist or worsen. Opportunities to provide accessible and specialist housing for diverse needs may be reduced.
Economy and Employment	Haringey has a diverse economy supported by industrial areas, town centres and a growing creative sector. Despite recent	Without a proactive planning strategy, economic growth may be constrained and inequalities in employment outcomes may persist. Employment land could be subject to

	growth, the borough has one of the lowest job densities in London, alongside persistent in-work poverty, skills inequalities and significant demand for affordable workspace. Key challenges include low job density, in-work poverty, skills inequalities and demand for affordable workspace. Employment land in the east of the borough continues to play an important economic role.	increased pressure from competing land uses, potentially affecting opportunities for local businesses and jobs.
Town Centres and Retail	Haringey's centres continue to evolve from predominantly retail destinations towards mixed-use locations supporting retail, leisure, cultural, residential and community uses. Vacancy rates are generally below national averages, although centres continue to experience structural changes associated with changing consumer behaviour and growth in online shopping. Wood Green remains the borough's principal centre, while Tottenham Hale and North Tottenham present significant opportunities for placemaking and growth. Safety, accessibility and inclusivity remain important considerations.	Without a coordinated planning approach, town centres may struggle to adapt effectively to changing retail and economic trends. Opportunities to support local businesses, maintain vitality and improve inclusivity may be reduced, potentially leading to declining attractiveness and resilience.

3.2 Interrelationships Between Key Sustainability Issues

Many of Haringey's sustainability issues are interconnected and cannot be considered in isolation.

Population growth is likely to increase demand for housing, employment land, transport infrastructure, healthcare, education facilities and open space. Similarly, economic growth can support investment in infrastructure and community facilities, whilst also increasing demand for housing, land and transport capacity.

Housing delivery and placemaking can contribute positively to economic growth, health outcomes and social inclusion, but may also place pressure on biodiversity, water resources, heritage assets and landscape character.

Climate change is closely linked to air quality, energy use, flood risk, health and wellbeing, green infrastructure and biodiversity. Similarly, access to open space and nature contributes to both physical and mental health, climate resilience and ecological connectivity.

Existing inequalities, particularly between eastern and western parts of the borough, influence many sustainability issues, including health outcomes, access to services, environmental quality, housing conditions, transport accessibility and economic opportunity.
The Local Plan therefore has an important role in managing these interrelated issues in an integrated manner and supporting sustainable development across the borough.

Overall, the baseline demonstrates that many sustainability issues are mutually reinforcing. For example, improving housing quality can contribute positively to health outcomes, climate change mitigation and fuel poverty reduction, whilst investment in green infrastructure can support biodiversity, climate resilience, air quality and health and wellbeing. The integrated nature of these issues underlines the importance of assessing Local Plan policies and site allocations collectively and cumulatively, rather than in isolation.

PART 1: What has plan-making/ IIA involved up to this point?

4. IIA Framework and Methodology

4.1 How was the IIA Scoped and Developed?

The purpose of the scoping stage is to establish the framework through which the likely significant social, economic and environmental effects of the Local Plan can be identified, described and evaluated. Scoping helps ensure that the assessment focuses on the issues that are most relevant to Haringey and provides the evidence base for the IIA. The process enables the Council to identify key sustainability challenges and opportunities, develop an appropriate assessment framework and ensure that sustainability considerations are integrated into plan preparation from an early stage.

The IIA has been undertaken as an iterative process alongside the preparation of the Local Plan. An IIA Scoping Report was prepared at the outset of the plan preparation and consulted upon alongside the Council's First Steps engagement on the emerging Local Plan between November 2020 and February 2021. The Scoping Report established the context for the assessment, established baseline conditions and sustainability issues, and proposed a framework of objectives and assessment questions against which the Local Plan could be assessed.

The scoping process involved four principal stages:

4.1.1 Review of Plans, Programmes and Strategies

A review was undertaken of relevant international, national, regional and local plans, programmes and strategies to identify environmental protection objectives, sustainability priorities and policy requirements relevant to the preparation of the Local Plan. The review considered planning, environmental, housing, transport, economic development, health, equality and climate change policy documents and helped identify the wider policy context within which the Local Plan is being prepared. The findings informed both the development of the Local Plan and the IIA Framework.

4.1.2 Baseline Evidence Review

A review of baseline information was undertaken to establish the social, economic and environmental characteristics of Haringey and identify key trends likely to influence the borough over the plan period. This included consideration of population and demographics, health and wellbeing, education, housing, employment, transport, climate change, biodiversity, heritage, infrastructure and environmental quality. The review also considered how these conditions may evolve in the absence of a new Local Plan.

4.1.3 Identification of Sustainability Issues and Opportunities

The findings of the policy review and baseline analysis were used to identify the principal sustainability challenges and opportunities that the Local Plan should seek to address. These included:

- Accommodating growth whilst maintaining and enhancing quality of life.
- Meeting identified housing needs, including affordable housing needs.
- Addressing health inequalities and improving wellbeing.
- Supporting inclusive economic growth and employment opportunities.
- Responding to the climate emergency through mitigation and adaptation measures.
- Protecting and enhancing biodiversity, open spaces and green infrastructure.
- Ensuring infrastructure provision keeps pace with growth.
- Protecting and enhancing heritage assets, local character and cultural infrastructure.
- Promoting sustainable and active travel.
- Supporting vibrant and resilient town centres.
- Reducing inequalities and promoting social inclusion.

These issues formed the basis for the subsequent development of the IIA Framework.

4.1.4 Development of the IIA Framework

The IIA Framework was developed by translating the identified sustainability issues into a series of objectives and supporting assessment questions. The framework provides the structure through which reasonable alternatives, policies and site allocations have been assessed

throughout preparation of the Local Plan. It ensures that social, economic and environmental considerations are assessed in a consistent and transparent manner.

The framework has been reviewed and refined during preparation of the Local Plan to reflect consultation responses, changes to the policy context, updated evidence and emerging priorities. Particular attention has been given to ensuring that the framework appropriately addresses health outcomes, equality impacts, the climate emergency, biodiversity, social inclusion, heritage, economic resilience and the wider objectives of sustainable development.

The Regulation 19 IIA Framework comprises sixteen objectives covering the principal environmental, social and economic issues relevant to Haringey. The framework integrates the requirements of SA, SEA, HIA and EqIA within a single assessment process.

4.1.5 Consultation and Evolution of the IIA

The IIA Scoping Report was published for consultation and circulated to the statutory environmental bodies and other key stakeholders, alongside the First Steps Consultation in 2020/2021. Since publication of the Scoping Report, the IIA framework has been reviewed and refined at key stages of plan preparation. Changes have been informed by consultation responses, updates to national, regional and local planning policy, new evidence, ongoing site assessment work and engagement with specialist officers, whilst maintaining continuity with the key sustainability issues identified during the scoping stage.

Following completion of the scoping stage, a Draft Integrated Impact Assessment was prepared and published alongside the Regulation 18 Draft Local Plan consultation which took place between October and December 2025. The Draft IIA assessed the emerging vision, objectives, spatial strategy, policies, site allocations and reasonable alternatives and sought views from statutory consultees, stakeholders and local communities.

The findings of the Regulation 18 IIA, together with consultation responses, updated evidence, changes in national planning policy, publication of the emerging Draft London Plan, updated housing and employment evidence, and further site assessment work, have informed the ongoing refinement of both the Local Plan and the IIA process. This Regulation 19 IIA Report represents the latest stage of the assessment and has been shaped by consultation responses, internal review of the IIA framework, updated evidence and continued refinement of the Local Plan, as summarised below.

How has consultation feedback shaped the IIA?
Following consultation on the Scoping Report, Historic England highlighted the importance of appropriate monitoring indicators. In response, the monitoring framework was developed to include indicators relating to both the condition of heritage assets and the effects of development on the historic environment (see Appendix E). Indicators include Heritage at Risk assets, conservation area management, heritage asset enhancement, development affecting designated heritage assets and archaeological resource protection, enabling monitoring of both positive and negative effects arising from Local Plan implementation.

Consultation on the Draft Regulation 18 IIA generated relatively limited comments on the assessment methodology itself (see Appendix B). However, responses regarding the Draft Local Plan, together with updated evidence and site assessment work, informed subsequent revisions to both the Local Plan and the accompanying IIA. This ensured that the assessment remained aligned with the evolving plan and policy context.

In addition to formal consultation, a series of officer workshops were undertaken with colleagues from the Council's Public Health and Equalities teams during preparation of the Regulation 19 Local Plan and accompanying assessments. These workshops reviewed the proposed IIA framework and emerging assessment findings. Feedback from these workshops informed the refinement of assessment objectives (see Table 4.1), health priorities, equality considerations and the interpretation of assessment outcomes. The workshops helped ensure that health and equality issues were fully integrated into the assessment process and reflected current local evidence and priorities.

Evolution of the IIA
The original Scoping Report established a broad framework of sustainability topics and objectives. Through consultation, ongoing evidence gathering, policy updates, internal reviews and engagement with specialist officers, the framework was subsequently refined and rationalised. As a result, the IIA framework now places a stronger emphasis on integrated assessment, equality, health and placemaking outcomes, whilst consolidating overlapping environmental topics and maintaining coverage of all sustainability issues identified through the original scoping process.

Summary of the main themes of change since publication of the IIA Scoping Report in 2021:

1. **Consolidation and simplification**
   The original Scoping Report framework included a number of overlapping objectives and sub-objectives. Following internal review, several closely related themes were consolidated to reduce duplication and improve clarity. For example:

- Air Quality and Noise were combined within a single Air, Light and Noise Pollution objective;
- Townscape and Landscape was merged with wider heritage and character considerations;
- Several environmental objectives were rationalised through the development of broader, more integrated assessment questions.

At the same time, some themes were separated where greater distinction was considered beneficial. For example, social infrastructure and social inclusion were separated into discrete objectives to better distinguish between infrastructure provision and equality outcomes.

2. **Stronger equality integration**
   Equalities considerations were originally addressed through a supporting equalities column within the assessment framework. Following engagement with the Council's Equalities Team, equality impacts became more directly embedded within the framework itself, including the development of a dedicated Social Inclusion and Equality objective (IIA10) and greater consideration of impacts on protected characteristic groups throughout the assessment criteria.

3. **Broader environmental objectives**
   Several environmental objectives were widened to provide a more comprehensive assessment of environmental sustainability and reflect evolving policy priorities and updated evidence. For example, the Air Quality objective was expanded to consider air, light and noise pollution; the Climate Change Mitigation objective evolved from a primary focus on reducing carbon emissions to encompass wider issues such as energy efficiency, net zero transition and reducing fuel poverty; the Climate Change Adaptation objective was broadened into Climate Adaptation and Resilience to capture a wider range of climate risks and responses; and the Waste Management objective was expanded to reflect circular economy principles and more efficient use of resources. These changes resulted in a more holistic assessment of environmental effects whilst maintaining continuity with the key issues identified at the scoping stage.

4. **Greater emphasis on place-making**
   The later iterations of the framework place greater emphasis on the quality of places and the experience of communities. This is reflected most clearly in the evolution of the heritage objective into "Historic Environment, Culture and Character", the expansion of the transport objective to include wider connectivity outcomes, and the greater consideration of social cohesion, accessibility, inclusion and healthy place-making throughout the assessment criteria.

Table 4.1 summarises the evolution of the IIA objectives throughout plan preparation, highlighting the key changes made between the Scoping Report, the Regulation 18 consultation draft, and the current Regulation 19 Integrated Impact Assessment.

Table 4.1: Evolution of IIA Objectives

IIA Scoping Report Objectives (2020/2021)	Draft IIA Objectives (Reg 18)	Reg 19 IIA Objectives	Summary of Key Changes	Main driver of change
Demographics	Incorporated across framework	Incorporated across framework	Standalone demographic objective removed. Population needs are embedded across social infrastructure, housing, health and equalities objectives.	Internal review of the framework to avoid duplication
Social Integration and Inclusion	IIA1 Social Infrastructure	IIA1 Social Infrastructure and IIA10 Social Inclusion & Equality	Original objective split into two separate objectives: one focused on facilities and infrastructure provision, the other on deprivation, inclusion, equality and community cohesion.	Equalities workshop feedback and improved integration of EqIA requirements
Health	IIA2 Improving Health	IIA2 Improving Health	Retained but expanded to strengthen links with social determinants of health, health inequalities and access to healthcare.	Public Health and Equalities workshop feedback and improved integration of HIA and EqIA requirements
Education	IIA3 Education	IIA3 Education	Largely unchanged. Continued focus on education, training, skills and accessibility.	No significant change following scoping stage.

Air Quality	IIA4 Air, Light and Noise Pollution	IIA4 Air, Light and Noise Pollution	Expanded from air quality alone to include wider environmental quality impacts including noise and light pollution.	Internal review and desire for a more integrated environmental quality assessment
Climate Change Mitigation	IIA5 Climate Change Mitigation	IIA5 Climate Change Mitigation	Retained but expanded from a primarily carbon reduction focus to include energy efficiency, heat networks, fuel poverty and the transition to net zero.	Updated climate evidence and policy emphasis on energy efficiency and reducing fuel poverty
Climate Change Adaptation	IIA 6 Climate Change Adaptation	IIA 6 Climate Adaptation and Resilience	Expanded from flood risk and overheating to a broader resilience-based objective.	Updated climate evidence and policy emphasis on resilience
Water Resources and Water Quality	IIA 7 Water Resources and Pollution	IIA 7 Water Resources and Pollution	Broadened to encompass pollution impacts as well as water quantity and quality issues.	Internal review and desire for a more integrated environmental quality assessment, also informed by consultation responses from the EA and Haringey's SFRA evidence.
Biodiversity and Open Spaces	IIA 8 Biodiversity and Open Space	IIA 8 Biodiversity and Open Space	Open space objective broadened to include green infrastructure, ecological	Updated environmental evidence and policy emphasis on biodiversity net gain, ecological connectivity and

			connectivity and wider environmental functions.	multifunctional green infrastructure.
Land and Soils	IIA9 Soils and Minerals	IIA9 Soils and Minerals	Largely unchanged. Continued focus on efficient use of land and natural resources.	No significant change following scoping stage.
Townscape and Landscape	IIA10 Townscape and Landscape	Incorporated into IIA 11	Standalone townscape objective removed and integrated into placemaking and heritage assessment.	Internal review to reduce overlap with heritage, design and placemaking considerations.
Design	Cross-cutting consideration	Cross-cutting consideration	Design no longer assessed as a separate objective; instead embedded throughout policy assessments.	Internal review recognising that design considerations influence multiple sustainability objectives and are more effectively assessed as a cross-cutting theme.
Heritage and Culture	IIA 11 Historic Environment and Culture	IIA 11 Historic Environment, Culture and Character	Expanded to explicitly recognise townscape, local character and placemaking alongside heritage assets.	Stronger placemaking focus and refinement of assessment framework by integrating townscape, local character, heritage and culture under one objective. Monitoring indicators provided (Appendix E) in

				response to comments from Historic England.
Transport	IIA 12 Transport	IIA 12 Transport and Connectivity	Expanded from transport provision to wider accessibility and connectivity outcomes.	Internal review and growing recognition of the importance of accessibility, connectivity and active travel in delivering sustainable development outcomes.
Noise	Incorporated into IIA 4	Incorporated into IIA 4	No longer assessed separately. Combined with air and light pollution objective to reflect environmental quality impacts.	Internal review and consolidation of related environmental quality objectives.
Waste Management	IIA 13 Waste	IIA 13 Waste	Retained but broadened to reflect circular economy principles.	Updated policy emphasis on circular economy
Housing	IIA 14 Housing	IIA 14 Housing	Retained but broadened to reflect identified needs including accessible and affordable homes.	Updated housing evidence and improved integration of health and equalities considerations.
Economy and Employment	IIA 15 Economy and Employment	IIA 15 Economy and Employment	Retained, with increased emphasis on inclusive growth, affordable workspace, local employment opportunities and economic resilience.	Internal review and desire to align with the Council's inclusive growth objectives.

Town Centres	IIA 16 Town Centres	IIA 16 Town Centres	Largely unchanged. Continued focus on vitality, increasing footfall and improving access to shops, services, leisure and cultural facilities.	No significant change following scoping stage.

As shown in Table 4.1, the evolution of the IIA framework has been characterised by refinement rather than fundamental change. The key sustainability issues identified through the Scoping Report remain reflected within the current framework, but objectives have been rationalised, broadened or reorganised to improve clarity, reduce duplication and better integrate health, equality and placemaking considerations. Collectively, these changes have produced a more holistic and integrated assessment framework whilst maintaining continuity with the original scope of the assessment.

4.2 IIA Framework

The IIA Framework provides the basis for assessing the likely significant effects of the Local Plan. The framework comprises sixteen objectives and supporting assessment questions derived from the review of plans and programmes, baseline evidence and sustainability issues identified through the scoping process. The framework has been applied consistently throughout the assessment of reasonable alternatives, policies and site allocations.

The IIA Framework is shown in the table blow. Baseline data evidence has also been referred to when using the IIA Framework to assess the Local Plan and its alternatives. The IIA objectives and assessment questions have been developed to address the key messages from the Context Review and the sustainability issues. The IIA framework needs to ensure that the EqIA and HIA are adequately addressed, by including objectives and assessment questions relevant to each assessment.

Table 4.2: The IIA Framework

Topic	IIA Objective	Assessment Questions – Does the Policy?
Social Infrastructure	IIA1 Social Infrastructure: Provision of social infrastructure in appropriate, accessible locations including education and health services.	• Promote social interaction in a way that fosters a culture of equality, fairness and respect? • Ensure all residents have equitable access to local services and facilities, taking account of the needs of Haringey's demographic? • Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership? • Improve safety and address fear of crime to help remove barriers to activities leading to reduced social isolation, particularly in areas of higher deprivation?
Improving Health	IIA2 Improving Health: Contribute positively to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health including housing, environment, and economic.	• Promote improvements in physical and mental health, particularly in areas of health and social deprivation? • Reduce differentials in life expectancy and healthy life expectancy across the borough? • Improve access to health and social care services and facilities, particularly in areas of deficiency such as the centre and east of the borough? • Improve quality of, and access to, health facilities? • Support the provision of quality, affordable and healthy food?

Education	IIA3 Education: Improve quality of, and access to, education and training facilities	• Improve inclusivity and accessibility of education and training facilities, particularly in areas where the need is greatest?
Air, Light and Noise Pollution	IIA4 Air, Light and Noise Pollution: Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution	• Reduce inequal access to clean air? • Deliver development that does not expose current and future residents to poor air quality? • Minimise noise and vibration exposure and disruption?
Climate Change Mitigation	IIA5: Climate Change Mitigation: To support reductions in greenhouse emissions to meet national, regional and local net zero carbon targets	• Contributes to the provision of smart and affordable energy systems? • Reduce impacts of fuel poverty, particularly for vulnerable groups? • Support renewable and low carbon energy generation • Minimise greenhouse gas emissions?
Climate Adaptation and Resilience	IIA6: Climate Adaptation and Resilience: Adapt to the effects of climate change including current and future flood risk, minimise the potential for overheating	• Ameliorate the impact of flooding and overheating, particularly for those most vulnerable to its effects? • Ensure new development is designed to withstand future climate change?
Water Resources and Pollution	IIA7: Water Resources and Pollution: To minimise pressure on water resources, water consumption and wastewater flows	• Improve access to our waterways and restore culverted sections of rivers? • Maintain and enhance water quality consistent with the aims of the Water Framework Directive and Thames River Basin Management Plan?

		• Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments? • Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?
Biodiversity and Open Space	IIA8: Biodiversity and Open Space: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats	• Improve access to open space and areas of biodiversity interest? • Avoid adverse effects on European designated habitats sites? • Conserve, enhance and repair nationally and locally designated wildlife sites? • Conserve, enhance and repair natural and semi natural habitats? • Contribute to the delivery of new or safeguard existing BAP priority species and habitats? • Reduce deficiencies in open space and play space? • Achieve biodiversity net gain? • Secure an increase in open space and play space across the borough? • Protect open space and biodiversity?
Soils and Minerals	IIA9: Soils and Minerals: To promote the efficient and sustainable use of land and natural resources and protect natural resources including greenfield land, soil and mineral resources	• Enable remediation of land to ensure the safety and protection of the most vulnerable • Avoid development of greenfield land? • Promote the efficient use of minerals? • Protect soil quality and avoid soil pollution?

Social Inclusion and Equality	IIA10: Social Inclusion and Equality: Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.	• Reduce inequalities and disparities experienced by different groups and communities across the borough? • Promote equality of opportunity irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership? • Improve accessibility and inclusion for all residents, particularly vulnerable and under-represented groups? • Promote community cohesion, social integration and positive relationships between different communities? • Reduce social isolation, exclusion and barriers to participation in community life?
Historic Environment, Culture and Character	IIA11: Historic Environment, Culture & Character: To protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.	• Improve equality of access and engagement with heritage assets, cultural facilities, creative activity and cultural participation? • Conserve and/or enhance heritage assets, historic environment, and their settings? • Ensure that new development uses existing historic character and heritage significance to guide new development and respond to local character and context? • Contribute to the better management of heritage assets and contribute to conserving heritage at risk? • Encourage heritage-led regeneration? • Help build a sense of place, support cultural identity and promote social integration?

		• Maintain and strengthen local landscape and townscape character and distinctiveness? • Protect sensitive areas and protected views? • Safeguard important and notable landscape and townscape features?
Transport	IIA12: Transport and Connectivity: To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.	• Improve equality of access by walking, wheeling, cycling and public transport? • Increase the proportion of journeys made by sustainable and active transport modes? • Improves the safety of the transport network, particularly for those disproportionately affected by road danger?
Waste	IIA13: Waste: To minimise waste and support moves towards a circular economy	• Require new developments to provide adequate space for waste separation? • Encourage the repurposing and refurbishing of buildings? • Ensure waste is dealt with in line with circular economy principles? • Safeguard existing waste management sites?
Housing	IIA14 Housing: To deliver an increased supply of new homes including affordable homes, that meet local needs of all, including those on low incomes, the elderly and other vulnerable groups	• Contribute to increased supply of genuinely affordable homes? • Deliver homes to meet the full range of needs of Haringey's current and future population, including specific group needs such as older people, gypsies and travellers and those in need of supported housing? • Ensure that new homes are of a high quality and a suitable size and support health and wellbeing?

		• Ensure that new homes are inclusive and accessible? • Ensure that new homes are served by appropriate infrastructure and located well in relation to key amenities such as public open space and other services and facilities? • Provide a range of different sized housing sites to maintain a stable supply and five-year land supply of deliverable sites?
Economy and Employment	IIA:15: Economy and Employment: To support a strong, diverse and resilient economy and ensure an adequate supply of employment land suitable for existing and new businesses	• Provide employment opportunities in the most deprived areas, particularly to disadvantaged groups, and stimulate regeneration? • Improve equality of access to jobs and training opportunities? • Enable disadvantaged people to obtain employment or upgrade their skills and workplace experience? • Support for social enterprises, small businesses and the voluntary and community sectors? • Enable the delivery of affordable business premises?
Town Centres	IIA16: Town Centres: To enhance the vitality and vibrancy of the borough's town and local centres	• Create inclusive, safe and accessible town centres for everyone in the community? • Create healthy environments by promoting active travel and avoiding the proliferation and clustering of uses which are a risk to public health? • Enhance the environment of the borough's town and local centres?

		• Support new retail and leisure development within existing centres?

4.3 Assessment Methodology

4.3.1 Assessment Approach

The IIA has been undertaken in accordance with relevant legislation, guidance and best practice associated with SA, SEA, HIA and EqIA. The assessment has been carried out iteratively alongside preparation of the Local Plan to help inform policy development and the selection of preferred approaches.

The assessment has considered:

- Reasonable alternatives, including alternative spatial strategy options and housing growth options.
- The emerging Local Plan vision, objectives and placemaking framework.
- Neighbourhood policies.
- Borough-wide policies.
- Site allocations.

Each element has been assessed against the sixteen IIA objectives set out in the IIA Framework. The assessment draws upon baseline evidence, technical studies, consultation responses and professional judgement to identify likely significant social, economic and environmental effects.

Assessment Assumptions

The assessment has been undertaken using the best available evidence at the time of preparation. However, the precise effects of planning policies cannot always be predicted with certainty and a degree of professional judgement is required.

The assessment therefore:

- Draws upon published evidence and baseline information.

- Assumes policies will be implemented as intended.
- Reflects the strategic nature of the Local Plan.
- Considers likely rather than certain effects.
- Identifies uncertainty where robust conclusions cannot be reached.

Where evidence is limited or future outcomes are dependent on factors outside the Council's control, this has been reflected in the assessment via uncertainty ratings.

4.3.2 Significance Criteria

The significance criteria set out in Table 4.3 have been used consistently throughout the assessment to identify the likely significance of effects.

Table 4.3: Significance Definitions

Significance of effect		Description of effect
++	Significant positive	Likely to result in a major beneficial effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may relate to a particularly important environmental, social or economic asset or community.
+	Minor positive	Likely to result in a limited beneficial effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
O	Neutral	No discernible effect on the present or future baseline situation.
-	Minor negative	Likely to result in a limited adverse effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
--	Significant negative	Likely to result in a major adverse effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may affect nationally, regionally or locally important assets, vulnerable communities or highly sensitive receptors.
?	Unknown	This significance criterion is applied where there is insufficient information to make a robust assessment, or where an option is likely to result in a mixture of positive and negative effects and the overall significance cannot be determined with confidence.

N/A	Not applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

4.3.3 Mitigation and Enhancement

The assessment seeks not only to identify likely significant effects but also opportunities to avoid, reduce or mitigate adverse effects and enhance positive outcomes. Recommendations arising from the IIA have informed the evolution of the Local Plan throughout its preparation and, where appropriate, have resulted in amendments to policies, site allocations and the preferred strategy.

4.3.4 Monitoring

Monitoring plays an important role in the IIA process by enabling the Council to identify unforeseen adverse effects and assess whether the Plan is delivering its intended outcomes. Proposed monitoring indicators are set out in Appendix E and will be used alongside the Council's Authority Monitoring Report and other evidence sources to monitor significant effects arising from implementation of the Local Plan.

4.4 Cumulative, Synergistic and Secondary Effects

The SEA Regulations require consideration of cumulative, synergistic and secondary effects arising from implementation of the Plan. Whilst individual policies may result in relatively limited effects when considered separately, the combined impact of multiple policies and proposals may be more significant.

Cumulative effects

Cumulative effects arise where multiple policies, allocations or development proposals combine to influence the same environmental, social or economic receptor. Examples may include the cumulative effects of housing growth on infrastructure demand, transport networks, biodiversity or open spaces.

Synergistic effects

Synergistic effects occur where the combined effect of multiple policies is greater than the sum of their individual effects. For example, policies promoting active travel, healthy placemaking and improved access to green infrastructure may collectively generate greater health benefits than any one policy in isolation.

Secondary effects
Secondary effects are indirect effects that occur because of other changes generated by the Plan. These may include impacts on infrastructure demand, transport movements, environmental quality or resource consumption arising from new development.

Temporal effects
The assessments also consider whether effects are likely to occur in the short, medium or long term and whether they are likely to be temporary, permanent, reversible or irreversible.

A detailed assessment of cumulative, synergistic and secondary effects is presented in Chapter 7 of this report.

4.5 Integrating the Assessments across the IIA Objectives

The Council has adopted an integrated assessment approach to avoid duplication and ensure that environmental, social, equality and health impacts are considered together throughout the preparation of the Local Plan.

The Integrated Assessment incorporates:

- Sustainability Appraisal (SA);
- Strategic Environmental Assessment (SEA);
- Health Impact Assessment (HIA); and
- Equality Impact Assessment (EqIA).

In addition, a separate Habitat Regulations Assessment (HRA) has been undertaken alongside preparation of the Local Plan.

Whilst each assessment has its own legislative and methodological requirements, there is significant overlap between them. The sixteen IIA objectives have therefore been designed to capture the key themes relevant to each assessment process.

The framework enables environmental, social, economic, health and equality issues to be considered through a single integrated process. This provides a more comprehensive understanding of the consequences of policy choices and supports more effective decision-making.

Table 4.4 shows how each objective contributes towards the requirements of SA, SEA, HIA and EqIA.

Table 4.4: IIA Objectives

IIA Objective	Description	EQIA	HIA	SEA	SA
IIA1 Social Infrastructure	**Provision of social infrastructure in appropriate, accessible locations including education and health services.**	**Y**	**Y**	**Y**	**Y**
IIA2 Improving Health	**Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.**	**Y**	**Y**	**Y**	**Y**
IIA3 Education	**Improve quality of, and access to, education and training facilities.**	**Y**	**Y**	**Y**	**Y**
IIA4 Air, Light and Noise Pollution	**Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.**	**Y**	**Y**	**Y**	**Y**
IIA5: Climate Change Mitigation	**Minimise greenhouse gas emissions by reducing energy demand, increasing energy efficiency, and supporting the provision of low-carbon and renewable energy infrastructure, enabling a just transition to a net zero carbon and resource-efficient borough.**		**Y**	**Y**	**Y**
IIA6: Climate Adaptation and Resilience	**Adapt to the effects of climate change including building resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.**	**Y**	**Y**	**Y**	**Y**
IIA7: Water Resources and Pollution	**Protect and enhance water quality, minimise pressure on water resources, reduce water consumption and manage wastewater sustainably.**		**Y**	**Y**	**Y**
IIA8: Biodiversity and Open Space	**Safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access to green infrastructure and natural spaces.**	**Y**	**Y**	**Y**	**Y**
IIA9: Soils and Minerals	**Promote the efficient and sustainable use of land and natural resources, prioritise previously developed land where appropriate, and protect natural resources including greenfield land, soil and mineral resources.**			**Y**	**Y**
IIA10: Social Inclusion and Equality	**Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.**	**Y**	**Y**	**Y**	**Y**

IIA11: Historic Environment, Culture and Character	**Protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.**	**Y**		**Y**	**Y**
IIA12: Transport and Connectivity	**To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.**	**Y**	**Y**	**Y**	**Y**
IIA13: Waste	**Minimise waste and support moves towards a circular economy.**				**Y**
IIA14: Housing	**Deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.**	**Y**	**Y**	**Y**	**Y**
IIA:15: Economy and Employment	**Support a strong, diverse, resilient and inclusive economy, providing an adequate supply of employment land suitable for existing and new businesses.**	**Y**		**Y**	**Y**
IIA16: Town Centres	**Enhance the vitality and vibrancy of the borough's town and local centres.**	**Y**		**Y**	**Y**

4.6 Health Impact Assessment Method

The HIA has been undertaken as an integral component of the IIA. The purpose of the HIA is to identify the likely effects of the Local Plan on health and wellbeing and ensure that opportunities to improve health outcomes and reduce health inequalities have been considered throughout plan preparation. The assessment responds to Planning Practice Guidance, which recognises the important role that planning can play in improving health and wellbeing and addressing the wider determinants of health.

The HIA has been informed by a range of evidence sources including the borough's baseline evidence, various Joint Strategic Needs Assessments, the Council's Health and Wellbeing Strategy, public health evidence, consultation responses and recognised guidance on health impact assessment in planning. The assessment considers both direct and indirect health effects, recognising that health outcomes are influenced by a broad range of social, economic and environmental factors.

The HIA framework is structured around seven health priorities:

- Healthy and Inclusive Communities;
- Access to Health, Care and Community Services;

- Healthy Homes;
- Healthy Environment and Climate Resilience;
- Access to Nature, Open Space and Physical Activity;
- Healthy Streets, Mobility and Accessibility; and
- Healthy Economy and Food Environment.

To support preparation of the HIA, officer workshops were undertaken with the Council's Public Health team to review the proposed health priorities, assessment questions, emerging findings and overall approach. These discussions informed the refinement of the HIA framework and helped ensure that the assessment reflected local health priorities, existing health inequalities and the objectives of the borough's Health and Wellbeing Strategy. Particular attention was given to issues such as health inequalities, healthy environments, active travel, access to services, climate resilience and wider determinants of health.

A cross-cutting consideration throughout the assessment has been the distribution of health outcomes across different population groups and neighbourhoods. Particular regard has been given to children and young people, older people, disabled people, ethnic minority communities, people with long-term health conditions, people experiencing socioeconomic disadvantage and other groups that may be more vulnerable to poor health outcomes or environmental inequalities.

The assessment indicates that the Local Plan is expected to generate predominantly positive health outcomes through the delivery of new homes, improved access to services and community infrastructure, enhanced opportunities for walking and cycling, protection and enhancement of green infrastructure, improved environmental quality and measures addressing climate change and health inequalities. Particular benefits are anticipated from policies promoting healthy placemaking, inclusive design, improved housing quality, access to open space, community infrastructure and sustainable travel.

Potential adverse effects may arise where growth places additional pressure on health services, environmental resources or existing infrastructure. However, these risks are expected to be mitigated through infrastructure planning, environmental protection measures, healthy placemaking principles and the wider Local Plan policy framework. The findings of the HIA have informed the development and refinement of Local Plan policies throughout the plan-making process. A detailed Health Impact Assessment is provided in Appendix XX.

4.7 Equalities Impact Assessment Method

An EqIA has been undertaken to support the Council's Public Sector Equality Duty under the Equality Act 2010 and to ensure that equality considerations have been embedded throughout preparation of the Local Plan. The EqIA examines the extent to which Local Plan policies may affect people with protected characteristics and considers opportunities to advance equality of opportunity, eliminate discrimination and foster good relations between different groups within the borough.

The assessment has been informed by a range of evidence sources, including Census 2021 data, housing evidence, health and wellbeing evidence, deprivation data, consultation responses and the borough's wider evidence base. The assessment also draws upon findings from the wider impact assessments, recognising the strong relationship between inequality, health outcomes, housing, access to services and economic opportunity.

The EqIA has considered the likely effects of the Local Plan on the following protected characteristics:

- Age;
- Disability;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion or belief;
- Sex; and
- Sexual orientation.

In addition, a decision was taken for the assessment to consider socioeconomic disadvantage as a local equality consideration, recognising that deprivation and inequality remain significant challenges within Haringey and often intersect with protected characteristics. Particular regard has therefore been given to groups more likely to experience housing need, poor health outcomes, barriers to accessing services or reduced access to economic opportunities.

Officer workshops were undertaken with the Council's Equalities team during preparation of the Regulation 19 Local Plan and supporting assessments. These workshops reviewed the proposed equality assessment framework, protected characteristic considerations, emerging findings and proposed mitigation measures. Feedback informed the approach to the assessment, ensuring that it reflected local equalities priorities, consultation feedback and the Council's obligations under the Public Sector Equality Duty.

The assessment identifies that the Local Plan is expected to have predominantly positive impacts for people with protected characteristics and residents experiencing socioeconomic disadvantage. Significant positive effects are anticipated through the delivery of affordable housing, accessible and adaptable homes, improved access to employment and training opportunities, enhanced community infrastructure, improved public transport and active travel networks, high-quality public realm and support for inclusive neighbourhoods. The groups expected to benefit most include older people, disabled people, children and young people, women, ethnic minority communities and residents on lower incomes.

Potential adverse effects may arise where growth and regeneration contribute to affordability pressures, displacement risks or changes to existing communities. These risks are recognised within the EqIA and are addressed through affordable housing policies, affordable workspace policies, inclusive design requirements, protection of community infrastructure and ongoing monitoring of plan outcomes.

Overall, the EqIA concludes that the Local Plan is expected to make a positive contribution towards reducing inequalities and advancing equality of opportunity across Haringey. The findings have informed preparation of the Local Plan and helped shape policy development throughout the plan-making process. A detailed EqIA is provided in Appendix H.

4.8 Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) has been undertaken in parallel with the Integrated Impact Assessment (IIA) and forms part of the evidence base supporting the Local Plan. The HRA considers whether the Local Plan, either alone or in combination with other plans and projects, is likely to result in significant effects on European sites designated under the Habitats Regulations.

The HRA has informed preparation of the Local Plan and has considered potential pathways for effects, including recreational pressure, air quality impacts and impacts on water resources. The findings of the HRA have been taken into account during plan development and should be read alongside this report.

4.9 Preparing the IIA

The IIA has been prepared alongside the Local Plan by the Council, drawing upon a wide range of technical evidence, specialist studies and consultation responses.

The preparation of the IIA has involved ongoing collaboration between planning policy officers, specialist consultants and internal and external stakeholders. The assessment has been undertaken iteratively, enabling its findings to inform the development of alternatives, policies and site allocations throughout the plan-making process.

Quality assurance has been undertaken throughout preparation of the IIA to ensure consistency, transparency and compliance with relevant legislation and guidance. A quality assurance checklist is included in Appendix A.

The relationship between the IIA and Local Plan preparation has been continuous and iterative. Assessment findings have informed the development of preferred approaches, while changes to the emerging Local Plan have been reflected through subsequent stages of the assessment process. This iterative approach is consistent with national guidance and represents an important component of sound plan preparation.

5. Reasonable Alternatives

5.0 Approach to alternatives assessment

A key element of the IIA process is the appraisal of ‘reasonable alternatives’ for the Local Plan. In line with regulatory requirements, there is a need to explain how work has been undertaken to develop and then appraise reasonable alternatives, and how the Council considers the appraisal findings when developing the preferred approach for the plan.

The regulations are not prescriptive as to what constitutes a reasonable alternative, stating only that the SEA Environmental Report (an integral element of this IIA) should present an appraisal of the “plan and reasonable alternatives taking into account the objectives and geographical scope of the plan”.

This part of the IIA report therefore describes how the IIA process to date has informed the Regulation 19 version of the Local Plan, including potential locations for proposed development. Focus is paid to how the emerging Local Plan has been developed in terms of a consideration of the sites available for potential allocation and the distribution and approach to future development.

This part of the report is structured as follows:

- 5.1 establishes the options for assessment based on the latest evidence underpinning the plan.
- 5.2 presents a summary of the appraisal of the various options established in 5.1.
- 5.3 provides the Council's reasoning behind the preferred approach for the Local Plan.

5.1. Establishing Reasonable Alternatives

5.1.1 Background

The reasonable alternatives assessed through the IIA have evolved throughout the preparation of the Local Plan in response to consultation feedback, changes in national, regional and local planning policy, and the preparation and publication of new evidence.

Earlier stages of plan preparation considered a broader range of alternative approaches to accommodating growth, including different assumptions regarding housing delivery, employment land, urban intensification, land release and the spatial distribution of development.

The Regulation 19 alternatives differ from those assessed at Regulation 18 due to the publication of the Draft London Plan, updated employment land evidence, updated housing capacity evidence, site assessment work, the Housing and Economic Land Availability Assessment (HELAA), and consultation feedback received on both the Regulation 18 Local Plan and Integrated Impact Assessment. The options assessed through this IIA have therefore been refined to reflect the latest evidence base, respond to issues raised through consultation, and better represent the realistic strategic choices available to the Council.

Table 5.1: Evolution of Haringey's Integrated Impact Assessment

Stage of Plan preparation and IIA	Evolution of key evidence and policy context	Key outputs
First Steps Consultation and IIA Scoping	Baseline evidence collected, sustainability issues identified, IIA framework developed and consulted upon alongside early plan-making engagement.	IIA framework and assessment objectives established.
Regulation 18 Consultation and Draft IIA Report	Initial evidence base, consultation feedback and emerging strategic priorities used to develop and assess a broad range of reasonable alternatives and to update the IIA assessment objectives.	Initial spatial strategy and housing alternatives identified and assessed.
Post-Regulation 18 Consultation	Updated evidence base, HELAA, employment land evidence, housing capacity work, Draft London Plan and consultation feedback used to review and refine alternatives. IIA assessment objectives updated to take a more holistic approach to social inclusion following internal review.	Refined reasonable alternatives developed for further assessment.
Preparation of the IIA for Regulation 19 Consultation	Final reasonable alternatives assessed against the updated evidence base and IIA framework.	Assessment of spatial strategy options (S1-S5) and housing growth options (H1-H4), informing selection of the preferred approach.

The spatial strategy alternatives explore where and how growth may be accommodated, establishing the principal spatial responses available to the Council, including different approaches to urban intensification, employment land release, Metropolitan Open Land (MOL) and Grey Belt release, and the optimisation of existing urban land.

The housing growth alternatives build upon the spatial strategy alternatives to explore how much growth can be reasonably accommodated by testing different levels of housing provision and considering the extent to which the alternative spatial approaches would need to be relied upon in order to deliver growth. The options therefore explore different approaches to balancing identified housing need, development capacity and the wider social, environmental and economic objectives of the Local Plan, recognising that higher levels of housing provision may require different spatial responses across the borough.

The alternatives assessed at this stage are considered to represent the most realistic and reasonable options available to the Council. Other alternatives considered through earlier stages of plan preparation were discounted where they were no longer consistent with the evidence base or policy framework, would not be capable of meeting the objectives of the Local Plan, or were not considered deliverable.

The purpose of the assessment is not to identify a single option that performs best against every objective. Rather, it seeks to understand the likely significant environmental, social and economic effects of each reasonable alternative, identify potential trade-offs between objectives, and inform the selection of the preferred strategy for the Local Plan. This reflects Planning Practice Guidance, which states that sustainability appraisal should focus on effects that are likely to be significant. Reasonable alternatives for detailed thematic policies are considered separately in Appendix F.2.

5.1.2 Spatial Strategy Options – Where should growth go and what form should it take?

Spatial strategy options have been explored to identify alternative approaches for accommodating housing and employment growth and delivering the vision and objectives of the Local Plan.

The primary focus of spatial strategy options comprises:

- geographical distribution of growth;
- placemaking priorities;
- role of centres and neighbourhoods;
- approach to employment land protection, release and intensification;
- approach to Metropolitan Open Land (MOL) and Green Belt release;

- extent and form of urban intensification.

The options consider different approaches to the distribution of development, the role of placemaking, the relationship between housing and employment growth, and the extent to which growth should be accommodated through the release of employment land, Metropolitan Open Land and Green Belt land, or through intensification within the existing urban area. The options also consider the extent to which new development can be used to address inequalities, improve access to services, support climate resilience and enhance local communities.

Four spatial strategy options have been identified for appraisal:

Option S1: Urban Intensification - The Council would seek to accommodate growth within the existing urban area without the release of designated employment land, Metropolitan Open Land and Green Land.

Under this option:

- Housing growth would be accommodated primarily through higher-density redevelopment and infill opportunities within the existing urban area.
- All designated industrial land would be retained and safeguarded for employment uses.
- There would be no release of Metropolitan Open Land or Green Belt land.
- The extent of urban intensification required would be significant and may require high-density development exceeding the building height assumptions tested through the Tall Buildings Study.
- Employment growth would be supported through intensification, modernisation and optimisation of existing employment sites.

This option would maximise protection of employment land and open land. However, accommodating growth would require substantially greater levels of urban intensification and taller buildings than under alternative options, potentially exceeding the assumptions tested through the Tall Buildings Study.

Option S2: Land Release Led - The Council would seek to accommodate a high level of growth through the release of employment land, Metropolitan Open Land and Green Belt land, reducing the need for more extensive urban intensification and taller forms of development.

Under this option:

- Housing growth would be accommodated through residential-led mixed-use redevelopment on released sites, including the re-provision of employment floorspace where appropriate, and through redevelopment and infill opportunities within the existing urban area.
- There would be large-scale release of designated industrial land.
- There would also be release of Metropolitan Open Land (MOL) where supported by evidence, including consideration of golf course sites, and to a lesser extent release of Green Belt.
- A high level of growth accommodated through land release would reduce need for, and reliance on, urban intensification elsewhere in the borough.
- There would be lower levels of urban intensification and reduced reliance on taller buildings and higher densities than under more intensification-led approaches.
- There would be opportunities to deliver comprehensive redevelopment and placemaking on larger land release sites.

This option seeks to accommodate a high level of growth through the release of employment land, Metropolitan Open Land and Green Belt land, reducing the need for more extensive urban intensification elsewhere in the borough. Whilst it may reduce pressure for higher-density development and taller buildings in existing urban areas, it would require the loss of designated employment land and protected open land to support housing and employment growth.

Option S3: Maximum Growth - The Council would seek to maximise housing and economic growth via the highest level of urban intensification that is realistically achievable together with extensive release of designated employment land, Metropolitan Open Land or Green Belt.

Under this option:

- There would be significant urban intensification, potentially requiring building heights and densities beyond those envisaged through the Council's Tall Buildings Study

- There would be large-scale release and redevelopment of designated industrial land across the borough to support housing and mixed-use growth.
- There would be extensive release of Metropolitan Open Land (MOL), including golf course sites, and to a lesser extent release of Green Belt land,
- Development would be directed towards maximising overall housing and employment growth across the borough.

This option explores the extent to which housing and economic growth could be maximised through the combined use of land release and urban intensification. It would require substantial redevelopment, extensive land release and the highest levels of intensification considered within the alternatives assessment. Whilst it would provide the greatest opportunity to increase housing and employment capacity, it would also be likely to generate the greatest pressure on infrastructure, environmental assets, townscape character and the historic environment.

Option S4: Urban intensification focus with limited land release/co-location - The Council would seek to accommodate growth through an approach focused on urban intensification with limited co-location and limited Metropolitan Open Land and Green Belt release.

Under this option:

- Growth would be accommodated through an urban intensification focus with limited co-location of housing and employment on employment land, and very selective release of Metropolitan Open Land and Green Belt.
- There would be urban intensification through residential-led mixed-use development, with the location and extent of intensification guided by a design-led approach.
- All designated industrial land, including Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), would be retained and safeguarded for employment. Employment growth would be supported through the renewal and intensification of existing employment areas.
- There would be co-located industrial and residential uses on a limited amount of employment land, maintaining industrial capacity while supporting housing growth.
- There would be very selective release of Metropolitan Open Land and Green Belt land identified as Grey Belt to support housing growth and placemaking aspirations.

- Locations suitable for tall buildings would be in line with the Council's Tall Buildings Study to support higher-density development in appropriate locations.
- The need for high-density development exceeding the building height assumptions tested through the Tall Buildings Study would be avoided.
- Development would be distributed across a range of neighbourhood growth areas rather than concentrated in a lower number of locations.

This option seeks to accommodate growth through a focus on urban intensification while avoiding the need for unacceptable densities in the urban area. This option reflects the broad approach consulted on through the Regulation 18 Local Plan. It would support housing growth whilst maintaining strong protection of employment land and avoiding significant harm to Metropolitan Open Land and Green Belt.

5.1.3 Housing Growth Options - How much housing growth should Haringey plan for?

Housing growth options have been informed by a range of evidence prepared to support the emerging Local Plan. The primary focus of housing growth options comprises:

- the level of housing provision;
- the extent to which identified housing need is met;
- the land requirements associated with different levels of growth; and
- the implications for housing affordability.

The NPPF requires that Local Plans set out the minimum amount of housing development to be provided for a period of no less than 10 years from the point of adoption of the plan. Haringey's New Local Plan is proposed for adoption in 2028/9 and must therefore contain a housing requirement for a minimum period of 2028/9 to 2037/8.

The NPPF Standard Method provides an unconstrained assessment of housing need, identifying the minimum number of homes required based on national methodology. In contrast, the Mayor of London's Spatial Development Strategy for Greater London - the London Plan - sets housing targets that are capacity-led, reflecting the opportunities and constraints associated with accommodating growth within London, including land availability, environmental designations and infrastructure considerations.

The adopted London Plan 2021 sets housing targets for London boroughs until 2028/29. It states at para 4.1.11 that "If a target is needed beyond the 10 year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041) and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites".

The Draft London Plan July 2026 proposed new ten-year targets for London Boroughs covering the period 2027/28 to 2036/37.
Taking account of the NPPF and the adopted and emerging London Plans, the Council has explored a range of potential housing growth options across the period of the Haringey New Local Plan. The housing growth options presented below have been developed having regard to identified housing need, housing requirements arising from national policy and the London Plan, and evidence relating to development capacity and land availability across the borough, including the Council's HELAA. The options test a range of potential housing growth scenarios and consider their implications for employment land, infrastructure provision, environmental objectives and the borough's wider placemaking priorities.

Four options have been identified for appraisal as follows:

Option H1: Housing Need-Led Growth - Haringey seeks to meet housing needs derived by the NPPF Standard Methodology over the period 2028/9 to 2037/8 (28,413 homes net).

This option would deliver the highest level of housing growth over the plan period. It seeks to maximise housing delivery in response to identified housing need and affordability pressures.

Under this option:

- Significant urban intensification would be required across the borough.
- There would need to large scale release of land designated for employment or open space
- Greater reliance required on tall buildings, including in locations where capacity for height growth may be constrained.
- Additional development opportunities would need to be identified beyond those currently identified through the Council's evidence base.
- Greater pressure would be placed on infrastructure, open space and competing land uses.
- Reduced ability to accommodate other land use priorities, including employment and town centre uses.
- Increased challenges in having sufficiency of social and community infrastructure needed to support growth.

At this level of housing growth, greater priority would need to be given to accommodating residential development. It is likely that identified environmental objectives, employment land and infrastructure needs would become increasingly difficult to accommodate alongside housing requirements, creating additional pressure on industrial land and other competing land uses.

Option H2: London Plan 2021 and Capacity-Led Growth - Haringey seeks to meet the adopted London Plan housing requirement up to 2028/9. Housing delivery from 2029/30 to 2037/8 would be informed by the borough's identified development capacity (18,300 homes net).

This option combines delivery of the adopted London Plan housing requirement to 2028/9 with a capacity-led approach to housing growth over the period 2029/30 to 2037/38. The capacity-led figure would be equivalent to rolling forward Haringey's London Plan 2021 annualised housing target to 2037/8 and delivering the backlog against the London Plan target for the years 2021/2 to 2025/6. This option seeks to optimise housing delivery within the constraints of the needs for housing, economic and other uses and taking account of the borough's identified development capacity, having regard to the availability, suitability and achievability of development sites.

Under this option:

- Housing delivery would reflect the borough's strategic housing requirement identified through the adopted London Plan 2021
- Significant urban intensification would continue to be required in accessible locations.
- Housing growth would be closely aligned with identified development opportunities and expected delivery.

- Greater flexibility would be available to balance housing delivery with employment land needs, infrastructure provision, environmental objectives and wider placemaking priorities.
- Reduced pressure to identify additional development capacity beyond that identified through the borough's evidence base.
- Continued optimisation of suitable sites through placemaking, redevelopment and urban intensification.
- Housing delivery would be lower than under housing need-led options where identified development capacity is more constrained than assessed housing need.

At this level of growth, housing delivery would be informed by identified development capacity and the expected delivery of allocated and identified sites. The option would provide greater flexibility to balance housing growth alongside employment land needs, infrastructure provision, environmental objectives and wider placemaking priorities.

Option H3: Draft London Plan 2026 – Haringey seeks to meet the housing requirement identified by the Draft London Plan over the period 2028/9 until 2037/8 (18,911 homes net).

This option would deliver housing growth in line with the strategic housing requirement identified through the emerging Draft London Plan. The requirement is informed by the Mayor of London's assessment of housing capacity and the strategic distribution of growth across London.

Under this option:

- Housing delivery would reflect the strategic housing requirement identified through the Draft London Plan.
- Urban intensification would continue to be required in accessible locations.
- There would be release of industrial land to provide additional housing capacity
- The level of growth exceeds that identified through Haringey's own assessment of deliverable development capacity.
- Greater housing delivery would be achieved than under lower-growth alternatives.
- Housing delivery would be lower than under housing need-led options where identified development capacity is more constrained than assessed housing need.

This option reflects the strategic spatial approach set out in the Draft London Plan 2026, placing emphasis on urban optimisation alongside industrial land release. Delivery would remain dependent on the development coming forward on industrial land via a development management-led process.

5.1.3 Site Options

Potential sites for allocation in the Local Plan were previously identified by the Council from a range of sources (including Strategic Housing Land Availability Assessment work undertaken by the GLA for the London Plan, various Call for Sites exercises, planning application and preapplication data, previous plan allocations, and a review of land in council ownership).

Evidence regarding housing land supply and development capacity has been informed by the London Strategic Housing Land Availability Assessment (SHLAA) and the Council's Housing and Economic Land Availability Assessment (HELAA). The HELAA is a technical assessment of potential development sites and broad locations across the borough. It draws on sites submitted through recent Call for Sites exercises, existing allocations, previous SHLAA evidence, the Brownfield Register and other known development opportunities. The HELAA assesses the suitability, availability, achievability and potential capacity of sites to provide an understanding of the borough's potential housing and employment land supply.

In accordance with national planning policy and guidance, the HELAA does not determine whether sites should be allocated for development. Rather, it provides evidence on sites that may have development potential. Decisions regarding site allocations are informed through the Local Plan process, taking account of the HELAA findings alongside other evidence including site selection work, infrastructure considerations and the IIA.

As part of the IIA process, all reasonable candidate sites were appraised against the IIA framework. Site appraisal formed one element of the wider site selection process and was considered alongside suitability, availability, achievability, infrastructure capacity, planning constraints and delivery considerations. This appraisal sought to evaluate the constraints and opportunities on each site based on the IIA objectives set out in the IIA framework. Based on these criteria, a 'significant effects' rating was then applied to each site for each criterion to provide an indication of the relative sustainability merits of the sites.

The detailed outcomes of this assessment are provided in Appendix F.4. This analysis has been used to inform the site selection process as well as subsequent IIA appraisals.

5.2 Assessing Reasonable Alternatives

For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability themes and objectives identified through scoping (see section 1.3) as a methodological framework. Green shading is used to indicate significant positive effects, whilst red shading is used to indicate significant negative effects, and significant effects are indicated in the text. Where appropriate neutral effects, or uncertainty will also be noted. Uncertainty is also highlighted with grey shading.

Where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made 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'. Numbers are used to highlight the options that are preferred from an SA perspective with '**1**' being the highest ranking. '**=**' has been used to highlight where options perform equally or cannot be differentiated between.

5.2.1 Assessment of Spatial Strategy Options

Four options have been identified for appraisal:

- **Option S1: Urban Intensification** - The Council would seek to accommodate growth within the existing urban area without the release of designated employment land, Metropolitan Open Land and Green Land.
- **Option S2: Land Release Led -** The Council would seek to accommodate a high level of growth through the release of employment land, Metropolitan Open Land and Green Belt land, reducing the need for more extensive urban intensification and taller forms of development.
- **Option S3: Maximum Growth -** The Council would seek to maximise housing and economic growth via the highest level of urban intensification that is realistically achievable together with extensive land release through the Local Plan combining extensive land release of designated employment land, Metropolitan Open Land or Green Belt land.

- **Option S4: Urban intensification focus with limited land release/co-location** - The Council would seek to accommodate growth through an approach focused on urban intensification with limited co-location and limited Metropolitan Open Land and Green Belt release.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA1: Social Infrastructure	Effect	Positive	Uncertain	Uncertain	Positive
	Rank	2	3	4	1

The baseline review identifies that Haringey benefits from an extensive network of social infrastructure, including healthcare facilities, schools, community facilities, utilities and emergency services. However, provision is not always located in areas of greatest need and some facilities are subject to capacity pressures, require renewal or are no longer fit for purpose. Future growth will increase demand for services and facilities, making it important that development is coordinated with infrastructure planning and delivery.

The spatial strategy options propose different approaches to the location and form of growth. As a result, they differ in their ability to support investment in existing infrastructure, improve access to services and facilities, and ensure that infrastructure provision keeps pace with development.

Option S1 would accommodate growth exclusively through urban intensification within the existing urban area. While the concentration of all growth within existing urban areas could also place additional pressure on infrastructure and community facilities where capacity is already constrained, this may create opportunities to make more efficient use of existing social infrastructure and support investment in facilities located within established communities. Positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. Whilst this approach could create opportunities to deliver new infrastructure alongside development, growth may be located further from existing services and facilities than under more neighbourhood-focused approaches. The option may also place greater reliance on the timely delivery of new infrastructure, associated with land release, rather than investment in and renewal of existing facilities. Overall, uncertain effects are identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. Whilst this could generate opportunities for investment in new and existing infrastructure, it would also place the greatest demand on schools, healthcare facilities,

community facilities and utilities. The scale of growth proposed may increase the risk that infrastructure provision, renewal and upgrading struggle to keep pace with development. Uncertain effects are therefore identified and the option performs least favourably overall.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth would be more distributed across neighbourhood growth areas, creating opportunities to align development with existing services and facilities whilst supporting investment in social infrastructure where required. The option may also provide greater flexibility to improve the accessibility and utilisation of infrastructure across the borough. Positive effects are therefore identified.

Overall, the assessment indicates that all options have the potential to support social infrastructure provision, although through different mechanisms. The principal distinction between the options relates to whether growth is accommodated through the provision of new infrastructure associated with land release, or through investment in and more efficient use of existing infrastructure within established urban areas. Options S4 and S1 perform well due to their ability to support growth alongside infrastructure improvements within existing communities, whilst Options S2 and S3 are subject to greater uncertainty regarding infrastructure capacity and delivery. Uncertainty regarding the timing, funding and delivery of infrastructure applies across all options.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA2: Improving Health	Effect	Positive	Uncertain	Uncertain	Positive
	Rank	2	3	4	1

Haringey experiences significant health inequalities, with marked differences in life expectancy, long-term health conditions, obesity and health outcomes between communities across the borough. Access to healthcare services, open space, active travel opportunities, employment, healthy environments and community facilities are all important determinants of health and wellbeing. The location and form of growth can influence these factors through the creation of healthy neighbourhoods, improvements to environmental quality and access to services and opportunities.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may influence access to health-promoting infrastructure, active travel opportunities, open space and healthy environments.

Option S1 would accommodate growth entirely within the existing urban area. This may place additional pressure on existing open spaces, local environmental quality and residential amenity in some locations but would support access to existing services, facilities and public transport Positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt, reducing the need for urban intensification. This may create opportunities to deliver new neighbourhoods incorporating active travel routes, public open space and community facilities. However, growth accommodated through land release may be located further from existing services and facilities than under more urban-focused approaches. Uncertain effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. Whilst this may support investment in facilities and services, the scale of growth proposed could place significant pressure on environmental quality, open spaces and health-supporting infrastructure. The extent to which healthy environments and supporting services could be delivered alongside growth is uncertain. Uncertain effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across a range of neighbourhood locations may support access to employment opportunities, open space, active travel routes, healthcare facilities and community infrastructure. The option may also provide opportunities to align growth with investment in healthcare and community facilities, improving the accessibility and utilisation of existing services whilst supporting provision in areas experiencing growth. Positive effects are therefore identified.

Overall, all options have the potential to support improvements in health and wellbeing through the delivery of housing, employment opportunities, services and supporting infrastructure. The principal distinction between the options relates to the distribution of growth and the extent to which development may support access to open space, active travel opportunities and healthy environments. Options S1 and S4 perform relatively well as growth would be accommodated across locations that maintain access to services, employment opportunities and community facilities whilst supporting opportunities for active travel and healthy neighbourhoods. Option S3 performs least favourably due to uncertainty regarding the cumulative effects of accommodating the highest levels of growth. Across all options, health outcomes will ultimately depend on the detailed location, design and delivery of development and associated infrastructure.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4

IIA3: Education	Effect	Positive	Positive	Significant positive	Positive
	Rank	=2	=2	1	=2

Haringey's education system plays an important role in supporting educational attainment, social mobility, skills development and access to employment opportunities. Demographic change will influence future demand for school places and, given current challenges associated with falling pupil numbers, growth that delivers family-sized housing may help maintain enrolment levels and support the continued operation of local schools. The location and form of growth may also affect opportunities to integrate educational provision, skills development and wider community infrastructure with new development.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may support the viability, renewal, expansion and delivery of educational facilities and learning opportunities. Falling school rolls is a key issue facing Haringey currently together with most other London boroughs.

Option S1 would accommodate growth entirely within the existing urban area. This option would support access to existing educational facilities and support the long-term viability of existing schools and educational infrastructure. Positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. This approach would support the long-term viability of existing schools and educational infrastructure across the borough. Positive effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification This option would support the highest level of investment in educational facilities and training opportunities and generate the highest level of demand for school places and supporting educational infrastructure to secure the long-term viability of existing school sites in the borough many of which have falling school rolls. Significant positive effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across a range of neighbourhood locations may provide opportunities to coordinate educational provision with housing and employment growth and support investment in schools, training facilities and other learning opportunities in areas experiencing growth. Positive effects are therefore identified.

Overall, all options have the potential to support educational outcomes through an increase of residents to fill surplus places at existing schools. The maximum growth option S3 would have the greatest positive effects due to generating the biggest additional population.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA4: Air, Light and Noise Pollution	Effect	Uncertain	Uncertain	Significant negative	Positive
	Rank	= 2	=2	4	1

Haringey is designated as an Air Quality Management Area (AQMA) and the baseline review identifies that air pollution, noise and environmental quality issues are concentrated along major transport corridors and within some of the borough's more densely developed areas. Variations in environmental quality are closely linked to traffic levels, transport infrastructure and patterns of development. Future growth has the potential to influence air quality, noise levels and wider environmental conditions through changes in travel demand, development intensity and land use. At the same time, development can provide opportunities to incorporate green infrastructure, improve the public realm and reduce exposure to environmental pollutants through improved design and layout.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may influence air quality, noise, light pollution and wider environmental conditions across the borough.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. The compact pattern of development promoted by the option may support sustainable travel patterns and reduce reliance on private vehicles. However, accommodating growth through greater levels of urban intensification may increase pressure on areas already affected by traffic, noise and environmental quality issues. Uncertain effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. This approach may reduce the need for the highest levels of urban intensification and associated environmental pressures within existing urban areas. However, growth accommodated through land release may generate additional travel demand and associated air quality and noise impacts in some locations. Uncertain effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option combines the highest levels of growth with the greatest levels of development activity and transport demand. As a result, it is considered most likely to increase pressure on air quality, noise environments and wider environmental quality. Significant negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth directed towards existing neighbourhoods, centres and accessible locations may provide opportunities to support active travel, reduce reliance on private vehicles and incorporate green infrastructure and environmental mitigation measures alongside development. Positive effects are therefore identified.

Overall, all options provide opportunities to improve environmental quality through the design of development, the incorporation of green infrastructure and support for sustainable travel. The principal distinction between the options relates to the scale and distribution of growth and the resulting pressure on areas already experiencing poor air quality and noise impacts. Options S4 performs best as growth would be accommodated through patterns of development that support sustainable travel whilst avoiding the highest levels of growth and development activity. Options S1 and S2 are subject to greater uncertainty due to the different environmental trade-offs associated with land release and significant urban intensification. Option S3 performs least favourably due to the scale of growth proposed and the associated increase in development activity, transport demand and environmental pressures. Uncertainty remains regarding the significance of effects under Options S1 and S2, as outcomes will depend on the location and design of future development and the effectiveness of mitigation measures.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA5: Climate Change Mitigation	Effect	Uncertain	Neutral	Significant negative	Positive
	Rank	2	3	4	1

Haringey has declared a climate emergency and is pursuing ambitious objectives to reduce greenhouse gas emissions and support the transition towards a net zero borough. Transport and buildings remain key sources of emissions, meaning that the location, density and form of development can significantly influence future carbon emissions through travel patterns, energy demand, construction activity and the efficient use of land. The spatial strategy options propose different approaches to accommodating growth and therefore differ in their potential climate change mitigation effects.

The principal distinction between the options relates to the balance between land release and urban intensification. Land release may require additional infrastructure and could increase travel distances in some locations, whilst more intensive development patterns may support sustainable travel and efficient use of land but can increase whole life carbon associated with taller buildings.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining all designated employment land, Metropolitan Open Land and Green Belt land. The compact development pattern promoted by the option may support sustainable travel patterns and efficient use of land. However, accommodating growth would require greater levels of urban intensification and a greater reliance on taller buildings, which may increase whole life carbon emissions associated with the construction and operation of tall buildings. Uncertain effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land identified as Grey Belt, reducing the need for more extensive urban intensification and taller forms of development. The option may reduce some of the whole life carbon impacts associated with very high-density and high-rise development and could provide opportunities to deliver low-carbon development through comprehensive redevelopment schemes. However, the greater reliance on land release may increase the overall development footprint and reduce the compactness of growth. Neutral effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. The option combines the highest levels of land release with the greatest levels of intensification and a greater reliance on taller buildings than other options. This is likely to generate the greatest levels of whole life carbon emissions and resource consumption. Travel distances associated with extensive land release may also increase reliance on private vehicle trips and associated emissions. Significant negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth would continue to be directed towards accessible locations and supported by a design-led approach. The option may support low-carbon travel patterns and the efficient use of land whilst avoiding both the extensive land release proposed under Options S2 and the highest levels of intensification associated with Option S3. Positive effects are therefore identified.

Overall, all options have the potential to support climate change mitigation through the delivery of energy-efficient development and sustainable transport measures. The principal distinction between the options relates to the relative balance between land release and urban intensification. Land release options may provide opportunities for comprehensive low-carbon redevelopment but can result in a larger development footprint,

whilst intensification-led options may support sustainable travel and efficient use of land but can increase reliance on redevelopment and taller buildings associated with higher whole life carbon emissions. Option S4 performs relatively well as it supports compact growth whilst avoiding either the extensive land release proposed under Options S2 and or the highest levels of intensification associated with Option S1 and S3. Option S3 performs least favourably due to the scale of growth, increased travel distances associated with extensive land release and resource consumption associated with the option.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA6: Climate Adaptation and Resilience	Effect	Positive	Uncertain	Negative	Positive
	Rank	= 1	3	4	= 1

Haringey is vulnerable to a range of climate-related risks, including surface water flooding, fluvial flooding, overheating and urban heat island effects. The Council's Strategic Flood Risk Assessment identifies surface water flooding as the principal source of flood risk within the borough and highlights the role of sustainable drainage systems, urban greening, permeable surfaces and blue-green infrastructure in adapting to future climate conditions. In addition, climate change is expected to increase the frequency and intensity of extreme heat events, creating a need for development that supports urban cooling through tree planting, green infrastructure, shading, evaporative cooling, sustainable water management and the provision of accessible cool spaces within the public realm. The location, scale and form of growth can influence both exposure to climate risks and the ability to incorporate adaptation measures as part of development.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may support flood resilience, urban greening, sustainable drainage and wider climate adaptation measures.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. This would maximise the retention of open and permeable land that contributes to climate resilience. Accommodating growth through greater levels of urban intensification may increase exposure to overheating, urban heat island effects and surface water runoff within existing neighbourhoods but provides opportunities to deliver greening, cooling and flood mitigation interventions. The overall effect is positive.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land identified as Grey Belt, reducing the need for more extensive urban intensification. This approach may create opportunities to incorporate sustainable drainage

systems, flood mitigation measures, urban greening, tree planting and climate adaptation measures as part of comprehensive redevelopment schemes. However, the release of open land may reduce some of the resilience benefits associated with undeveloped and permeable land. Uncertain effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option combines the highest levels of land release with the greatest levels of intensification and may place the greatest pressure on the borough's ability to adapt to future climate risks. The scale of development proposed could increase exposure to flooding, overheating and wider climate-related hazards whilst creating challenges in delivering adaptation measures consistently across all locations. Negative effects are therefore identified.

Option S4 would accommodate growth would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across a range of locations may provide opportunities to incorporate sustainable drainage systems, urban greening, flood risk management measures and improvements to the public realm alongside development. The option may also support climate adaptation by enhancing existing neighbourhoods through the creation of shaded streets, green infrastructure, cooling measures and accessible public spaces within growth areas. The distribution of growth across a range of locations may also provide greater opportunities to incorporate adaptation measures as part of comprehensive redevelopment and public realm improvements. Positive effects are therefore identified.

Overall, all options have the potential to support climate adaptation and resilience through the incorporation of sustainable drainage systems, urban greening and resilient design measures. The principal distinction between the options relates to the balance between protecting existing open land and accommodating growth in a manner that provides opportunities for adaptation measures to be incorporated into development. Options S1 and S4 perform relatively well as they provide opportunities to integrate flood risk management, urban greening, overheating mitigation and wider climate adaptation measures alongside growth. Option S3 performs least favourably due to the scale of development proposed and the resulting climate resilience challenges associated with extensive land release and urban intensification. Some uncertainty remains across all options, as the effectiveness of adaptation measures will ultimately depend on the location, design and delivery of future development and associated green and blue infrastructure.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
	Effect	Neutral	Neutral	Negative	Neutral

IIA7: Water Resources and Pollution	Rank	=1	=1	4	=1

Haringey is located within a water-stressed region and future growth is expected to increase demand for water resources and wastewater infrastructure. The baseline review identifies the importance of reducing water consumption, improving water efficiency and ensuring that wastewater and drainage infrastructure can accommodate future growth. Development can also provide opportunities to incorporate water-efficient design, sustainable drainage measures and sustainable water management practices that reduce pressure on water resources and help protect water quality.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may influence water consumption, wastewater generation and demand for supporting infrastructure.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. Whilst this approach would avoid development on open land, it would still lead to associated increases in water demand and wastewater generation within existing urban areas. Neutral effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. Whilst this would increase demand for water resources and wastewater infrastructure, opportunities would exist to incorporate water-efficient design, sustainable drainage systems and sustainable water management measures alongside new development. Neutral effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option would generate the highest level of demand for water resources and wastewater infrastructure and is likely to result in the greatest levels of household water consumption and wastewater generation. Whilst mitigation measures could be incorporated, uncertainty remains regarding the extent to which impacts could be effectively managed across the scale of growth proposed. Negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across a range of locations may provide opportunities to incorporate water efficiency measures, sustainable drainage systems and sustainable water management practices alongside development. Neutral effects are therefore identified.

Overall, all options provide opportunities to incorporate water efficiency measures, sustainable drainage systems and sustainable water management practices within future development. The principal distinction between the options relates to the scale and distribution of growth and the resulting demand for water resources and wastewater infrastructure. Options S3 performs least favourably due to the scale of growth proposed and the resulting pressure on water resources and wastewater infrastructure.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA8: Biodiversity and Open Space	Effect	Positive	Negative	Significant negative	Positive
	Rank	1	3	4	2

Haringey contains an extensive biodiversity network comprising Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves, parks, woodlands, allotments, waterways and ecological corridors. The baseline review identifies the importance of maintaining habitat connectivity, protecting designated biodiversity assets and supporting opportunities for habitat enhancement and nature recovery. Key assets include the Lea Valley, New River, Parkland Walk, Coldfall Wood, Highgate Wood and Queen's Wood. The location and form of development can influence biodiversity both through direct impacts on habitats and through opportunities for ecological enhancement and improved connectivity.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may affect biodiversity assets, ecological networks, habitat connectivity and open space resources.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. This option would avoid direct impacts arising from land release and retain the greatest extent of open land, habitat resources and ecological corridors. Whilst urban intensification could create localised pressures on biodiversity, the option would provide the strongest basis for protecting designated sites, maintaining ecological connectivity and supporting nature recovery. Significant positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land identified as Grey Belt. Whilst opportunities may exist to incorporate biodiversity enhancements and habitat creation within redevelopment schemes, the release of open land would increase pressure on habitats, ecological corridors and green infrastructure assets. Negative effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option combines the highest levels of land release with the greatest scale of development activity and is therefore likely to place the greatest pressure on biodiversity assets, habitat connectivity and open space resources. The potential for habitat fragmentation and ecological disturbance is greatest under this option. Significant negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Whilst some pressure on biodiversity assets and open land would occur, the more limited extent of land release compared with Options S2 and S3 may provide opportunities to incorporate biodiversity enhancements, habitat creation and ecological connectivity measures alongside development. Positive effects are therefore identified though to a lesser extent that Option S1.

Overall, all options provide opportunities to incorporate biodiversity enhancements and habitat improvements through the planning and design of development. The principal distinction between the options relates to the extent of land release and the resulting pressure on biodiversity assets, ecological networks and open space resources. Option S1 performs most favourably as it avoids the release of Metropolitan Open Land and Green Belt and provides the greatest protection for habitats and ecological corridors. Options S2 and S3 perform least favourably due to the scale of land release and associated pressure on biodiversity and open space resources.

IIA objective	IIA outcomes	Option S1	Option S1	Option S2	Option S3
IIA9: Soils and Minerals	Effect	Significant positive	Negative	Significant negative	Positive
	Rank	1	3	4	2

Haringey is a predominantly urban borough with limited unconstrained land available for development. The baseline review identifies that accommodating future growth will require careful management of finite land resources and consideration of the extent to which development is directed towards previously developed land, urban intensification and the protection of undeveloped land. Whilst the borough contains relatively limited soil resources due to its urban character, Metropolitan Open Land and Green Belt land continue to perform important environmental,

recreational and landscape functions. The location and form of development can therefore influence the extent to which finite land resources are protected or developed.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may require land take, redevelopment and intensification. The principal distinction between the options relates to the balance between development on previously developed land and the release of open land for development.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. This would maximise protection of undeveloped land resources, avoid the release of open land for development and direct growth towards redevelopment and intensification within the existing urban area. Significant positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land. Whilst this approach may reduce the need for more substantial urban intensification, it would require the development of a greater amount of undeveloped land than more urban-focused alternatives. Negative effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. The option combines the highest levels of land release with the greatest levels of intensification and would place the greatest overall pressure on land resources. The option is likely to result in the largest amount of land being utilised for development purposes and would place the greatest pressure on undeveloped land and natural resources. Significant negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Some undeveloped land would be released for development but this option would generally make effective use of previously developed land. Positive effects are therefore identified.

Overall, all options involve trade-offs between accommodating growth and protecting finite land resources. Options S2 and S3 would require greater levels of land release and therefore result in increased pressure on undeveloped land resources. Options S1 and S4 perform relatively well as a significant proportion of growth would be accommodated through redevelopment and intensification within the existing urban area, . Option S1 performs most favourably as it maximises the protection of undeveloped land resources and avoids the release of Metropolitan Open

Land and Green Belt land. Option S3 performs least favourably due to the combined effects of extensive land release and significant growth pressures on finite land resources.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA10: Social Inclusion and Equality	Effect	Neutral	Uncertain	Uncertain	Positive
	Rank	2	4	3	1

Haringey experiences significant social, economic and health inequalities, with marked differences in deprivation, access to services, employment opportunities and health outcomes across the borough. Improving access to housing, employment, community facilities, public transport and public open space is an important component of addressing these inequalities and supporting social inclusion. The spatial strategy options propose different approaches to the location and form of growth, which may influence access to opportunities and services across the borough.

Option S1 would accommodate growth entirely within the existing urban area. This may support access to existing services, facilities and employment opportunities. However, opportunities to distribute growth and investment across a wider range of locations may be more limited than under alternatives involving land release. Neutral effects are therefore identified.

Option S2 would accommodate growth primarily through the release of employment land, Metropolitan Open Land and Green Belt. This may provide opportunities for new housing, community facilities and supporting infrastructure to be delivered, however some development may be located further from existing services, facilities and employment opportunities. The release of employment land may also alter the distribution of employment opportunities in some locations. Uncertain effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. The scale of development proposed could increase access to housing and employment opportunities across the borough. However, there is uncertainty regarding the extent to which the benefits of growth would be distributed evenly across communities and whether access to services, facilities and employment opportunities would improve in areas experiencing the greatest deprivation. Uncertain effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth would be distributed across a range of neighbourhood growth areas, which may improve access to housing, employment opportunities, services and community facilities across a broader range of locations within the borough. Additional opportunities may also arise to improve connections between homes, jobs, services and public spaces. Positive effects are therefore identified.

Overall, all options have the potential to support social inclusion through the delivery of housing, employment opportunities and associated services. The principal distinction between the options relates to the distribution of growth and the extent to which development may improve access to opportunities across different parts of the borough. Options S1 and S4 perform relatively well as growth would be distributed across a range of locations whilst maintaining access to employment opportunities, services and community facilities. Option S2 performs least favourably due to uncertainty regarding how effectively the benefits of growth would be distributed across communities. Across all options, the extent to which development contributes to reducing deprivation and wider inequalities will depend on the detailed location, design and delivery of development, alongside wider social and economic interventions beyond the scope of the Local Plan.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA11: Historic Environment, Culture and Character	Effect	Negative	Uncertain	Significant negative	Positive
	Rank	3	2	4	1

Haringey has a rich and varied historic environment comprising conservation areas, listed buildings, locally listed buildings, registered parks and gardens, archaeological priority areas, historic landscapes and important local views. The borough's distinctive character is derived from its varied settlement history, historic high streets, employment areas, cultural assets and diverse neighbourhood identities. The baseline review identifies that accommodating growth whilst conserving heritage significance, local character and townscape quality is a key challenge for the Local Plan.

The spatial strategy options propose different approaches to the location and form of development and therefore differ in the extent to which they may affect heritage assets, archaeological remains, historic character, townscape quality, cultural infrastructure and local distinctiveness. The principal distinction between the options relates to the balance between land release, redevelopment and urban intensification, and the extent to which growth may affect the character and setting of existing places.

Option S1 would accommodate growth entirely within the existing urban area and would maximise protection of employment land, Metropolitan Open Land and Green Belt land identified as Grey Belt. Although this would provide the greatest protection for open landscapes and employment areas, accommodating growth would require greater levels of urban intensification and a greater reliance on taller buildings. This may place pressure on the character, appearance and setting of existing neighbourhoods, heritage assets and important views. Negative effects are therefore identified.

Option S2 would accommodate growth primarily through the release of employment land, Metropolitan Open Land and Green Belt, reducing the need for more extensive urban intensification and taller forms of development. This may reduce pressure on some conservation areas, heritage settings, important views and established townscapes within the existing urban area. However, the release of open land and redevelopment of employment land may affect historic landscapes, archaeological assets, industrial heritage and established character areas. Overall, uncertain effects are identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option would require the highest levels of intensification assessed and may necessitate building heights and densities beyond those envisaged through the borough's design-led tall buildings evidence base. The option is therefore considered likely to result in adverse effects on heritage assets, townscape character, important views and local distinctiveness. Whilst redevelopment may provide opportunities for investment in heritage assets and public realm improvements, significant negative effects are identified overall.

Option S4 would accommodate growth would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Development would continue to be guided by a design-led approach and neighbourhood-based placemaking principles, which may provide opportunities to respond positively to local character, heritage significance and townscape sensitivities. However, redevelopment and co-location may result in some changes to the character of employment areas and could affect industrial heritage assets, creative industries and established employment character. Positive effects are identified.

Overall, the assessment indicates that all options involve trade-offs between accommodating growth and conserving Haringey's historic environment and local character. Land release options may reduce pressure for extensive urban intensification but could affect historic landscapes, industrial heritage assets and established character areas. Intensification-led options avoid the loss of open land but may create pressure for taller buildings and higher densities, with potential effects on townscape character, heritage settings and important views. Option

S3 performs least favourably as it is considered likely to result in adverse effects on heritage assets, townscape character, important views and local distinctiveness.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA12: Transport and Connectivity	Effect	Positive	Negative	Uncertain	Positive
	Rank	1	4	3	2

Haringey benefits from a well-connected public transport network, including the Underground, London Overground, National Rail and a comprehensive bus network. Locations such as Wood Green, Tottenham Hale, Seven Sisters and the High Road corridor benefit from high levels of accessibility. However, the baseline review identifies challenges including variations in accessibility across the borough, barriers created by major roads and railway infrastructure, pressure on parts of the transport network, and the need to strengthen walking, cycling and east-west connections. The location and form of growth can influence travel patterns, accessibility and opportunities to increase the proportion of journeys made by sustainable modes of transport.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may support public transport use, active travel and wider connectivity improvements.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. The compact pattern of development promoted by the option may maximise opportunities for public transport use, walking and cycling through the concentration of growth in accessible urban locations. However, the levels of urban intensification required may place additional pressure on existing transport networks and infrastructure. Positive effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land identified as Grey Belt, reducing the need for more extensive urban intensification. This may provide opportunities to deliver transport improvements and active travel infrastructure, however some growth may be accommodated in locations that are less accessible than established town centres and transport hubs, potentially resulting in longer journeys and increased reliance on private vehicles. Negative effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. Whilst this approach could support investment in transport infrastructure and increase demand for public transport services, it would also place the greatest pressure on existing transport networks and infrastructure. Uncertainty therefore exists regarding whether transport improvements could be delivered at a pace consistent with development. Uncertain effects are therefore identified.

Option S4 would accommodate growth through growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across neighbourhoods and centres may support increased use of public transport, walking and cycling whilst providing opportunities to improve connectivity as part of redevelopment and public realm improvements. Positive effects are therefore identified.

Overall, all options have the potential to support improvements in transport and connectivity through investment in public transport, active travel infrastructure and public realm improvements. The principal distinction between the options relates to the extent to which growth is concentrated in accessible urban locations or accommodated through land release. Options S1 and S4 perform well as they support development patterns that can increase the use of sustainable transport modes and improve access to services, employment and facilities. Option S2 performs least favourably due to risks growth may be accommodated in locations that are less accessible than established town centres and transport hubs, potentially resulting in longer journeys and increased reliance on private vehicles.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA13: Waste	Effect	Neutral	Neutral	Negative	Neutral
	Rank	=1	=1	4	=1

The baseline review identifies that future growth will increase demand for construction materials and generate additional construction, demolition and household waste. The efficient use of resources, re-use of buildings and materials, and application of circular economy principles will therefore play an important role in minimising waste generation and supporting sustainable development. The location and form of growth can influence the amount of demolition, redevelopment and new construction required, as well as opportunities to make efficient use of existing buildings, infrastructure and resources.

The spatial strategy options propose different approaches to accommodating growth and therefore differ in the extent to which they may influence waste generation, resource consumption and opportunities to support circular economy principles.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. This approach would maximise the use of existing urban land and infrastructure and avoid development on undeveloped land. However, accommodating growth through greater levels of urban intensification may require increased demolition, redevelopment and reconstruction activity, generating significant quantities of construction and demolition waste. Neutral effects are therefore identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. Whilst opportunities would exist to incorporate resource efficiency measures and circular economy principles within development schemes, the option would require substantial new development and associated consumption of materials and resources. Neutral effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. This option would generate the highest levels of development activity and would therefore be expected to result in the greatest levels of construction, demolition and household waste. Whilst mitigation measures could reduce impacts, uncertainty remains regarding the extent to which waste generation could be minimised at the scale of growth proposed. Negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth would be accommodated through a combination of redevelopment, intensification and limited land release, creating opportunities for the re-use of buildings and materials and the incorporation of circular economy measures within development schemes. The option may reduce reliance on both extensive land release and the highest levels of demolition and redevelopment associated with more intensification-led approaches. Neutral significant effects are therefore identified.

Overall, all options provide opportunities to incorporate circular economy principles and resource efficiency measures within future development. The principal distinction between the options relates to the balance between land release, redevelopment and the extent of new construction required. Option S3 performs least favourably due to the scale of development activity, resource consumption and waste generation associated with the option.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4

IIA14: Housing	Effect	Neutral	Positive	Significant positive	Positive
	Rank	4	3	1	2

The baseline review identifies significant housing pressures across Haringey, including affordability challenges, overcrowding, homelessness and a substantial need for additional market and affordable housing. Increasing housing supply and delivering a range of homes that meet different needs remains a key objective of the Local Plan.

The spatial strategy options propose different approaches to accommodating growth and therefore differ significantly in the amount of development capacity available for housing delivery. The principal distinction between the options relates to the extent of land release and urban intensification required to accommodate new homes.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt land. Housing delivery would be dependent upon urban intensification and redevelopment opportunities within the existing urban area. The option is the most constrained in terms of available land supply and development opportunities. Neutral effects are identified.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt. This approach would provide significant opportunities for housing delivery and increase the amount of land available for development. The option has potential to make a key contribution towards meeting housing needs but land released from other uses can give rise to housing delivery challenges. Positive effects are identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. The option would provide the greatest opportunity to increase housing supply and maximise flexibility in identifying sites capable of delivering new homes. Significant positive effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. The option would support the delivery of a substantial number of homes through a range of growth mechanisms. Positive effects are therefore identified.

Overall, all options have the potential to contribute towards meeting Haringey's housing needs, although they differ significantly in the development capacity they make available and in terms of how easy different types of land are to bring forward for housing. The principal distinction between the options relates to the extent of land release and the resulting flexibility to accommodate housing growth. Options S2 and S3 perform most positively as they provide the greatest opportunities to increase housing supply and expand development capacity. Options S3 and S4 also support housing delivery, although growth is more constrained by employment land retention and more limited land release. Option S1 performs least favourably as housing growth would be accommodated entirely through intensification of the existing urban area, resulting in constrained capacity for additional housing delivery.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA15: Economy and Employment	Effect	Positive	Significant negative	Yes - Negative	Neutral
	Rank	1	4	3	2

The baseline review identifies that Haringey continues to experience demand for industrial land, employment floorspace and workspace to support existing and future businesses. Employment areas play an important role in supporting economic growth, local jobs, logistics, industrial activity, creative industries and small businesses. The borough's employment evidence indicates that maintaining an adequate supply of employment land will be important in supporting future economic needs and reducing pressure for the continued loss of industrial floorspace.

The spatial strategy options propose different approaches to accommodating growth and therefore differ significantly in the extent to which they retain, release or redevelop employment land. This influences their ability to support employment floorspace, business activity and long-term economic resilience.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining and safeguarding all designated employment land. The option would support employment growth through intensification, modernisation and improved utilisation of existing employment areas. Positive effects are therefore identified, although opportunities to accommodate growth elsewhere may be more constrained than under Option S4.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land and Green Belt land. Whilst this option may support housing delivery and economic activity associated with redevelopment, the large-scale release of industrial land would reduce the

amount of employment land available to accommodate future business growth and industrial needs. Significant negative effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. Whilst the option could generate economic benefits associated with construction activity, housing delivery and commercial development, the extensive release of employment land would impact negatively on the borough's ability to accommodate identified industrial and employment needs over the plan period. Significant negative effects are therefore identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. The option would continue to support employment growth through industrial intensification, co-location and the modernisation of employment areas. However, some employment land and operations may be impacted by new residential uses. This option performs less favourably than option S1. Neutral effects are therefore identified.

Overall, the principal distinction between the options relates to the extent to which employment land is retained, released or redeveloped. Options S1 and S4 perform most positively as they retain the borough's designated employment land and support opportunities for industrial intensification and modernisation. Option S1 performs most favourably as it provides the greatest opportunity to accommodate identified employment needs whilst maintaining a resilient supply of employment land. Options S2 and S3 perform least favourably due to the scale of employment land release proposed and the resulting risks to long-term employment capacity.

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA16: Town Centres	Effect	Positive	Positive	Positive	Positive
	Rank	=1	=1	=1	=1

Haringey's network of town and local centres performs an important economic, social and cultural role. Centres such as Wood Green, Seven Sisters, Crouch End, Muswell Hill and Hornsey provide a concentration of retail, employment, leisure, community and cultural uses and play a key role in supporting local identity and access to services. The baseline review identifies the need to maintain and strengthen the vitality and viability of centres in the context of changing retail patterns, increasing competition from online retailing and changing patterns of work and leisure.

The spatial strategy options propose different approaches to the location and distribution of growth and therefore differ in the extent to which they may support footfall, spending, investment and the mix of uses that contribute to successful town centres.

Option S1 would accommodate growth entirely within the existing urban area whilst retaining employment land, Metropolitan Open Land and Green Belt. The option would support investment and continued activity within centres and may increase footfall through higher-density development in existing urban locations and redevelopment within centres themselves. There is a risk that commercial, employment, cultural and community uses could be displaced in favour of housing-led development, potentially reducing the diversity of activities that support successful centres. Positive effects are therefore identified.

Option S2 would accommodate growth primarily through the release of employment land, Metropolitan Open Land and Green Belt land. This may increase housing delivery and support additional footfall and expenditure within centres. However, some potential spend may be lost if land release is in less accessible locations. Positive effects are therefore identified.

Option S3 would seek to maximise housing and economic growth through extensive land release and urban intensification. Thise option would increase population, footfall and expenditure within centres. However, some potential spend may be lost if land release is in less accessible locations. There is a risk that commercial, employment, cultural and community uses could be displaced in favour of housing-led development, potentially reducing the diversity of activities that support successful centres. Positive effects are identified.

Option S4 would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. Growth distributed across neighbourhoods and centres may support increased footfall, investment and activity within existing centres whilst maintaining a mix of housing, employment, retail, cultural and community uses. The option may also provide additional opportunities for mixed-use redevelopment and investment within centres, supporting their continued role as locations for housing, employment, services and cultural activity. Positive effects are therefore identified.

Overall, all options have the potential to support the vitality and viability of Haringey's centres through additional population growth, spending and investment. The principal distinction between the options relates to the distribution of growth and the extent to which centres are supported by a mix of housing, employment, retail, cultural and community uses.

Table 5.2: Summary findings for the assessment of spatial strategy options

IIA objective	IIA outcomes	Option S1	Option S2	Option S3	Option S4
IIA1: Social Infrastructure	Effect	Positive	Uncertain	Uncertain	Positive
	Rank	2	3	4	1
IIA2: Improving Health		Positive	Uncertain	Uncertain	Positive
	Rank	2	3	4	1
IIA3: Education	Effect	Positive	Positive	Significant positive	Positive
	Rank	=2	=2	1	=2
IIA4: Air, Light, Noise Pollution	Effect	Uncertain	Uncertain	Significant negative	Positive
	Rank	= 2	=2	4	1
IIA5: Climate Change Mitigation	Effect	Uncertain	No	Significant negative	Positive
	Rank	2	3	4	1
IIA6: Climate Adaptation and Resilience	Effect	Positive	Uncertain	Negative	Positive
	Rank	= 1	3	4	= 1
IIA7: Water Resources and Pollution	Effect	Neutral	Neutral	Negative	Neutral
	Rank	=1	=1	4	=1
IIA8: Biodiversity and Open Space	Effect	Positive	Negative	Significant negative	Positive
	Rank	1	3	4	2
IIA9: Soils and Minerals	Effect	Significant positive	Negative	Significant negative	Positive
	Rank	1	3	4	2
	Effect	Neutral	Uncertain	Uncertain	Positive

IIA10: Social Inclusion and Equality	Rank	2	4	3	1
IIA11: Historic Environment, Culture and Character	Effect	Negative	Uncertain	Significant negative	Positive
	Rank	3	2	4	1
IIA12: Transport and Connectivity	Effect	Positive	Negative	Uncertain	Positive
	Rank	1	4	3	2
IIA13: Waste	Effect	Neutral	Neutral	Negative	Neutral
	Rank	=1	=1	4	=1
IIA14: Housing	Effect	Neutral	Positive	Significant positive	Positive
	Rank	4	3	1	2
IIA15: Economy and Employment	Effect	Positive	Significant negative	Significant negative	Neutral
	Rank	1	4	3	2
IIA16: Town Centres	Effect	Positive	Positive	Positive	Positive
	Rank	=1	=1	=1	=1
Overall ranking based on average score across 16 objectives		**2**	**3**	**4**	**1**

Summary Conclusion

Option S3 would provide the greatest amount of development capacity across the borough and support the highest level of housing delivery. However, it would also generate the greatest impact and pressure on employment land, infrastructure, transport networks, environmental assets, water resources, biodiversity, heritage assets and local character. The option combines extensive land release with significant urban intensification and would require a scale of development beyond that assumed by much of the Council's evidence base, including the Council's Tall Buildings Study. As a result, it performs least favourably across a number of environmental and social objectives.

Option S2 would accommodate growth through the release of employment land, Metropolitan Open Land (MOL) and Green Belt, reducing reliance on the highest levels of urban intensification. This approach performs relatively strongly against housing provision objectives but would require significant land release and performs less favourably against objectives relating to biodiversity, soils and minerals, long-term employment capacity and the protection of environmental assets.

Option S1 would maximise the protection of designated employment land, Metropolitan Open Land and Green Belt land and performs well against a wide range of objectives relating including biodiversity and soils and minerals. However, accommodating growth entirely within the existing urban area would require greater levels of urban intensification and a greater reliance on taller buildings, increasing pressure on townscape character, heritage assets, and environmental quality in some locations.

Overall, Option S4 performs positively across the widest range of sustainability objectives. The option would accommodate growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. The assessment indicates that this approach performs relatively well across social, environmental and economic objectives whilst avoiding both the extensive land release proposed under Options S2 and S3 and the highest levels of urban intensification associated with Option S1 and S3.

The assessment demonstrates that no option performs most favourably against every objective and that each alternative involves trade-offs. However, when considered across the full range of Integrated Impact Assessment objectives, Option S4 achieves the most favourable overall outcome and is therefore identified as the preferred spatial strategy option.

5.2.2 Assessment of Housing Growth Options

Three options have been identified for appraisal:

- **Option H1: Housing Need-Led Growth** - Haringey seeks to meet housing needs derived by the NPPF Standard Methodology over the period 2028/9 to 2037/8 (28,413 homes net).
- **Option H2: London Plan 2021 and Capacity-Led Growth** - Haringey seeks to meet the adopted London Plan housing requirement up to 2028/9. Housing delivery from 2029/30 to 2037/8 would be informed by the borough's identified development capacity (18,300 new homes net).

- **Option H3: Draft London Plan 2026** – Haringey seeks to meet the housing requirement identified by the Draft London Plan over the period 2028/9 until 2037/38 (18,911 homes net).

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA1 Social Infrastructure	Effect	Significant negative	No	Uncertain
	Rank	3	1	2

The options propose varying levels of planned housing delivery over the period 2028/9 to 2037/8 and, generally, the higher the level of growth, the greater the demand placed on existing social infrastructure, including healthcare, community facilities and utilities infrastructure. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

Whilst higher levels of growth may generate additional investment and create opportunities for strategic improvements to social infrastructure, there is also a greater risk that housing delivery would outpace the provision of supporting infrastructure. This is particularly relevant where substantial levels of urban intensification are required and where additional development opportunities may need to be identified beyond those currently evidenced through the Council's evidence base.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to place significant pressure on healthcare facilities, community infrastructure and wider service provision. However, the option may also provide the greatest opportunities for infrastructure investment and the delivery of new facilities associated with growth. The option would require substantial growth beyond current identified development opportunities. Significant negative effects are identified.

Options H2 is considered more likely to enable social infrastructure provision to be planned and delivered alongside growth. Option H2 would align housing delivery with currently identified development capacity and would avoid the need for a substantive amount of residential development on employment land where social infrastructure may not be sufficiently accessible. Neutral effects are identified.

Option H3 also performs more favourably than the higher-growth alternative in relation to this objective. It would generate opportunities for investment in social infrastructure associated with urban intensification. Effects are considered more uncertain than option H2 due to the level of

growth expected on employment land additional and uncertainty regarding the extent to which supporting infrastructure could be delivered alongside this growth.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA2 Improving Health	Effect	Negative	Positive	Positive
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. The provision of new homes has the potential to contribute positively to health and wellbeing through reducing overcrowding, improving housing quality and supporting access to suitable accommodation. However, higher levels of growth are also likely to increase pressure on healthcare facilities, open spaces, recreational infrastructure and wider environmental resources that contribute to healthy living, even though they may also support investment in health infrastructure and wider improvements to the built environment.

Option H1 would deliver the highest level of housing growth and therefore make the strongest contribution towards addressing housing need, overcrowding and housing affordability pressures. The option may also provide the greatest opportunity to secure investment in healthcare facilities, active travel infrastructure and green infrastructure improvements. However, it is also considered most likely to place significant pressure on existing healthcare facilities, community infrastructure and open spaces. In addition, the substantial levels of urban intensification required may have implications for residential amenity, environmental quality and access to green infrastructure. For these reasons, likely negative effects are identified.

Options H2 and H3 would support the delivery of new homes whilst reducing pressure on healthcare facilities, open space and environmental assets relative to the higher-growth alternative. Option H2 does not involve industrial land release and is considered more likely to provide a balanced relationship between housing delivery and the infrastructure, environmental and placemaking objectives that contribute to health and wellbeing. Positive effects are identified for both options H2 and H3.

Overall, the assessment indicates that Option H2 may perform more favourably against this objective than the alternatives assessed. Whilst delivering fewer homes than the higher-growth alternative, the option may provide a more balanced and deliverable approach to growth, supporting the delivery of healthy neighbourhoods whilst limiting pressure on healthcare infrastructure, environmental quality and other determinants of health. Option H3 also performs positively in this respect. However, uncertainty remains regarding the health outcomes from development on industrial land.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA3 Education	Effect	Significant positive	Positive	Positive
	Rank	1	3	2

The options propose varying levels of housing delivery over the period 2028/8 to 2037/8. New housing growth has the potential to help fill surplus school places in Haringey and support investment in educational facilities through developer contributions and planned infrastructure provision. This is reflected in the ranking of the options.

Haringey has recently experienced demographic change that has affected school rolls in parts of the borough and contributed to pressure on the viability of some educational facilities. In this context, housing growth may not only increase demand for school places but may also help support the continued operation of existing schools and improve opportunities for investment in educational and training facilities.

Option H1 would deliver the highest level of housing growth and therefore has the greatest potential to increase demand for primary, secondary and post-16 educational provision. Significant positive effects are identified.

Options H2 and H3 would both help maintain the viability of existing educational facilities although to a lesser extent that the higher-growth alternatives. Positive effects are identified for both options with Option 3 scoring slightly more favourably due to the slightly higher level of housing delivery proposed.

Overall, the assessment indicates that Option H1 performs y more favourably against this objective than the alternatives assessed. This is because it has greater ability to support the viability of Haringey's existing schools which are subject to falling school rolls. Options H2 and H3 also perform postively.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA4 Air, Light and Noise Pollution	Effect	Significant negative	Neutral	Neutral
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased development activity, construction impacts, transport movements and pressure on existing infrastructure, all of which have the potential to affect air quality and increase exposure to noise and light pollution. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

With the whole of Haringey being a declared Air Quality Management Area (AQMA), the impacts for air quality could be significant under any option. Development will need to carefully consider mitigation and the priorities of the Air Quality Action Plan (AQAP). Existing environmental burdens are concentrated along major transport corridors and in parts of the borough that already experience poorer environmental quality. Growth therefore has the potential to exacerbate existing air quality and noise issues unless appropriate mitigation measures are implemented.

Whilst higher levels of growth may support investment in public transport, active travel infrastructure and environmental improvements, they are also likely to generate greater development pressures across the borough. The extent of these pressures is anticipated to increase as higher levels of urban intensification and redevelopment are required to accommodate growth.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to increase pressure on air quality, noise environments and wider environmental quality. The substantial level of urban intensification and land release required, together with increased transport movements and development activity, is likely to result in significant negative effects.

Options H2 and H3 would align housing delivery more closely with identified development capacity and may enable growth to be directed towards locations where environmental impacts can be more effectively managed. These options are therefore considered less likely to result in adverse effects than the higher-growth alternative. These options are anticipated to have neutral effects. Environmental impacts associated with the growth on industrial land are subject to some uncertainty so option H2 scores more favourably of the two options.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. Whilst development would still generate some air quality, noise and light pollution impacts, the level and location of growth may reduce pressure on transport networks and lessen the need for substantial urban intensification. The option may also provide greater opportunity to incorporate design-led mitigation measures and environmental improvements alongside development.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA5: Climate Change Mitigation	Effect	Significant negative	Neutral	Neutral
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased construction activity, embodied carbon emissions, energy demand and transport movements, all of which have implications for greenhouse gas emissions and the borough's ability to achieve its net zero ambitions.

At the same time, higher density development in accessible locations can support more sustainable travel patterns and facilitate investment in low-carbon infrastructure. The extent to which these benefits are realised is likely to depend on the scale and location of growth, together with the ability of development to be delivered in accordance with the Council's climate change policies.

Option H1 would deliver the highest level of housing growth and would therefore be expected to generate the greatest level of construction activity, resource consumption and associated carbon emissions. Whilst the option may support investment in low-carbon infrastructure, sustainable transport improvements and the delivery of larger-scale low-carbon energy networks, it would also require substantial urban intensification and potentially the identification of development opportunities beyond those currently evidenced. Significant negative effects are identified.

Options H2 and H3 would align housing delivery more closely with identified development capacity. These options may be less likely to result in adverse climate change mitigation effects than the higher-growth alternative. Neutral effects are identified.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. Whilst development would still generate greenhouse gas emissions and increase energy demand, the lower level of growth may reduce

development pressures relative to the higher-growth alternative. The option does not involve industrial land release and may also provide greater flexibility to balance housing growth alongside wider climate change objectives and support the delivery of low-carbon, design-led development.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA6: Climate Adaptation and Resilience	Effect	Significant negative	Neutral	Uncertain
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with greater pressure on land, infrastructure and environmental resources, which may increase exposure to climate-related risks including flooding, overheating and extreme weather events. However, larger-scale growth may also create opportunities to deliver strategic flood mitigation, urban greening and climate adaptation measures alongside development. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

Haringey is already affected by climate-related risks, particularly surface water flooding, whilst climate projections indicate increasing risks associated with flooding, overheating and the urban heat island effect. Accommodating growth in a way that supports climate resilience is therefore a key consideration.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to increase pressure on land and infrastructure. The substantial levels of urban intensification required may reduce opportunities for urban greening, increase the extent of hard surfacing and contribute to overheating in parts of the borough. Whilst the option may create opportunities to secure strategic investment in flood mitigation, urban greening and climate adaptation infrastructure, the scale of growth proposed would also place greater pressure on land and infrastructure. Significant negative effects are identified.

Option H3 would also support a relatively high level of growth and urban intensification. Whilst climate resilience measures could be incorporated into development and growth may support investment in adaptation infrastructure, uncertainty remains regarding the ability of the borough to accommodate the scale of growth proposed whilst effectively managing future climate risks.

Options H2 and H3 would align housing delivery more closely with identified development capacity and may provide greater flexibility to incorporate flood resilience measures, urban greening and climate adaptation interventions alongside development. These options may be less likely to result in adverse climate resilience effects than the higher-growth alternative. Option H3 involves industrial land release and potential effects are considered to be uncertain. Option H2 is identified to have neutral effects.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. Whilst development would still need to address flood risk, overheating and other climate hazards, the lower level of growth and proposed locations for growth may reduce development pressure relative to the higher-growth alternative and the other alternative which includes industrial land release. Option H2 may also support a more balanced approach to growth that is better able to respond to identified climate risks and infrastructure constraints.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA7: Water Resources and Pollution	Effect	Negative	Neutral	Neutral
	Rank	3	=1	=1

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8 and, consequently, differing levels of demand for water resources, wastewater infrastructure and surface water drainage systems. Higher levels of growth are generally associated with increased water consumption, wastewater generation and greater pressure on drainage and water management infrastructure. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

Haringey is located within a water-stressed region and future growth is expected to increase demand for water resources and wastewater infrastructure. Sustainable management of water resources, minimising water consumption and maintaining water quality are therefore important considerations when accommodating future development. Development also presents opportunities to improve water efficiency, reduce consumption and support investment in water and wastewater infrastructure.

Option H1 would deliver the highest level of housing growth and would therefore be expected to place the greatest demand on water resources and wastewater infrastructure. The option would require substantial levels of development activity, increasing overall water consumption and wastewater generation. Whilst the option may create opportunities for investment in water infrastructure, water efficiency measures and wider

infrastructure improvements, uncertainty remains regarding the extent to which infrastructure upgrades could fully accommodate the scale of growth proposed. Negative effects are identified.

Options H2 and H3 may be less likely to result in adverse effects than the higher-growth alternative. Whilst development would be expected to incorporate water efficiency measures and sustainable water management practices in accordance with Local Plan policies, uncertainty remains regarding the extent to which impacts could be effectively managed across the scale of growth proposed. Neutral effects are identified for both options.

Overall, the assessment indicates that Options H2 and H3 perform equally more favourably against this objective than the higher-growth alternative. Whilst development would still increase demand for water resources and wastewater infrastructure, the lower level of growth may reduce pressure on water resources and associated infrastructure relative to the higher-growth alternatives. The options may also provide greater opportunity to ensure that water efficiency measures and wider water management improvements are delivered alongside growth.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA8: Biodiversity and Open Space	Effect	Significant negative	Neutral	Neutral
	Rank	3	=1	=1

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased pressure on biodiversity, green infrastructure and open spaces through the direct and indirect effects of development, increased recreational use and greater pressure on environmental assets. However, development also presents opportunities to deliver biodiversity enhancements, biodiversity net gain and investment in green infrastructure. This is reflected in the ranking of the options, with the highest growth options performing less favourably overall.

Haringey contains an extensive biodiversity network comprising Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves, parks, open spaces and strategic ecological corridors including the Lea Valley, New River and Parkland Walk. The borough also contains areas where access to nature is more limited, particularly within eastern Haringey. The Council's SINC Review highlights the importance of protecting and enhancing these interconnected ecological resources and identifies opportunities to strengthen habitat networks and improve access to nature.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to increase pressure on biodiversity and open space resources. Whilst development would be expected to deliver biodiversity enhancements and biodiversity net gain, the substantial levels of urban intensification required may reduce opportunities for habitat creation and place greater pressure on SINCs, ecological corridors and publicly accessible green spaces. Increased population growth may also intensify recreational pressure on sensitive habitats. As a result, likely significant negative effects are identified.

Options H2 and H3 would also support a relatively high level of growth with associated pressure on biodiversity resources and open spaces. Whilst development would be expected to deliver biodiversity enhancements and comply with biodiversity net gain requirements, uncertainty remains regarding the extent to which these measures could offset cumulative pressures associated with the scale of growth proposed. Both options are identified to have neutral effects.

Overall, the assessment indicates that Options H2 and H3 may perform relatively more favourably against this objective than the higher growth alternative assessed. Whilst development would still place some pressure on biodiversity and open space resources, the lower level of growth may reduce pressure on ecological assets, strategic wildlife corridors and publicly accessible green space relative to the higher-growth alternatives. The option may also provide greater opportunity to incorporate green infrastructure, biodiversity enhancement and habitat connectivity measures alongside development.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA9: Soils and Minerals	Effect	Significant negative	Neutral	Uncertain
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased pressure on land resources and a greater need to identify development opportunities beyond those currently evidenced through the Council's housing land supply and capacity assessments. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

Haringey is a predominantly urban borough with limited undeveloped land and relatively few opportunities for large-scale outward expansion. The majority of future development opportunities are expected to be delivered on previously developed land through placemaking, redevelopment and urban intensification. The efficient use of land is therefore an important consideration in accommodating future growth.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to increase pressure on land resources. The option requires the identification of additional development opportunities beyond those currently identified through the borough's evidence base and could result in increased pressure to optimise sites beyond levels currently anticipated. As a result, likely significant negative effects are identified.

Option H2 would align housing delivery with identified development capacity and is therefore considered most likely to promote the efficient use of land whilst reducing pressure to identify additional development opportunities. The option would continue to support placemaking and urban intensification whilst recognising the borough's physical and environmental constraints. This option is identified to have neutral effects.

Option H3 would deliver housing growth in accordance with the Draft London Plan target. Whilst growth would continue to be focused on previously developed land and placemaking opportunities, uncertainty remains regarding the relationship between the proposed level of growth and the borough's identified development capacity and there would be a greater element of development on employment land. As a result, uncertain effects are identified.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA10: Social Inclusion and Equality	Effect	Negative	Positive	Neutral
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. New housing development has the potential to contribute positively towards reducing inequalities through the provision of new homes, including affordable housing, improved access to suitable accommodation and investment in communities. However, the delivery of inclusive and cohesive communities is dependent not only on housing supply, but also on the ability of supporting infrastructure, community facilities, services and employment opportunities to grow alongside the population. This is reflected in the ranking of the options.

Haringey experiences significant social, economic and health inequalities, with pronounced differences between eastern and western parts of the borough. Housing affordability, overcrowding and housing insecurity remain key challenges, whilst access to opportunities, services, community infrastructure and environmental quality varies across the borough. Accommodating growth in a way that both addresses housing need and supports inclusive communities is therefore a key consideration.

Option H1 would deliver the highest level of housing growth and would make the strongest contribution towards meeting housing need, improving housing choice and addressing affordability pressures. The option may also support access to housing for groups currently excluded from the housing market and generate investment in services and community facilities. However, the scale of growth proposed is anticipated to significantly exceed currently identified development capacity and would place substantial pressure on employment land, infrastructure, community facilities and local services. Negative effects are identified.

Option H2 would provide a positive contribution towards reducing inequalities through housing delivery whilst aligning growth more closely with identified development capacity. The option would provide greater opportunity to balance housing provision alongside infrastructure delivery, employment growth and placemaking objectives, supporting inclusive communities and access to services. Positive effects are identified.

Option H3 would provide social benefits through delivering a significant number of homes and supporting efforts to address housing need, affordability pressures and overcrowding. The option would increase opportunities for a wider range of households to access housing and could support investment in services and infrastructure. However, uncertainty remains regarding the deliverability of the Draft London Plan housing requirement and the implications of loss of employment land which could have negative impacts on the local economy and the availability fo employment. Neutral effects are therefore identified.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. Whilst delivering fewer homes than the higher-growth alternatives, the option would continue to contribute towards meeting housing needs whilst providing protecting employment land and the local economy and would have greater opportunity to coordinate growth with supporting infrastructure, community facilities and local services. The option may support the delivery of well-designed and inclusive neighbourhoods, reduce the risk of infrastructure capacity being exceeded and enable housing growth to be balanced with wider social, economic and environmental objectives.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3

IIA11: Historic Environment, Culture and Character	Effect	Significant negative	Neutral	Positive
	Rank	3	2	1

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased pressure for redevelopment, urban intensification and taller buildings, all of which have the potential to affect heritage assets, cultural infrastructure, townscape character and local distinctiveness. This is reflected in the ranking of the options, with the highest growth options performing less favourably.

Haringey's character is strongly influenced by its historic settlement pattern, distinctive neighbourhoods, conservation areas, heritage assets and varied townscapes. Haringey's Urban Character and Placemaking Study identifies the importance of preserving and enhancing local character whilst accommodating growth, noting that much of the borough is characterised by low to mid-rise development, historic high streets, Victorian and Edwardian residential areas, and distinctive landscape features including Alexandra Palace, the Northern Heights and the Lea Valley.
The borough also benefits from a rich cultural landscape, including creative industries, cultural venues, community facilities, museums, festivals and cultural organisations. The Council's Arts and Culture Strategy highlights the importance of celebrating and promoting Haringey's distinctive cultural identity, heritage and communities whilst ensuring that growth supports cultural participation, creativity and community cohesion.

Option H1 would deliver the highest level of housing growth and is therefore considered most likely to increase pressure for redevelopment and urban intensification across the borough. The option may require development opportunities beyond those currently identified through the Council's evidence base and would increase pressure for taller buildings, higher densities and redevelopment within areas of established character. Whilst growth may support investment in cultural activities and facilities, the scale of change proposed is considered likely to place significant pressure on heritage assets, historic townscapes and local distinctiveness. Likely significant negative effects are therefore identified.

Option H2 would align housing delivery more closely with identified development capacity and may therefore reduce pressure for redevelopment and intensification relative to the higher-growth alternative. However, whilst growth would be expected to be guided by design and heritage policies, uncertainty remains regarding the extent to which the level of development proposed could be accommodated without affecting the character and appearance of sensitive areas, heritage assets and locally distinctive cultural environments The option may provide greater

flexibility to accommodate growth whilst respecting local character, townscape, heritage and cultural considerations. Neutral effects are therefore identified.

Option H3 would also support a relatively high level of growth and associated redevelopment activity. The option would involve greater levels of development on industrial land than Option H2 which may provide opportunities for much need placemaking investment in the borough's existing employment areas including industrial heritage and and public realm.

Overall, the assessment indicates that Option H3 may perform relatively more favourably against this objective than the alternatives assessed. Whilst development would still result in change across the borough, the level of growth may reduce pressure for extensive redevelopment, substantial urban intensification and taller buildings relative to the higher-growth alternative. In addition, the options would direct greater investment into Haringey's employment areas which are in high need of placemaking interventions and improvements.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA12: Transport and Connectivity	Effect	Negative	Positive	Uncertain
	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8. Higher levels of growth are generally associated with increased demand for public transport, walking and cycling infrastructure, highways capacity and digital communications infrastructure. This is reflected in the ranking of the options, with the highest growth options generally placing greater pressure on existing transport networks and infrastructure.

Haringey benefits from a well-connected transport network, with strong public transport accessibility focused around strategic corridors including the High Road, Wood Green, Turnpike Lane, Seven Sisters and Tottenham Hale. However, accessibility varies across the borough and a number of areas experience congestion, severance and limited connectivity. However, there is a need to improve walkability, strengthen east-west connections and address the impacts of major transport infrastructure acting as barriers within parts of the borough.

Option H1 would deliver the highest level of housing growth and would therefore be expected to generate the greatest increase in travel demand. Whilst the option may support greater investment in public transport, active travel and digital infrastructure, and strengthen the case for

improvements to transport capacity and connectivity, it would also place increased pressure on existing transport networks. Negative effects are therefore identified.

Option H2 would align housing delivery more closely with identified development and infrastructure capacity. The option would reduce pressure on transport networks relative to the higher-growth alternative whilst directing development to the most sustainable urban areas and supporting investment in sustainable transport improvements. Positive effects are identified.

Option H3 would also support investment in transport and active travel improvements but the level of growth on employment land may be a less sustainable form of development in terms of transport capacity. Uncertain effects are identified.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. Whilst growth would continue to generate additional travel demand, the lower level of housing growth may reduce pressure on public transport services, highways and local infrastructure relative to the higher-growth alternative. The focus of growth in urban areas served best by sustainable transport will result in a sustainable pattern of development compared to more dispersed development including on existing employment land.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA13: Waste	Effect	Uncertain	Neutral	Neutral
	Rank	3	=1	=1

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8 and, consequently, differing levels of construction activity, resource consumption and waste generation. Higher levels of growth are generally associated with increased construction and demolition waste, greater household waste arisings and additional pressure on waste management infrastructure. However, larger-scale development may also create opportunities to support investment in waste infrastructure, resource efficiency measures and circular economy initiatives.

National, regional and local policy seeks to minimise waste generation and promote a transition towards a circular economy through waste reduction, re-use, recycling and the efficient use of materials and resources. The borough is also covered by the North London Waste Plan, which identifies the need to manage future waste arisings sustainably whilst supporting population growth and development.

Option H1 would deliver the highest level of housing growth and would therefore be expected to generate the greatest quantity of construction, demolition and household waste over the plan period. The option would require substantial levels of redevelopment and urban intensification, resulting in increased resource consumption and waste arisings. Whilst the option may support investment in waste management infrastructure and circular economy initiatives, uncertainty remains regarding the extent to which these measures could offset the scale of waste generated relative to the other options.

Option H2 would align housing delivery more closely with identified development capacity and would likely reduce waste generation relative to the higher-growth alternative. The option would still provide opportunity to coordinate waste infrastructure and circular economy measures alongside development and may therefore be less likely to result in adverse effects than the higher-growth alternative. Neutral effects are identified.

Option H3 would involve a similar level of housing delivery and associated waste generation as Option H2. Whilst development would be expected to comply with waste reduction and circular economy policies and may support additional investment in resource efficiency measures, uncertainty remains regarding the extent to which waste arisings could be minimised. Neutral effects are identified.

Overall, the assessment indicates that Options H2 and H3 perform relatively more favourably against this objective than the higher-growth alternative assessed. Whilst development would still generate construction and household waste, the lower level of growth may reduce waste arisings and resource consumption relative to the higher-growth alternative.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA14: Housing	Effect	Significant positive	Positive	Positive
	Rank	1	3	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8 and therefore differ significantly in their ability to address housing need, affordability pressures and the demand for a wider range of homes. Higher levels of housing growth would provide a greater contribution towards meeting identified housing needs, increasing housing supply and supporting the delivery of affordable housing. This is reflected in the ranking of the options, with the highest-growth options performing most favourably.

Haringey continues to experience significant housing pressures, including affordability challenges, overcrowding and a substantial need for affordable housing. Increasing the supply of homes, particularly affordable homes and housing that meets a range of needs, is therefore a key objective of the Local Plan.

Option H1 would deliver the highest level of housing growth and is therefore expected to make the strongest contribution towards meeting identified housing need over the plan period. The option would maximise opportunities for new housing delivery, including affordable housing, specialist housing and housing choice. Significant positive effects are therefore identified.

Option H2 would support continued housing growth through a capacity-led approach. Whilst the option would provide opportunities for housing delivery and may align more closely with identified development capacity, the overall level of provision is significantly lower than under the needs-led alternative and a little lower than the Draft London Plan alternative. Positive effects are identified.

Option H3 would deliver housing growth in line with the Draft London Plan and would also support a substantial increase in housing supply. The option would make a strong contribution towards meeting housing needs and affordability pressures. Positive effects are identified.

Overall, the assessment indicates that Option H1 performs relatively more favourably against this objective than the alternatives assessed, as it would deliver the greatest number of homes and make the strongest contribution towards meeting identified housing needs and affordability pressures. Options H2 and H3 would continue to deliver significant numbers of homes, their contribution towards meeting housing needs would be comparatively lower due to the reduced scale of housing growth anticipated.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
	Effect	Significant negative	Positive	Negative

IIA:15: Economy and Employment	Rank	3	1	2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8 and therefore differ in the extent to which they support economic growth whilst maintaining sufficient employment land and floorspace to meet the needs of existing and future businesses. Whilst higher levels of housing delivery may support economic activity through increased population growth, labour supply and expenditure, they would increase pressure on employment land and other competing land uses. This is reflected in the ranking of the options.

The borough benefits from a diverse economy and a significant concentration of creative industries, small businesses, industrial activities and town centre uses. The borough's evidence base identifies continuing demand for employment land and floorspace, whilst recognising increasing pressure on industrial land arising from housing growth and competing land use requirements.

Option H1 would deliver the highest level of housing growth and may support economic activity through increasing the supply of labour and supporting local expenditure. However, the option would place considerable pressure on the need to release employment land for housing and could reduce flexibility to accommodate identified industrial and employment land needs. The option may therefore generate both positive and negative economic effects. On the one hand it would increase labour supply, support expenditure and potentially stimulate investment; on the other hand it would place significant pressure on employment land and reduce flexibility to accommodate identified industrial and employment needs. Significant negative effects are identified.

Option H2 would align housing growth more closely with identified development capacity and provide the greatest flexibility to balance housing delivery with employment land protection and economic objectives. The option may support continued investment and placemaking whilst reducing pressure on industrial land and supporting the long-term availability of employment sites. Positive effects are identified.

Option H3 would require industrial release not required under Option H2. It would create additional pressure on employment land relative to the Option H2 but a lower level of pressure than Option H1. Negative effects are identified.

Overall, the assessment indicates that Option H2 may perform relatively more favourably against this objective than the alternatives assessed. The option may provide greater opportunity to balance housing delivery with the protection and enhancement of employment land and economic capacity, whilst supporting continued investment and placemaking objectives.

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA16: Town Centres	Effect	Positive	Positive	Positive
	Rank	1	=2	=2

The options propose varying levels of housing delivery over the period 2028/9 to 2037/8 and therefore differ in the extent to which they may support the vitality and viability of the borough's town and local centres. Additional housing growth can increase footfall, support spending within local businesses, sustain services and contribute to the vitality of centres. However, higher levels of housing growth may also increase pressure on land availability and competing uses, reducing flexibility to accommodate employment, cultural, leisure and community activities that contribute to successful centres.

Haringey's network of metropolitan, district and local centres performs an important economic, social and cultural role. Haringey's Urban Character & Placemaking Study identifies centres such as Wood Green, Crouch End, Muswell Hill, Hornsey and Seven Sisters as distinctive places whose vitality is derived not only from housing and footfall, but from a diverse mix of retail, employment, leisure, community and cultural uses. The study repeatedly highlights the importance of maintaining this mix while accommodating growth.

The Council's Arts and Culture Strategy also recognises the contribution that cultural venues, creative industries, festivals, community facilities and independent businesses make to thriving places and town centres. The strategy seeks to strengthen cultural infrastructure, support creative enterprise and increase participation in arts and culture across the borough.

Option H1 would deliver the highest level of housing growth and therefore has the potential to generate substantial increases in footfall and spending within the borough's centres. However, the scale of growth proposed may require additional housing opportunities to be identified beyond those currently evidenced through the Council's capacity work. This could increase pressure for residential-led redevelopment or conversion of sites and premises currently accommodating employment, cultural, leisure, retail and community uses within centres, potentially undermining the diversity of activities that contribute to vitality and vibrancy. Positive effects are identified.

Option H2 may offer greater opportunity to balance housing delivery with the retention and support of employment, retail, cultural, leisure and community uses within centres. By aligning housing delivery more closely with identified development capacity, the option may support increased town-centre activity whilst providing greater flexibility to retain a diverse mix of uses. Positive effects are identified.

Option H3 would support a relatively high level of housing growth and associated increases in activity within centres. Whilst this could support investment, footfall and vitality within centres, uncertainty remains regarding the extent to which growth could be accommodated whilst maintaining the diversity of uses that contribute to successful centres. Positive effects are identified.

Option H4 would also support positive effects through continued housing growth and increased expenditure within centres.

Whilst delivering a lower level of growth than the higher-growth alternatives, it would reduce pressure on competing land uses and help support the continued provision of a diverse range of activities within centres. Significant positive effects are therefore identified.

Overall, the assessment indicates that Option H1 may perform relatively more favourably against this objective than the alternatives assessed. The higher-growth option may provide greater opportunity to increase footfall and expenditure but may also place greater pressure on the uses that contribute to the vitality, viability and distinctiveness of Haringey's centres. In contract, lower growth options H2 and H3 may better balance housing delivery with the retention and enhancement of the mix of uses that underpin successful town centres, whilst supporting additional activity and investment within centres.

Table 5.3: Summary findings for the assessment of housing growth options

IIA objective	IIA outcomes	Option H1	Option H2	Option H3
IIA1 Social Infrastructure	Effect	Significant negative	No	Uncertain
	Rank	3	1	2
IIA2 Improving Health	Effect	Negative	Positive	Positive
	Rank	3	1	2

IIA3 Education	Effect	Significant positive	Positive	Positive
	Rank	1	3	2
IIA4 Air, Light and Noise Pollution	Effect	Significant negative	Neutral	Neutral
	Rank	3	1	2
IIA5: Climate Change Mitigation	Effect	Significant negative	Neutral	Neutral
	Rank	3	1	2
IIA6: Climate Adaptation and Resilience	Effect	Significant negative	Neutral	Uncertain
	Rank	3	1	2
IIA7: Water Resources and Pollution	Effect	Negative	Neutral	Neutral
	Rank	3	=1	=1
IIA8: Biodiversity and Open Space	Effect	Significant negative	Neutral	Neutral
	Rank	3	=1	=1
IIA9: Soils and Minerals	Effect	Significant negative	Neutral	Uncertain
	Rank	3	1	2
IIA10: Social Inclusion and Equality	Effect	Negative	Positive	Neutral
	Rank	3	1	2

IIA11: Historic Environment, Culture and Character	Effect	Significant negative	Neutral	Positive
	Rank	3	2	1
IIA12: Transport and Connectivity	Effect	Negative	Positive	Uncertain
	Rank	3	1	2
IIA13: Waste	Effect	Uncertain	Neutral	Neutral
	Rank	3	=1	=1
IIA14: Housing	Effect	Significant positive	Positive	Positive
	Rank	1	3	2
IIA:15: Economy and Employment	Effect	Significant negative	Positive	Negative
	Rank	3	1	2
IIA16: Town Centres	Effect	Positive	Positive	Positive
	Rank	1	=2	=2
Summary Score	**Overall Rank**	**3**	**1**	**2**

Summary Conclusion

Whilst Option H1 would deliver the greatest number of homes and make the strongest contribution towards meeting housing need, it would also result in the greatest development pressures on infrastructure, employment land, environmental assets and the borough's placemaking objectives. Option H3 would similarly require employment land release and may exceed the level of growth indicated by the Council's identified

development capacity evidence. Option H2 would provide a capacity-led approach to housing delivery but may result in lower levels of housing provision than the higher-growth alternative.

Overall, the assessment indicates that Option H2 may perform relatively more favourably across the full range of IIA objectives than the alternatives assessed. Whilst delivering fewer homes than the higher-growth alternatives, the option may provide greater opportunity to balance housing delivery with infrastructure provision, employment land needs, environmental objectives and placemaking priorities. The option may also reduce pressure for additional development opportunities beyond those currently identified through the Council's evidence base.

5.3 Developing the Preferred Approach

The purpose of the IIA is not to identify a single "best" option against every objective, but to identify and evaluate the likely significant effects of reasonable alternatives and provide evidence to support informed decision-making. The assessment therefore considers the relative social, economic and environmental performance of alternative approaches, recognising that all options involve trade-offs between competing objectives and that the final preferred approach must be informed by a combination of assessment findings, evidence, consultation responses and planning judgement.

5.3.1 Preferred Spatial Strategy Approach

The assessment of spatial strategy options identified strengths and weaknesses associated with each alternative.

Options S2 and S3 would provide the greatest flexibility to accommodate housing growth through the release of employment land, Metropolitan Open Land and Green Belt. These options perform relatively strongly against the housing objective due to their ability to maximise development opportunities and increase housing delivery. However, they also perform less favourably against a range of environmental objectives, including biodiversity, open space, climate change, efficient use of land and protection of environmental assets. Option S3 would place the greatest pressure on infrastructure, biodiversity, heritage assets, landscape character and environmental quality.

Options S1 provides the strongest protection for designated employment land. However, these it places greater reliance on urban intensification to accommodate growth. Option S1 would require the high levels of densification and urban intensification and could necessitate development beyond the assumptions tested through the Council’s Tall Buildings Study. While the option performs particularly strongly against objectives

relating to biodiversity, open space and protection of environmental assets, it performs less favourably in relation to housing delivery and may result in increased pressure on existing infrastructure and townscape character.

Overall, the assessment concluded that Option S4 performs most favourably when considered against the full range of IIA objectives. The option accommodates growth through a focus on urban intensification with limited release of Metropolitan Open Land and Green Belt and limited co-location. The assessment indicates that this option provides the strongest balance between housing delivery, economic growth, environmental protection, infrastructure capacity and placemaking objectives. It avoids the extensive land release proposed under Options S2 and S3 whilst reducing reliance on the level of urban intensification anticipated under Option S1.

On this basis, Option S4 has been identified as the Council's preferred spatial strategy approach. The option is considered to provide the most appropriate balance between delivering growth, maintaining industrial capacity, protecting environmental assets and supporting the borough's wider placemaking ambitions.

5.3.2 Preferred Housing Growth Approach

The assessment of housing growth options identified clear differences in the extent to which each option contributes towards meeting housing needs and the wider sustainability implications associated with delivering that growth.

Option H1 would deliver the highest level of housing growth and make the strongest contribution towards meeting identified housing needs and affordability pressures. However, the option is also expected to generate the greatest pressure on infrastructure, environmental assets, employment land and the borough's ability to accommodate growth sustainably. The option may also require the identification of additional development opportunities beyond those currently evidenced through the borough's capacity assessments.

Option H3 would deliver a substantial level of housing growth in line with the Draft London Plan housing requirement. Whilst the option performs strongly against housing objectives, uncertainty remains regarding the impact of the growth given the borough's identified development capacity and the employment land release that would be involved.

Options H2 generally performs more favourably across a range of social, environmental and infrastructure-related objectives. This demonstrates greater potential to balance housing delivery alongside environmental protection, infrastructure provision, employment needs and placemaking priorities. The assessment consistently identifies this option as among the strongest performing alternative across many of the IIA objectives.

Based on the evidence currently available, Option H2 has been identified as the Council's preferred housing growth approach. The option provides continuity with the adopted London Plan 2021 whilst continuing to support the delivery of a significant number of new homes. The assessment indicates that this option provides greater opportunity to balance housing growth with environmental objectives, infrastructure capacity, employment needs and placemaking priorities. It is also anticipated to align more closely with the borough's identified development capacity than the other higher-growth alternatives.

5.3.3 Overall Conclusions

Taken together, the preferred approach combines:

- **Option S4: Urban intensification focus with limited land release/co-location** as the preferred spatial strategy approach; and
- **Option H2: London Plan 2021 and Capacity-Led Growth** as the preferred housing growth approach.

The assessment indicates that this combination provides the most appropriate balance between meeting housing needs, supporting economic growth, maintaining industrial capacity, protecting environmental assets and ensuring that growth can be supported by appropriate infrastructure and services. Whilst some alternatives perform more favourably against individual objectives, the preferred approach performs strongly across the majority of objectives and avoids many of the significant adverse effects associated with the higher-growth and greater land-release alternatives.

The preferred approach has therefore been developed having regard to the findings of the IIA alongside the wider evidence base, consultation responses, national and regional planning policy, and the Council's vision and objectives for the borough. Further assessment of the preferred spatial strategy, housing growth approach, policies and site allocations is presented in Chapter 6.

PART 2: What are the IIA findings at this stage in relation to the Proposed Submission Local Plan?

6. Assessment of the Preferred Local Plan

6.1 Introduction

This chapter presents the assessment of the Proposed Submission Local Plan and considers the likely significant social, economic and environmental effects of the Council's preferred approach. The assessment builds upon previous stages of the IIA process, including the Draft Integrated Impact Assessment published alongside the Regulation 18 Draft Local Plan consultation in 2025.

The assessment has been undertaken using the IIA Framework described in Chapter 4 and considers the extent to which the preferred Local Plan is likely to contribute towards the achievement of the sixteen IIA objectives. The assessment draws upon the baseline evidence, technical studies, consultation responses and other supporting evidence prepared to inform the Local Plan.

The purpose of this chapter is not to reassess every component of the Local Plan from first principles. Rather, it seeks to review the preferred Regulation 19 Local Plan, taking account of changes made since Regulation 18, updated evidence and the outcomes of the alternatives assessment presented in Chapter 5. Where significant changes have been made to the Plan since Regulation 18, these have been specifically considered as part of the assessment.

6.2 Changes Since the Regulation 18 Draft Local Plan

Following consultation on the Regulation 18 Draft Local Plan between October and December 2025, the Council reviewed the representations received alongside updated evidence and changes to the wider planning policy context. This process has informed the preparation of the Proposed Submission Local Plan and the accompanying Regulation 19 Integrated Impact Assessment.

The overall vision, placemaking framework and strategic objectives of the Local Plan remain broadly consistent with the approach consulted upon at Regulation 18. However, some changes have been made to reflect consultation responses, updated evidence and ongoing technical work, including updated housing capacity evidence, employment land evidence, site assessment work and preparation of the emerging Housing and Economic Land Availability Assessment (HELAA).

The most significant changes relevant to the IIA relate to:

- Refinement of the preferred spatial strategy and the assessment of reasonable alternatives.
- Refinement of housing growth options and the preferred housing growth approach.
- Amendments to policies in response to consultation responses and updated evidence.
- Updates to site allocations, including revised capacity assumptions and site-specific assessment work.
- Updates to the assessment framework, baseline information and supporting technical evidence.

Given the substantial continuity between the Regulation 18 Draft Local Plan and the Proposed Submission Local Plan, many of the conclusions reached through the earlier stages of assessment remain applicable. The focus of this chapter is therefore on assessing the preferred Regulation 19 Local Plan and considering whether updates to the evidence base, preferred approaches, policies and site allocations alter the conclusions previously identified through the IIA process.

6.3 Assessment of the Vision, Objectives and Placemaking Framework

The Local Plan vision, objectives and placemaking framework provide the overarching strategic direction for growth and development across the borough and establish the principles that underpin the wider policy framework. Together they set out the Council's aspirations for creating healthy, inclusive, sustainable and distinctive neighbourhoods whilst addressing housing need, supporting economic prosperity, tackling climate change and reducing inequalities. Detailed assessments are presented in Appendix F.3.

The assessment indicates that the vision, objectives and placemaking framework are strongly aligned with the sustainability issues identified through the review of plans and programmes, baseline evidence and stakeholder engagement process. In particular, the framework seeks to deliver growth in a manner that supports health and wellbeing, social inclusion, climate resilience, housing delivery, economic opportunity, environmental enhancement and high-quality placemaking. These priorities are closely aligned with the key challenges and opportunities identified through the IIA baseline review.

Consultation responses received during the Regulation 18 consultation demonstrated broad support for the overall direction of the vision, objectives and placemaking framework. Respondents generally supported the emphasis placed on climate action, healthier neighbourhoods,

green infrastructure, active travel, cultural identity, social infrastructure and inclusive growth. Consultees including statutory bodies, neighbouring authorities, landowners, representative groups and local organisations generally supported the strategic direction of the Plan, whilst also seeking clarification, additional supporting text or refinement of particular elements.

Whilst a number of respondents raised concerns regarding the delivery of growth, infrastructure capacity, housing affordability and the implications of development for specific neighbourhoods, these comments were generally directed towards the scale, location or implementation of growth rather than the overall vision or placemaking objectives themselves. The consultation evidence therefore suggests broad support for the strategic direction of the Plan, with debate focused primarily on how the vision should be delivered rather than whether its objectives are appropriate.

A number of amendments have been made to the vision, objectives and placemaking framework since Regulation 18 in response to consultation responses, updated evidence and ongoing policy development. These changes primarily relate to clarification of terminology, revisions to supporting text and minor amendments intended to improve clarity, consistency and effectiveness. The assessment concludes that these changes do not materially alter the strategic direction of the Plan or the sustainability performance of the framework.

Overall, the assessment indicates that the vision, objectives and placemaking framework are likely to generate predominantly positive effects across the majority of IIA objectives. Significant positive effects are anticipated in relation to health and wellbeing, social inclusion and equality, climate change mitigation and adaptation, housing, economy and employment, transport and connectivity, and heritage, culture and local character. No significant adverse effects have been identified. The extent to which these benefits are realised will depend upon the successful implementation of the spatial strategy, neighbourhood policies, borough-wide policies and site allocations.

6.4 Preferred Spatial Strategy

The preferred spatial strategy provides the overarching framework for managing growth, investment and change across the borough over the plan period. Rather than directing development solely towards a limited number of growth locations, the strategy adopts a neighbourhood placemaking approach which seeks to respond positively to the distinct characteristics, opportunities and challenges present across Haringey's neighbourhoods. The strategy establishes a place-based approach which combines housing delivery, economic growth, environmental enhancement and investment in social and physical infrastructure.

The strategy identifies a series of neighbourhood-based priorities and spatial interventions, including areas where growth and investment will be concentrated, areas where environmental, social and economic improvements will be prioritised, and areas where existing character, environmental assets and neighbourhood qualities should be protected and enhanced. Growth is therefore expected to be delivered through a combination of neighbourhood policies, placemaking priorities, site allocations and borough-wide development management policies. The neighbourhood chapters and associated place-based strategies provide the primary mechanism through which the spatial strategy will be delivered.

Following consultation on the Regulation 18 Draft Local Plan, the Council reviewed consultation responses, updated technical evidence on housing, employment, town centre needs and supply of land for such uses, and had regard to the findings of the Integrated Impact Assessment. As part of this process, the spatial strategy options were reassessed to consider how best to balance housing delivery, economic growth, environmental protection and placemaking objectives. This process resulted in Option S4 (Urban intensification focus with limIted land release/co-location) being identified as the Council's preferred spatial strategy approach for the Proposed Submission Local Plan. The Regulation 18 Draft Local Plan was broadly aligned with this approach but the approach as a whole has been further refined to maximise benefits and avoid harms, particularly in relation to designated employment land, town centre vitality and viability, and biodiversity/open space.

As set out in Chapter 5, the assessment of reasonable alternatives concluded that Option S4 performs more favourably when assessed against the full range of IIA objectives. In particular, it provides greater flexibility to accommodate housing growth and support placemaking priorities whilst continuing to support employment growth and industrial capacity. The option also avoids the more significant environmental effects associated with the higher land-release alternatives and reduces dependence on the highest levels of urban intensification to accommodate future growth. As a result, Option S3 was identified as the preferred spatial strategy because it provides a more balanced response to competing housing, employment, environmental and infrastructure objectives.

Importantly, the move from the Regulation 18 approach to the preferred Regulation 19 strategy does not represent a fundamental change in the overall direction of the Local Plan. Both approaches retain a strong emphasis on neighbourhood placemaking, sustainable development, environmental enhancement, active travel, infrastructure delivery and the protection of the borough's distinctive character. The principal difference relates to the degree of flexibility provided for accommodating growth and responding to competing land-use pressures.
The assessment indicates that the preferred spatial strategy is likely to generate significant positive effects in relation to health and wellbeing, social inclusion and equality, housing delivery, economy and employment, town centres, transport and connectivity, and climate change

mitigation and adaptation. These benefits arise from the strategy's focus on creating healthy and inclusive neighbourhoods, improving access to services and opportunities, supporting sustainable travel, strengthening local centres and directing growth towards accessible and sustainable locations.

The strategy is also expected to contribute positively towards reducing inequalities across the borough through a combination of housing delivery, environmental improvements, public realm enhancements, investment in social infrastructure and support for local economic growth. The emphasis on neighbourhood-specific placemaking priorities provides opportunities to respond to local circumstances whilst maintaining a coherent borough-wide approach.

Consultation responses on the Regulation 18 Draft Local Plan demonstrated broad support for the overall direction of the spatial strategy. Respondents frequently supported the objectives of creating healthier neighbourhoods, improving environmental quality, strengthening local centres, supporting sustainable travel and investing in public spaces. Many respondents also supported the principle of a neighbourhood-based approach which recognises the differing circumstances across the borough. Whilst concerns were expressed regarding infrastructure capacity, the distribution of growth and the potential impacts of development in specific locations, these concerns generally related to the implementation of the strategy and individual site allocations rather than the overall strategic approach.

A number of refinements have subsequently been made to the spatial strategy in response to consultation feedback and updated evidence. These changes primarily relate to updates to supporting text, revisions to mapping, clarification of terminology and amendments that strengthen the relationship between the spatial strategy, placemaking priorities and neighbourhood policies. The assessment concludes that these changes do not materially alter the sustainability performance of the strategy and generally strengthen its effectiveness and clarity.

Potential adverse effects remain associated with accommodating growth, particularly where development intensification may increase pressure on local infrastructure, biodiversity, open spaces, environmental quality, heritage assets or local character. Consultation responses also highlighted concerns regarding housing density, infrastructure capacity, transport impacts and the cumulative effects of development in some neighbourhoods. However, the strategy seeks to manage these pressures through neighbourhood-specific placemaking priorities, infrastructure planning, environmental protections and the wider policy framework. The significance of any adverse effects will depend on the detailed form, location and phasing of development and the successful implementation of mitigation and enhancement measures.

Overall, the preferred spatial strategy performs positively against the majority of IIA objectives and is considered capable of delivering sustainable development across the borough. By combining housing delivery, economic growth, environmental protection and neighbourhood placemaking priorities, the strategy provides an appropriate framework for implementing the Local Plan vision and objectives and supporting the creation of healthy, inclusive and resilient neighbourhoods across Haringey.

6.5 Borough-wide Policies

The borough-wide policies establish the overarching requirements that development proposals will be expected to satisfy throughout the borough. They provide the principal framework for managing the quality, design, sustainability and impacts of development and are intended to ensure that the growth directed through the spatial strategy, neighbourhood policies and site allocations is delivered in a coordinated and sustainable manner. Detailed assessments of individual policies are presented in Appendix F.2.

Consultation undertaken on the Regulation 18 Draft Local Plan generated a significant number of comments relating to the borough-wide policy framework. In most cases, consultees supported the overall policy direction whilst seeking clarification, additional flexibility, stronger supporting text or amendments to policy wording. Subsequent amendments have generally refined and strengthened the policy framework rather than altering its overall direction.

The assessment indicates that the borough-wide policies are expected to generate predominantly positive effects across the full range of IIA objectives. In particular, significant positive effects are anticipated in relation to:

- health and wellbeing;
- social inclusion and equality;
- climate change mitigation and adaptation;
- biodiversity and green infrastructure;
- transport and connectivity;
- housing quality;
- economy and employment; and
- the protection of heritage, culture and local character.

A number of policy themes perform particularly strongly across multiple objectives.

The design policies are expected to generate significant positive effects through their support for high-quality placemaking, inclusive design, healthy environments, climate resilience and protection of local character. These policies contribute positively to health, equality, transport, climate change, heritage and housing objectives simultaneously.

The climate change, resilience and environmental policies have been strengthened following consultation responses from organisations including the Environment Agency, Thames Water and NHS stakeholders. Amendments relating to flood risk, sustainable drainage, wastewater infrastructure, water efficiency and climate resilience are expected to improve the effectiveness of the policy framework and generate positive effects for climate adaptation, water resources, health and environmental quality.

Similarly, the green and blue infrastructure policies have been refined following consultation with Natural England, the Environment Agency, the Lee Valley Regional Park Authority, the Woodland Trust and local environmental organisations. These changes strengthen support for biodiversity, green infrastructure, watercourse restoration, tree protection, urban greening and open space provision and are expected to reinforce positive effects relating to biodiversity, climate resilience and health and wellbeing.

The social infrastructure policies have also been amended to respond to comments from healthcare providers, community organisations and statutory consultees. These changes strengthen support for social infrastructure delivery, community facilities and health provision and are expected to enhance positive effects relating to health, social inclusion and equality.

Consultation responses on employment and economy policies generally supported the continued protection of employment land and the promotion of affordable workspace, whilst raising questions regarding flexibility and future employment needs. The policy framework has subsequently been refined to improve consistency with regional policy and latest emerging evidence. Overall, the assessment concludes that the policies are likely to generate significant positive effects for economic growth, employment opportunities and industrial capacity whilst supporting wider regeneration objectives.

Similarly, consultation responses relating to town centres, sustainable travel and cultural infrastructure resulted in a number of amendments intended to strengthen policy effectiveness, accessibility and implementation. These updates are generally expected to reinforce positive effects relating to sustainable travel, active travel, cultural activity, town centre vitality and community wellbeing.

Whilst some policy themes inevitably involve tensions between competing objectives, particularly in balancing growth, environmental protection and infrastructure demands, the assessment identifies no significant adverse effects arising from the borough-wide policy framework as a whole. Potential adverse effects are generally mitigated through policy safeguards, development management requirements and supporting evidence.

Overall, the Regulation 19 borough-wide policy framework performs positively against the majority of IIA objectives and is expected to make a substantial contribution towards delivering sustainable development across the borough. The amendments made since Regulation 18 strengthen and clarify the policy approach but do not materially alter the overall conclusions reached through the previous assessment.

6.6 Neighbourhood Policies

The neighbourhood policies provide the primary mechanism through which the spatial strategy and placemaking framework are delivered at the local level. They translate the borough-wide vision and strategic objectives into place-specific priorities and reflect the distinct characteristics, opportunities and challenges of Haringey's neighbourhoods. Together, the neighbourhood policies establish a locally responsive framework for managing growth, investment and change across the borough's diverse communities. Detailed assessments of individual policies are provided in Appendix F.3.

The assessment indicates that the neighbourhood policy framework is likely to generate predominantly positive effects across the majority of IIA objectives. The policies support the delivery of housing, employment, environmental enhancement, improved connectivity, social infrastructure and healthier neighbourhoods whilst ensuring that development responds appropriately to local character and context.

The neighbourhood policies perform particularly strongly against objectives relating to health and wellbeing, social inclusion and equality, housing, economy and employment, town centres, transport and connectivity, heritage, culture and local character. The policies also contribute positively towards climate change mitigation and adaptation by promoting sustainable patterns of development, supporting active travel and encouraging environmental improvements as part of neighbourhood change.

A key strength of the neighbourhood policy framework is its place-based approach. By recognising the differing roles and characteristics of neighbourhoods across the borough, the policies provide opportunities to respond to local needs whilst supporting the wider objectives of the

Local Plan. This approach is expected to contribute positively towards reducing inequalities, improving access to services and opportunities, strengthening local centres and supporting high-quality placemaking.

Consultation responses received during the Regulation 18 consultation frequently related to neighbourhood-specific issues, reflecting the importance of local context in shaping perceptions of growth and change. Whilst responses often raised concerns regarding the scale and location of development, infrastructure provision, accessibility, heritage impacts and the implications of particular site allocations, these concerns generally focused on how growth should be managed within individual neighbourhoods rather than the principle of adopting a place-based approach. Many respondents supported investment in local centres, improvements to public realm, environmental enhancement, cultural assets and improved connections between neighbourhoods.

A number of amendments have been made to neighbourhood policies since Regulation 18 in response to consultation feedback, updated evidence and ongoing policy development. These changes include refinements to policy wording and supporting text, clarification of place-specific priorities and updates informed by emerging evidence. The changes are generally intended to improve clarity, strengthen policy effectiveness and respond to locally specific concerns rather than alter the overall direction of the neighbourhood strategies.

Potential adverse effects associated with the neighbourhood policies are primarily linked to the accommodation of growth within existing urban areas and may include pressure on local infrastructure, transport networks, environmental assets, heritage assets and local character. However, the assessment indicates that these effects are generally localised and can be reduced through the wider policy framework, site-specific requirements, infrastructure planning and mitigation measures. The neighbourhood policies themselves play an important role in identifying local sensitivities and guiding development to ensure that it responds appropriately to the characteristics of each area.

Overall, the neighbourhood policy framework is expected to make a significant positive contribution towards the delivery of the Local Plan vision and spatial strategy. By providing a locally distinctive approach to growth and placemaking, the policies help ensure that development is responsive to local circumstances whilst contributing towards the achievement of wider environmental, social and economic objectives. The assessment concludes that the neighbourhood policies perform positively against the majority of IIA objectives and are expected to support the creation of healthy, inclusive, sustainable and distinctive neighbourhoods across Haringey.

6.7 Site Allocations

Site allocations represent the principal locations through which the Local Plan will deliver new homes, employment floorspace, community infrastructure, environmental improvements and wider placemaking objectives over the plan period. The allocations vary considerably in scale, character and proposed land uses, reflecting the diverse role that different sites will play in delivering the spatial strategy. Detailed assessments of individual site allocations are presented in Appendix F.

The assessment indicates that the site allocations are likely to generate significant positive effects in relation to housing delivery, economy and employment, town centres, transport and connectivity, and health and wellbeing. Collectively, the allocations provide opportunities to accommodate growth in accessible locations, support investment in neighbourhoods, improve access to services and facilities, and contribute towards the delivery of the Local Plan's housing and economic objectives. Many allocations are located within established urban areas where residents can access public transport, employment opportunities, community facilities and local centres without reliance on private vehicles.

The site allocations also play an important role in delivering the neighbourhood placemaking objectives set out throughout the Plan. In addition to providing new homes and employment opportunities, many allocations have the potential to improve public realm, strengthen local centres, enhance connectivity, deliver environmental enhancements and support the provision of social infrastructure. As a result, the assessment identifies positive effects across a broad range of social, economic and environmental objectives.

Consultation on the Regulation 18 Draft Local Plan generated significant interest in a number of individual site allocations. Whilst consultation responses generally supported the principle of directing growth to sustainable locations, concerns were raised regarding the appropriateness of some allocations, the scale of development proposed, potential infrastructure pressures, impacts on local character, environmental considerations and site-specific constraints. A number of objections were concentrated on particular sites rather than the overall allocation strategy, and in several instances concerns reflected differing interpretations of site capacity, development assumptions or the intended role of the allocation within the wider spatial strategy.

Since Regulation 18, the Council has reviewed consultation responses alongside updated technical evidence, capacity information and ongoing site assessment work. A small number of site allocations have been removed from the plan and, where appropriate, amendments have been made for the majority of remaining allocations to site boundaries, site capacities, development principles, supporting text and allocation

requirements. Additional evidence, including updated housing capacity work and revised site-specific information, has also informed the preparation of the Regulation 19 Local Plan. Consequently, the assessment of site allocations has been updated to reflect the most recent evidence available.

Whilst site allocations generate many positive effects, they also represent the component of the Local Plan where potential adverse effects are most likely to arise. Depending on their location and characteristics, some allocations have the potential to give rise to adverse effects relating to biodiversity, open space, heritage assets, townscape character, environmental quality, water resources, transport capacity or pressure on existing infrastructure. The nature and significance of these effects varies considerably between sites and reflects local circumstances and site-specific constraints.

The assessment indicates that most identified adverse effects are capable of being avoided, reduced or mitigated through the application of borough-wide policies, neighbourhood policies, site-specific requirements and development management processes. Many allocations include specific mitigation measures or development principles intended to address issues such as design quality, heritage sensitivity, biodiversity enhancement, environmental protection, accessibility, infrastructure provision and climate resilience.

Overall, the site allocations are expected to make a substantial contribution to the delivery of the Local Plan vision, spatial strategy and neighbourhood placemaking priorities. Whilst some site-specific adverse effects have been identified, the assessment concludes that these are generally capable of being managed through the policy framework and are outweighed by the wider benefits associated with housing delivery, economic growth, investment in neighbourhoods and the creation of healthier, more sustainable places. The assessment therefore concludes that the site allocation framework performs positively against the majority of IIA objectives and is expected to support the delivery of sustainable development across the borough.

6.8 Summary of Effects

The assessment indicates that the Proposed Submission Local Plan is expected to generate predominantly positive social, economic and environmental effects across the borough. The Plan provides a comprehensive framework for accommodating growth whilst seeking to improve health and wellbeing, reduce inequalities, support economic prosperity, respond to the climate emergency and protect and enhance Haringey's environmental, cultural and heritage assets.

The assessment identifies significant positive effects in relation to:

- Health and wellbeing;
- Social inclusion and equality;
- Housing delivery and housing quality;
- Economy and employment;
- Climate change mitigation and adaptation;
- Transport and connectivity; and
- Town centres and local centres.

These positive effects arise primarily from the Plan's neighbourhood placemaking approach, delivery of new homes, support for economic growth and employment, investment in social infrastructure, promotion of active and sustainable travel, protection and enhancement of green infrastructure, and measures to improve environmental quality and climate resilience. The integrated nature of the policy framework means that many policies contribute positively across several IIA objectives simultaneously. For example, policies relating to design, climate resilience, biodiversity, active travel and social infrastructure are expected to deliver a range of interconnected environmental, social and health benefits.

The assessment indicates that the overall strategic direction of the Local Plan remains broadly consistent with that consulted upon at Regulation 18. Whilst a number of amendments have been made in response to consultation responses, updated evidence and ongoing policy development, these changes primarily comprise refinements intended to improve clarity, effectiveness and deliverability. Consequently, the sustainability effects identified through the Regulation 18 IIA remain broadly applicable, and the Regulation 19 Plan is expected to perform positively against the majority of IIA objectives.

The assessment also identifies a number of potential adverse effects associated with accommodating growth. These principally relate to the potential for pressure on infrastructure, biodiversity, open space, heritage assets, environmental quality and local character. At the site-specific level, some allocations also have the potential to generate localised adverse effects depending on their scale, location and surrounding context. However, the assessment concludes that the majority of these effects are capable of being avoided, reduced or mitigated through the borough-wide policies, neighbourhood policies, site-specific requirements and development management processes contained within the Local Plan.

The preferred spatial strategy, together with the borough-wide policies, neighbourhood policies and site allocations, is expected to support the delivery of sustainable development by balancing housing delivery, economic growth, environmental protection and neighbourhood placemaking objectives. The assessment indicates that the Plan provides a robust framework for managing future growth whilst responding to the challenges identified through the baseline evidence and supporting the achievement of the Council's vision for the borough.

Overall, the IIA concludes that the Proposed Submission Local Plan is likely to make a positive contribution towards the achievement of sustainable development and performs favourably against the majority of IIA objectives. Whilst some adverse effects and areas of uncertainty remain, particularly in relation to the detailed implementation of individual sites and the cumulative effects of growth, these are generally outweighed by the significant positive effects anticipated across the social, economic and environmental objectives of the assessment. Ongoing monitoring and review will be important to ensure that the Plan continues to deliver the anticipated benefits and that any unforeseen adverse effects are identified and addressed through future plan implementation and monitoring arrangements.

7. Key Findings and Cumulative Effects

7.1 Cumulative, Synergistic and Secondary Effects of the Local Plan

The IIA has considered the cumulative, synergistic and secondary effects arising from the combined implementation of the Local Plan. Whilst individual policies and site allocations may generate relatively modest effects when considered in isolation, the combined effects of multiple policies, growth locations and development proposals may be more significant.

This section focuses on the effects arising from the implementation of the Local Plan itself (intra-plan effects). Potential cumulative effects arising in combination with neighbouring plans, programmes and major growth proposals outside the borough are considered separately in Section 8.2.

Cumulative Effects

The assessment identifies a number of significant cumulative positive effects arising from the interaction of the Local Plan's spatial strategy, borough-wide policies, neighbourhood policies and site allocations.

The most significant cumulative positive effects are anticipated in relation to:

- Housing delivery and housing quality.

- Health and wellbeing.
- Social inclusion and equality.
- Economy and employment.
- Sustainable transport and connectivity.
- Climate change mitigation and adaptation.
- Town centre vitality and local economic activity.

These effects arise from the combined influence of housing, employment, transport, social infrastructure, healthy placemaking, climate resilience, biodiversity and town centre policies, together with the proposed site allocations.

In particular:

- The combined effect of housing policies, affordable housing policies and site allocations is expected to support increased housing delivery, improved housing quality and greater housing choice across the borough.
- The interaction of healthy placemaking, social infrastructure, active travel and green infrastructure policies is expected to generate cumulative benefits for physical and mental health and wellbeing.
- The combined effect of employment, industrial land, town centre and transport policies is expected to support economic growth, improve access to employment opportunities and strengthen the vitality and resilience of town and local centres.
- The interaction of biodiversity, urban greening, climate resilience, sustainable drainage and environmental protection policies is expected to strengthen environmental quality, climate adaptation and ecological connectivity across the borough.
- The combined effect of housing, social infrastructure, equality and accessibility policies is expected to contribute positively towards reducing inequalities and improving access to opportunities, services and facilities.

The assessment therefore concludes that the most substantial cumulative effects arising from implementation of the Local Plan are likely to be positive and reinforce the achievement of the Plan's wider social, economic and environmental objectives.

Synergistic Effects

A number of positive synergistic effects have been identified where the combined effect of multiple policies is greater than the sum of their individual effects.

For example:

- Housing, social infrastructure, healthy placemaking and sustainable travel policies collectively contribute towards improved health outcomes and reduced health inequalities.
- Affordable housing, employment, skills and town centre policies combine to support social mobility, economic inclusion and reduced deprivation.
- Green and blue infrastructure, climate resilience and healthy streets policies collectively contribute towards improved environmental quality, climate adaptation and public health.
- Inclusive design, accessible transport, community infrastructure and housing policies work together to improve accessibility and participation for older people, disabled people and other groups who may experience barriers to accessing opportunities.

The assessment concludes that many of the Local Plan's strongest positive effects arise through these interrelationships between policy themes rather than from individual policies acting alone.

Secondary Effects

A range of secondary effects have also been identified.

Positive secondary effects include:

- Increased physical activity resulting from investment in active travel infrastructure.
- Improved mental wellbeing associated with access to high-quality housing, green infrastructure and community facilities.
- Economic benefits arising from improved accessibility, skills development and town centre investment.
- Climate and environmental benefits associated with reduced car dependency and improved energy efficiency.

Potential negative secondary effects may arise from the wider consequences of growth, including:

- Increased demand for social infrastructure, healthcare facilities and education provision.
- Increased pressure on transport networks and public services.
- Additional pressure on environmental assets and open spaces.
- Increased demand for water resources and utility infrastructure.

However, the Local Plan includes a broad range of policies relating to infrastructure delivery, environmental protection, climate resilience, social infrastructure and sustainable transport that are expected to reduce the significance of these effects.

Overall, the assessment concludes that the cumulative, synergistic and secondary effects arising from implementation of the Local Plan are predominantly positive. Whilst some cumulative adverse effects may arise as a consequence of housing and employment growth, particularly in relation to infrastructure capacity and environmental resources, these effects are expected to be managed through the policy framework of the Plan, supporting infrastructure investment, project-level assessment and ongoing monitoring. Collectively, the Local Plan's policies and site allocations are expected to work together to support the delivery of sustainable development, healthier communities, improved environmental quality and inclusive economic growth across Haringey.

7.2 Key Findings from the Health Impact Assessment

The HIA considers the likely effects of the Local Plan on health and wellbeing and has been undertaken using seven health priorities reflecting the wider determinants of health. These comprise: Healthy and Inclusive Communities; Access to Health, Care and Community Services; Healthy Homes; Healthy Environment and Climate Resilience; Access to Nature, Open Space and Physical Activity; Healthy Streets, Mobility and Accessibility; and Healthy Economy and Food Environment.

Overall, the Health Impact Assessment concludes that the Local Plan is likely to have a **significant positive effect on health and wellbeing** across the borough. The strongest positive effects arise from:

- Delivery of high-quality and affordable housing.
- Improved access to healthcare, community facilities and social infrastructure.
- Enhanced opportunities for walking, wheeling and cycling.
- Improvements to environmental quality and climate resilience.
- Increased access to green and blue infrastructure.
- Support for healthier town centres and local food environments.
- Improved access to employment, education and training opportunities.

The assessment also concludes that the Local Plan is likely to contribute positively towards reducing health inequalities. In particular, benefits are expected for:

- Children and young people.
- Older people.
- Disabled people.
- Ethnic minority communities.
- Residents experiencing socioeconomic disadvantage.
- Communities experiencing poorer health outcomes and environmental inequalities.

Particularly strong positive health outcomes are associated with the housing, social infrastructure, sustainable travel, green and blue infrastructure, climate resilience and neighbourhood placemaking policies. Collectively, these policies address many of the wider determinants of health and are expected to improve both physical and mental wellbeing.

Potential adverse effects relate primarily to the pressure that growth may place on healthcare infrastructure, social infrastructure, transport networks and environmental resources. Temporary adverse effects may also arise during construction and redevelopment phases. However, these risks are generally recognised within the Local Plan and are expected to be mitigated through infrastructure delivery, environmental safeguards and development management processes.

Overall, the HIA concludes that the Local Plan is likely to make a significant positive contribution towards improving health outcomes and creating healthier, more resilient and more inclusive communities across Haringey.

7.3 Key Findings from the Equality Impact Assessment

The EqIA considers the likely effects of the Local Plan on people with protected characteristics under the Equality Act 2010, together with people experiencing socioeconomic disadvantage as a specific Haringey consideration. The assessment considers the implications of the Plan for age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation, alongside Haringey's local commitment to considering socioeconomic inequalities.

Overall, the EqIA concludes that the Local Plan is likely to have a **significant positive effect on equality outcomes** and is expected to make a positive contribution towards advancing equality of opportunity, reducing inequalities and fostering more inclusive communities.

The strongest positive equality outcomes are associated with:

- Affordable housing and housing quality improvements.
- Accessible and adaptable homes.
- Social infrastructure provision.
- Inclusive design.
- Sustainable transport and accessibility improvements.
- Employment and skills opportunities.
- Improved access to community facilities, public spaces and cultural infrastructure.

The groups expected to benefit most significantly include:

- Residents experiencing socioeconomic disadvantage.
- Disabled people.
- Older people.
- Ethnic minority communities.
- Women and girls.
- Children and young people.
- Gypsy and Traveller communities.
- Households experiencing housing need.

The assessment identifies particularly strong positive equality outcomes within the Housing, Social Infrastructure, Sustainable Travel, Employment and Industry, Green and Blue Infrastructure and Design chapters of the Local Plan. The neighbourhood strategies for North Tottenham, Tottenham Hale and Wood Green are also expected to generate substantial positive equality outcomes through directing investment, housing, employment opportunities and infrastructure towards areas experiencing higher levels of deprivation and need.

The principal equality risks identified relate to:

- Housing affordability pressures.

- Potential displacement of existing residents and businesses.
- Commercial and residential value increases associated with investment and development.
- Temporary disruption associated with redevelopment and construction activity.

However, these risks are recognised throughout the Plan and are expected to be mitigated through affordable housing requirements, affordable workspace provision, social infrastructure policies, inclusive design standards and ongoing monitoring.

Overall, the EqIA concludes that the Local Plan is expected to have predominantly positive effects for protected groups and is likely to make a significant contribution towards reducing inequalities, advancing equality of opportunity and supporting the creation of fairer and more inclusive neighbourhoods across Haringey.

7.4 Key Findings from the HRA

A Habitats Regulations Assessment has been undertaken separately from the IIA process. The findings are reported in a standalone HRA report.

PART 3: What happens next?

8. Conclusions and Next Steps

8.1 Overall Findings

The IIA has considered the likely environmental, social, economic, health and equality effects of the Proposed Submission Local Plan. The assessment indicates that the Plan is expected to make a positive contribution towards achieving sustainable development in Haringey by supporting the delivery of new homes, employment opportunities, infrastructure improvements, climate action, enhanced environmental quality and healthier neighbourhoods. The assessment has also informed the development of the Plan through the consideration of reasonable alternatives and the refinement of policies and site allocations throughout the plan-making process.

Significant positive effects are anticipated in relation to housing delivery, health and wellbeing, social inclusion and equality, economy and employment, and town centres. The Plan is expected to support the delivery of new homes, including affordable housing and specialist

accommodation, helping to address housing need, overcrowding and affordability pressures. Significant positive effects are also anticipated through the Plan's housing policies, employment land policies, town centre policies, infrastructure policies and healthy placemaking policies, which support the protection and enhancement of employment land, support for town centres, delivery of community infrastructure, promotion of healthy placemaking, improvements to sustainable and active travel networks, and measures to reduce inequalities between different communities and parts of the borough. The findings of the HIA and EqIA indicate that the Plan is likely to support improved health outcomes, enhanced accessibility and greater equality of opportunity for a range of population groups, including those with protected characteristics and people experiencing socio-economic disadvantage.

Minor positive effects are identified in relation to climate change mitigation, climate resilience, water resources, biodiversity and open space, heritage, townscape and landscape quality, waste management and transport connectivity. The Plan includes a comprehensive framework of policies which support net zero and climate resilience objectives, sustainable design and construction, biodiversity net gain, urban greening, sustainable drainage, protection and enhancement of heritage assets, sustainable movement and circular economy principles. Whilst the strategic nature of the Local Plan means that many benefits will ultimately depend on the detailed design and implementation of development proposals, the policy framework is expected to contribute positively to environmental quality and long-term sustainability objectives.

Minor negative effects are likely to arise from the scale of growth proposed through the Plan, despite the positive effects identified. In particular, additional housing and employment development associated with site allocations, housing growth and town centre intensification has the potential to increase pressure on transport networks, utilities infrastructure, healthcare provision, education facilities, open spaces, biodiversity assets and water resources. Construction activity and population growth may also result in localised adverse effects relating to air quality, noise, traffic movements and resource consumption. However, the assessment concludes that these effects are generally capable of being managed through the policy framework of the Plan, including policies relating to sustainable transport, green infrastructure, environmental protection, climate resilience and infrastructure delivery, together with supporting infrastructure investment, project-level environmental assessment and the implementation of mitigation measures.

Neutral effects are identified for a number of policies against specific IIA objectives where the scope of the policy is not expected to influence the objective being assessed. For example, policies relating to employment land and economic growth were frequently assessed as neutral against objectives relating to heritage assets or water resources, whilst policies focussed on design, heritage and character were often assessed as neutral in relation to employment generation. In addition, several borough-wide policies were assessed as having negligible effects against

objectives outside their primary area of influence. In these instances, implementation of the Plan is unlikely to materially alter baseline conditions either positively or negatively.

Uncertainty remains regarding the nature and significance of some effects, as with all strategic assessments. This reflects the strategic nature of the Local Plan, the long-term timescales associated with its implementation, and the fact that many effects will depend on the detailed design, timing and delivery of development proposals. Uncertainty is particularly associated with future housing delivery rates, the timing of infrastructure provision, market conditions, funding availability, cross-boundary development proposals and the implementation of strategic transport improvements. There is also uncertainty regarding the precise magnitude of cumulative effects arising from growth within Haringey and neighbouring boroughs over the plan period.

Nevertheless, the assessment concludes that the Proposed Submission Local Plan provides an appropriate framework for managing growth whilst avoiding, minimising and mitigating adverse effects and supporting positive environmental, social and economic outcomes. Ongoing monitoring will play an important role in identifying any unforeseen effects and informing future plan reviews where necessary.

8.2 Cross-Boundary Cumulative effects

Cumulative effects can result from the combined impacts of a plan with impacts of another plan, or the ‘inter-plan’ effects. These can affect the same receptor, resulting in in-combination or synergistic effects. The Proposed Submission Local Plan therefore has the potential to combine with other planned or on-going activities in the vicinity of the borough to result in cumulative effects.

Whilst the geographic scope of the Proposed Submission Local Plan only addresses the area covered by Haringey, the in-combination effects of new development proposed through the plans for the Local Planning Authorities adjoining or in close proximity to the borough have the potential to lead to cumulative effects. This includes relating to adopted or emerging Local Plan documents for:

- Barnet;
- Enfield;
- Waltham Forest;
- Hackney;

- Islington; and
- Camden

In addition, whilst the Proposed Submission Local Plan is being prepared to be in conformity with the published London Plan (2021), the London Plan takes forward a range of proposals in the wider area which have the potential to lead to cumulative effects. Other plans in London, including the Mayor of London's Transport Strategy, also have the potential to take forward proposals which may lead to cumulative effects.

Furthermore, the combination of Proposed Submission Local Plan proposals and other proposals and activities being taken forward in the wider area has the potential to lead to cumulative effects. Proposals associated with Opportunity Areas (OAs) in the wider area which are adjacent to the borough boundary with Haringey, are located within shared transport corridors (West Anglia Main Line, Piccadilly Line, Victoria Line, Great Northern corridor, A10, A406), or are expected to deliver substantial housing or employment growth, are likely to lead to cumulative impacts.

Examples include:

Lee Valley Opportunity Area (Waltham Forest/Enfield)

- Extends through parts of Enfield, Waltham Forest and Haringey.
- Significant logistics, industrial and residential growth potential.
- Potential cumulative effects on the Lee Valley corridor, biodiversity assets, flood risk management and transport infrastructure.

Upper Lea Valley growth locations (non-OA sites within Waltham Forest)

- Although not separately designated as an OA, substantial redevelopment is occurring around Blackhorse Road and adjacent Lea Valley locations.
- Potential cumulative effects on transport, housing provision and ecological networks shared with Haringey.

Meridian Water (Enfield)

- Major mixed-use growth location in the Upper Lee Valley, with significant planned housing, employment and infrastructure delivery.
- Potential cumulative effects on transport networks, healthcare and education infrastructure, utilities, biodiversity, open space provision and the wider Lee Valley corridor.

Joyce and Snell's (Enfield)

- Significant housing-led redevelopment area in Edmonton, located close to Haringey's eastern boundary.
- Potential cumulative effects on housing delivery, social infrastructure, local transport networks and community facilities serving residents in both boroughs.

New Southgate Opportunity Area (Barnet/Enfield)

- Strategic growth area adjoining Haringey's northern boundary, with planned residential and town centre development.
- Potential cumulative effects on transport infrastructure, housing delivery, public services, open space and local environmental quality.

Blackhorse Lane (Waltham Forest)

- Major regeneration and intensification area within the wider Upper Lea Valley growth corridor.
- Potential cumulative effects on housing and employment growth, transport capacity, air quality, utilities infrastructure and ecological networks shared with Haringey.

Woodberry Down (Hackney)

- Large-scale residential-led redevelopment area located adjacent to Haringey's southern boundary.
- Potential cumulative effects on public transport demand, healthcare provision, open space, community infrastructure and local housing markets.

Stamford Hill Area Action Plan (Hackney)

- Comprehensive planning framework supporting growth and investment in an area directly adjoining Haringey.
- Potential cumulative effects on public transport capacity, town centre functions, public realm, air quality and demand for social infrastructure.

Finsbury Park (Haringey/Islington/Hackney)

- Major Metropolitan Centre and cross-boundary growth location shared between Haringey, Islington and Hackney.
- Potential cumulative effects on public transport capacity, town centre functions, public realm, air quality and demand for social infrastructure.

- Opportunities for positive cumulative effects through coordinated investment in connectivity, public space and local services.

Strategic transport investment across London, including improvements to the London Overground network, enhancements to National Rail services, and longer-term proposals such as Crossrail 2, may also interact cumulatively with growth planned in Haringey by influencing travel patterns, accessibility, housing markets and employment locations.

In this context, potential effects (both positive and negative) which may occur as a result of the in-combination effects of the Proposed Submission Local Plan and other plans and proposals in the area include the following:

- Increased pressure on transport networks arising from the combined effects of planned growth in Haringey and neighbouring boroughs, with the potential for associated impacts on congestion, air quality, noise and the quality of the public realm.

- Cumulative impacts on ecological assets networks, including from the combined effects of new development and associated infrastructure on habitats, biodiversity corridors and green and blue infrastructure assets, particularly the Epping Forest Special Area of Conservation

- Positive effects for biodiversity and climate resilience through enhancements to green and blue infrastructure delivered through the London Plan (2021), the Proposed Submission Local Plan, neighbouring local plans and wider environmental improvement initiatives. These measures have the potential to strengthen local and sub-regional ecological networks and improve access to nature.

- Changes in employment land demand and employment distribution arising from the combined effects of growth planned in Haringey and major neighbouring growth areas, including Opportunity Areas and other strategic development locations.

- Increased demand for social and physical infrastructure, including healthcare, education, community facilities, utilities and open space, arising from the cumulative effects of planned housing and employment growth across North and North-East London.

- Potential cumulative impacts on water resources, wastewater infrastructure and water quality associated with population growth and development across catchments shared with neighbouring authorities.

- Potential cumulative impacts relating to surface water and fluvial flood risk from the combined effects of new development. However, national policy requirements and the mitigation measures secured through relevant plans and development management processes are expected to reduce the significance of adverse effects.

- Positive cumulative effects arising from improvements to public transport, walking and cycling infrastructure, supporting increased accessibility, reduced reliance on private vehicles and enhanced connectivity between Haringey and neighbouring boroughs.

- Positive cumulative effects associated with increased housing delivery, employment opportunities and investment across the sub-region, contributing to wider economic growth and improved access to homes, jobs and services.

8.3 Recommendations

As highlighted above, for many potential cumulative effects, the policy approaches proposed by the Proposed Submission Local Plan will help reduce the significance of in-combination impacts. However, monitoring will be a key means of ensuring that any unforeseen environmental, social and economic effects are identified and that appropriate remedial action can be considered where significant adverse effects arise.

At this stage, no specific recommendations are considered necessary. The assessment indicates that the Proposed Submission Local Plan provides an appropriate framework for avoiding, managing and mitigating adverse effects whilst supporting positive environmental, social and economic outcomes.

Nevertheless, there remains a need for ongoing monitoring to ensure that development is delivered in accordance with the objectives and policy framework of the Plan, and to identify any unforeseen effects arising from implementation, either alone or in combination with other plans, programmes and projects in the wider area. Monitoring will also help inform any future reviews of the Local Plan and associated implementation measures where required.

8.4 Consultation on the Regulation 19 Proposed Submission Local Plan

The Proposed Submission Local Plan, together with this IIA Report and supporting evidence base documents, will be published for consultation in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The Regulation 19 consultation will provide an opportunity for statutory consultees, key stakeholders, infrastructure providers, neighbouring authorities and local communities to comment on the legal compliance, soundness and effectiveness of the Proposed Submission Local Plan and the findings of the IIA. Representations received during the consultation period will be considered by the Council prior to submission of the Plan for independent examination.

8.5 Submission and Examination

Following consideration of representations received during the Regulation 19 consultation, the Proposed Submission Local Plan and supporting documents, including the IIA Report, will be submitted to the Secretary of State for independent examination.

The purpose of the examination will be to determine whether the Plan has been prepared in accordance with legal and procedural requirements, including relevant environmental assessment requirements, and whether it is sound. The appointed Planning Inspector will consider evidence submitted by the Council and representations made by interested parties before issuing conclusions and recommendations. Any main modifications identified through the examination process will be subject to consultation and, where necessary, further sustainability appraisal and integrated impact assessment.

8.6 Monitoring

Following adoption of the Local Plan, the Council will monitor the implementation and effects of the Plan through its monitoring framework and Authority Monitoring Report (AMR). Monitoring will help identify whether the objectives of the Plan are being achieved and whether any unforeseen environmental, social or economic effects arise from implementation of the Plan, either alone or in combination with other plans, programmes and projects in the wider area. Monitoring will also provide an evidence base to inform future reviews of the Local Plan and the development of any necessary mitigation, management or policy responses.

As highlighted above, for many potential cumulative effects, the policy approaches proposed by the Proposed Submission Local Plan will help reduce the significance of in-combination impacts. However, monitoring will be a key means of ensuring that any unforeseen environmental, social and economic effects are identified and that appropriate remedial action can be considered where significant adverse effects arise.
At this stage, no specific recommendations are considered necessary. The assessment indicates that the Proposed Submission Local Plan provides an appropriate framework for avoiding, managing and mitigating adverse effects whilst supporting positive environmental, social and economic outcomes. Nevertheless, ongoing monitoring will be important to ensure that development is delivered in accordance with the objectives and policy framework of the Plan and to identify any unforeseen effects arising during implementation.

Appendices for Integrated Impact Assessment (IIA) of Haringey Proposed Submission Local Plan (Regulation 19)

October 2026



Contents

Appendix A: Quality Assurance (SEA Checklist) 4
SCHEDULE 2 of Regulation 12(3): INFORMATION FOR ENVIRONMENTAL REPORTS 4
Appendix B: Summary of Responses to the Draft IIA 10
Appendix C: Detailed Baseline Data 13
Appendix D: Review of Relevant Plans and Programmes 38
Appendix E: IIA Objectives – Indicators and Targets 44
Appendix F: Detailed Policy Assessments 49
F.1_Assessment of Local Plan Vision and Objectives 49
F.2_Assessment of Borough-wide Policies 67
Design Policies 69
Heritage Policies 114
Culture 131
Climate Resilience and Adaptation Policies 151
Building a Zero Carbon Haringey 178
Sustainable Travel 203
Green and Blue Infrastructure Policies 226
Housing 250
Social Infrastructure 289
Employment and Industry 303
Town Centres, High Streets and Shops 325
F.3_Assessment of Spatial Strategy and Neighbourhood Policies 351
Spatial Strategy 353

Neighbourhood Placemaking Policies 357
F.4_Assessment of Sites 444
Appendix G: Health Impact Assessment (HIA) 482
Appendix H: Equality Impact Assessment (EqIA) 497
Neighbourhood Policies (including site allocations) 506
Borough-wide Policies 573
Conclusion: What are the potential risks of not proceeding with the new Local Plan? 633

Appendix A: Quality Assurance (SEA Checklist)

The Environmental Assessment of Plans and Programmes Regulations 2004 sets out the following criteria for information in Environmental Reports:

SCHEDULE 2 of Regulation 12(3): INFORMATION FOR ENVIRONMENTAL REPORTS

1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.

2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.

3. The environmental characteristics of areas likely to be significantly affected.

4. 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 Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.

5. The environmental protection objectives, established at international, Community or Member State 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.

6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as—

(a)biodiversity;

(b)population;

(c)human health;

(d)fauna;

(e)flora;

(f)soil;

(g)water;

(h)air;

(i)climatic factors;

(j)material assets;

(k)cultural heritage, including architectural and archaeological heritage;

(l)landscape; and

(m)the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).

7. 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.

8. 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.

9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.

10. A non-technical summary of the information provided under paragraphs 1 to 9.

Table A.1: Quality Assurance Checklist for SEA/SA Elements of the IIA

Quality Assurance Checklist for SEA/SA Elements		
Objectives and Context		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• The plan's purpose and objectives are made clear.	**Sections 1.2, 1.3, 4.1** and **6.3** of the main report.	Schedule 2, Item 1
• Sustainability issues, including international and EC objectives, are considered in developing objectives and targets.	Key sustainability issues have been identified through a **review of relevant plans and programmes** (see **Chapter 2** and **Appendix D**) and **analysis of baseline conditions** (**Chapter 3** and **Appendix C**). These have informed the development of the **IIA Framework** presented in **Section 4.2** of the main report.	Schedule 2, Item 5
• SEA objectives are clearly set out and linked to indicators and targets where appropriate.	**Section 4.2** introduces the **IIA objectives**. **Appendix E** identifies how these objectives are linked to indicators and targets.	Schedule 2, Item 5
• Links with other related plans, programmes and policies are identified and explained.	A review of **relevant plans and programmes** is contained at **Appendix D** and summarised in **Chapter 2** of the main report.	Schedule 2, Item 5

Scoping		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• The assessment focuses on significant issues.	**Chapter 3** summarises the key sustainability issues identified through the IIA assessment. A detailed assessment of the potential impacts of each proposed policy in the Local Plan is presented in **Appendix F.**	Schedule 2, Item 6
• Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Discussed in **Section 4.3.1 (Assessment Assumptions)** of the main report and within the assessment conclusions in **Chapters 5-8**.	Schedule 2, Item 8
• Reasons are given for eliminating reasonable alternatives from further consideration.	**Chapter 5** sets out **reasonable alternatives** explored to support strategic plan making decisions presented in the Local Plan, including a: • **Spatial Strategy Assessment;** and a • **Housing Growth Assessment.** A detailed assessment of reasonable alternatives for proposed policies and site allocations is set out in **Appendix F**.	Schedule 2, Item 8
Baseline Data		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	**Chapter 3** presents a baseline analysis of the Borough's social, economic and environmental characteristics including their likely evolution without the Local Plan. **Appendix C** provides detailed supporting baseline information.	Schedule 2, Item 2
• Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan, where practicable.	**Section 3.1, 7.1 and 8.2** of the main report identify areas and receptors likely to be affected by implementation of the Local Plan.	Schedule 2, Item 3
• Difficulties such as deficiencies in information or methods are explained.	Discussed in **Section 4.3.1 (Assessment Assumptions)** and through uncertainty commentary within **Chapters 5 and 8.**	Schedule 2, Item 8
Prediction and evaluation of likely significant effects		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• Likely significant social, environmental and economic effects are identified,	**Chapters 5, 6, 7 and 8** set out an appraisal of the sustainability performance of the proposed Local Plan. An appraisal of the	Schedule 2, Item 6

including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water air, climatic factors, material assets, cultural heritage, including architectural heritage and archaeological heritage, and landscape), as relevant.	Vision, Placemaking Objectives and reasonable alternatives is also presented. Detailed appraisal matrices are presented in **Appendix F**, including an: • Assessment of Local Plan Vision and Objectives • Assessment of Borough-wide Policies • Assessment of Neighbourhood Policies • Assessment of Sites	
• Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	Potential **positive and negative effects** are considered within the appraisal matrices identified within **Chapters 5-8** and **Appendix F** of the report. Potential effects are identified in the short, medium and long-term.	Schedule 2, Item 6
• Likely secondary, cumulative and synergistic effects are identified where practicable.	The potential for **cumulative, secondary and synergistic effects** is considered in **Section 7.1 and Section 8.2** of the main report.	Schedule 2, Item 6
• Inter-relationships between effects are considered where practicable.	**Section 3.2 (Interrelationships Between Key Sustainability Issues)** identifies inter-relationships between sustainability issues and their implications for the assessment.	Schedule 2, Item 6
Mitigation measures		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Recommendations and mitigation measures are discussed throughout the assessment and summarised in **Section 8.3**.	Schedule 2, Item 7
• Key issues for consideration in development consents are identified.	The assessment identifies site-specific considerations, mitigation measures and implementation requirements through **Appendix F** and the conclusions set out in **Chapter 8**.	Schedule 2, Item 7
The IIA Report		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• Is clear and concise in its layout and presentation.	The IIA Report is clear and concise, with detailed background information located in the Appendices where required.	-

• Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate.	Maps and tables have been used to present baseline information and assessment findings in **Chapter 3, Chapter 5** and **Appendices C and F**.	-
• Explains the methodology used. Explains who consulted and what methods of consultation were used.	**Chapter 4** presents the methodology used for assessment whilst consultation arrangements are discussed in **Sections 4.15 and 8.4** of the main report and **Appendix B.**	-
• Identifies sources of information, including expert judgement and matters of opinion.	Information is referenced throughout the report.	-
• Contains a non-technical summary	Included.	Schedule 2, Item 10
Consultation		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	The environmental bodies were consulted on the Scoping Report during the **First Steps Consultation (November 2020 to February 2021)** and on the **Regulation 18 Draft Local Plan and Draft IIA Report (October to December 2025)**.	-
• The SEA is consulted on as an integral part of the plan-making process.	Consultation on the scope of the assessment was undertaken at the same time as Haringey's First Steps Consultation. A Draft IIA Report was consulted on at the same time as the Draft Local Plan Regulation 18 consultation. This IIA Report is being consulted on at the same time as the Regulation 19 Proposed Local Plan.	-
• The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity with appropriate time frames to express their opinions on the Draft Plan and IIA Report.	This IIA Report is being consulted upon at the same time as the Regulation 19 Proposed Local Plan. The Council's **Statement of Community Involvement (SCI)** describes arrangements for the consultation.	-
Decision-making and information on the decision		*Compliance Reference (all references refer to Regulation 12(3) of the EAPP Regulations 2004)*
• The IIA Report and the opinions of those consulted are taken into account in finalising and adopting the Local Plan.	Responses received to this report will inform the preparation of the Local Plan. Earlier responses to the Scoping Report and Draft IIA Report have informed this report and are summarised in **Appendix B**.	-

• An explanation is given of how they have been taken into account.	This information will be provided in subsequent reports.	-
• Reasons are given for choices in the adopted Local Plan, in light of other reasonable options considered.	This information will be provided as the Local Plan is developed. The reasons for selecting and disregarding **reasonable alternatives** considered to date are set out in **Chapter 5**, including the assessment of spatial strategy options and housing growth options.	Schedule 2, Item 8
• Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives in the IIA.	**Section 8.6** of the main report and **Appendix E** provide details of the **arrangements for monitoring** the Local Plan through the Authority Monitoring Report (AMR).	Schedule 2, Item 9

Appendix B: Summary of Responses to the Draft IIA

This appendix summarises feedback received on the Draft IIA during Haringey's Regulation 18 Consultation on the Draft Local Plan.

Six representations were received which referred, either directly or indirectly, to matters considered within the IIA. Comments focused on health and wellbeing, equalities and accessibility, child and pedestrian safety, social inclusion, climate resilience, flood risk, water quality, biodiversity, transport, parking and the historic environment. Statutory consultees highlighted the importance of maintaining a robust environmental evidence base and ensuring environmental and health considerations are reflected in plan-making. While respondents raised matters within the scope of the IIA, no representations identified substantive deficiencies in the IIA objectives, methodology or assessment framework. Consequently, no changes to the IIA methodology are proposed in response to these representations, although supporting evidence base references will continue to be reviewed and updated where necessary.

Table B.1: Summary of Responses to the Draft IIA

Respondent Category	Summary of comments relevant to the IIA	Officer response	Proposed change to IIA
NHS London Healthy Urban Development Unit (HUDU)	Supported the Local Plan's focus on health, wellbeing and reducing inequalities. Recommended greater use of Health Impact Assessments (HIAs), including for major developments and significant public spaces, and highlighted the importance of considering health impacts associated with air quality, overheating, housing, open space, social infrastructure and healthcare provision.	The issues raised relate primarily to Local Plan policies and development management requirements rather than the IIA itself. Health and wellbeing, inequalities, accessibility and social infrastructure are already reflected within the IIA framework and assessment objectives. The representation does not identify any specific shortcomings in the IIA methodology or findings.	**No change proposed.** The issues raised are already considered within the IIA framework.
Natural England	Emphasised the importance of ensuring environmental evidence, including biodiversity, ecological networks, green infrastructure and Habitats Regulations Assessment findings, is reflected within sustainability assessment and site selection processes. Sought assurance that environmental effects are appropriately considered in the assessment of development options and allocations.	The matters raised are already reflected within the IIA framework, including objectives relating to biodiversity, nature recovery, green infrastructure, climate resilience and health. The IIA has been undertaken alongside a Habitats Regulations Assessment and draws upon relevant environmental evidence.	**No change proposed.** The issues raised are already considered within the scope of the IIA.
Environment Agency	Welcomed consideration of water quality and wastewater capacity issues within the IIA but	The issues raised relate primarily to Local Plan policy drafting and supporting technical evidence	**Minor updates to references and evidence**

	considered that flood risk, drainage, wastewater infrastructure and water quality issues should be more strongly reflected within Local Plan policies. The response also highlighted the importance of an up-to-date evidence base, including flood risk assessments, sequential testing and water infrastructure evidence, to support plan-making and associated sustainability assessments.	rather than the IIA methodology itself. The IIA already assesses effects relating to flood risk, climate resilience, water resources and water quality. Relevant evidence base documents will continue to be updated alongside plan preparation and will inform future iterations of the assessment where necessary.	**base information where applicable. No changes to the IIA methodology proposed.**
Joint Partnership Board	Requested greater consideration of the needs of disabled people, older people, autistic people, people with learning disabilities, people living with dementia and carers. The respondent emphasised accessibility, inclusive design, health and wellbeing, social inclusion, public toilets, seating, accessible parks and parking, and suggested that equality impacts should be given greater weight in decision-making and assessment processes.	The matters raised relate principally to equalities, accessibility, health and wellbeing and social inclusion. These themes are already reflected within the IIA framework, particularly through objectives relating to health, equalities and community cohesion. The IIA considers the likely effects of the Local Plan on different groups and has been prepared alongside an Equalities Impact Assessment. The representation does not identify any specific deficiencies in the IIA methodology or assessment approach.	**No change proposed.** The issues raised are already considered through the IIA objectives and accompanying Equalities Impact Assessment.
Community Campaigner	Commented that greater emphasis should be placed on traditional vernacular architecture and heritage-led design approaches, arguing that these can contribute positively to health and wellbeing, climate change mitigation and adaptation, sustainability and community outcomes. Also highlighted the importance of considering infrastructure, transport, parking, air quality and flooding issues.	The representation primarily relates to Local Plan policies, design guidance and heritage matters rather than the IIA itself. The topics identified by the respondent, including climate change, health and wellbeing, the historic environment, transport and environmental effects, are already reflected within the IIA objectives and assessment framework. The representation does not identify specific shortcomings in the IIA methodology or findings.	**No change proposed.** The issues raised are already considered within the scope of the IIA.
Local Resident	Raised concerns regarding the assessment of Site Allocation MHSA01 (Summerland Gardens Car Park), including potential impacts arising from parking displacement, increased traffic, child and pedestrian safety, accessibility for families and wheelchair users, health and wellbeing, flood risk and climate resilience, impacts on the Muswell Hill Conservation Area and townscape, and effects on neighbouring residential amenity. Requested additional	The representation relates primarily to the suitability and policy requirements of a specific site allocation rather than the IIA methodology. The issues raised, including child safety, health and wellbeing, flood risk and climate resilience, accessibility and the historic environment, are topics considered within the IIA framework. Detailed matters relating to transport, highway safety, flood risk mitigation, heritage impacts, residential amenity and	**No change proposed.** The representation does not identify deficiencies in the IIA methodology or assessment framework.

	assessment and evidence relating to transport, child safety, flood risk, heritage and construction impacts, together with further mitigation measures.	construction management would be considered through the allocation requirements, wider Local Plan policies and subsequent planning application processes.	

-

Appendix C: Detailed Baseline Data

Introduction

This appendix presents the detailed baseline information used to inform the IIA of the Haringey Local Plan. It provides the evidence base underpinning the summary baseline analysis presented in Chapter 3 of the IIA Report and supports the identification of the key sustainability issues that the Local Plan seeks to address.

The Strategic Environmental Assessment (SEA) Regulations require consideration of the current state of the environment and the likely evolution of the baseline in the absence of the plan, including information relating to biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape. Baseline information also helps to identify relationships between these themes and provides a framework for assessing the likely significant effects of the Local Plan.

To provide a clear and proportionate evidence base, the detailed baseline has been organised according to the sustainability themes used throughout the IIA. For each theme, a series of indicators has been identified to describe current conditions, recent trends and key sustainability challenges. These indicators have been drawn from the most relevant and up-to-date evidence available at the time of preparing the assessment.

Each topic section includes:

- an overview of the current baseline conditions;
- a set of baseline indicators summarising the available evidence;
- an assessment of key trends;
- the implications of those trends for the Local Plan; and
- references to the relevant evidence sources.

The purpose of the indicator tables is not to provide a comprehensive inventory of all available data, but to present the information most relevant to understanding the borough's sustainability characteristics and informing the assessment of Local Plan policies and site allocations.
The baseline evidence has informed the identification of key sustainability issues and opportunities, the development of the IIA Framework, and the assessment of the likely effects of the emerging Local Plan.

Trend Indicators

The following symbols are used throughout the appendix to indicate the general direction of travel of each indicator:

Symbol	Meaning
↑	Increasing or improving trend
↓	Decreasing or declining trend
↔	Relatively stable or mixed trend
?	Trend uncertain or insufficient evidence available

The trend indicators are intended to provide a broad indication of movement over time and should be read alongside the accompanying narrative and evidence sources.

The appendix has been structured to provide a clear audit trail between the baseline evidence, the key sustainability issues identified in Chapter 3, the IIA and the subsequent assessment of Local Plan policies, site allocations and reasonable alternatives.

Social Infrastructure and Demographics

Overview

Haringey has a growing and highly diverse population, with significant deprivation concentrated in eastern parts of the borough. Population growth and an ageing population are expected to increase demand for housing, community facilities, healthcare and infrastructure. Significant inequalities persist between eastern and western parts of the borough.

Table C.1: Baseline Indicators for Social Infrastructure and Demographics

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Population	271,223 (2020), projected to increase to approximately 295,162 by 2037	↑	Increased demand for housing, infrastructure and services	ONS / GLA Population Projections
Population aged 65+	Projected increase of approximately 30% by 2030	↑	Increased need for accessible housing and healthcare provision	GLA Population Projections

Residents under 35	Approximately 51% of population	↔	Continued demand for housing, education and employment opportunities	Census
Ethnic diversity	Approximately 38% of residents from Black, Asian and Minority Ethnic communities; over 180 languages spoken	↔	Need for inclusive communities and services	Census
Deprivation	4th most deprived borough in London; parts of Tottenham amongst the 10% most deprived areas nationally	↔	Need to address social and spatial inequalities	IMD
Crime	Overall crime declining, but concentrated in more deprived areas	↔	Importance of safe and inclusive neighbourhoods	Community Safety Evidence

Key Messages

- Population growth will increase pressure on housing, infrastructure and public services.
- Deprivation and inequalities remain concentrated in eastern parts of the borough.
- Demand for community services is expected to increase.
- Growth should support social inclusion and community cohesion.

Health and Wellbeing

Overview

Health outcomes have improved overall but significant inequalities remain across the borough. Access to healthcare facilities, quality housing and open space continue to influence health outcomes.

Table C.2: Baseline Indicators for Health and Wellbeing

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Life expectancy	Improving overall but significant variation between east and west of borough	↔	Reduce health inequalities through planning	JSNA
Childhood obesity	Higher rates in eastern wards	↔	Promote healthy environments and active lifestyles	Public Health Data
GP provision	36 GP practices across borough	↔	Healthcare infrastructure required to support growth	NHS
Primary care capacity	Capacity pressures forecast in eastern wards	↑	Support new health infrastructure provision	NHS
Parks and recreation	148 parks and green spaces public parks	↔	Protect and enhance recreational opportunities	Haringey Parks & Greenspaces Strategy

Key Messages

- Significant health inequalities persist across the borough.
- Healthcare capacity pressures are forecast in some locations.
- Access to open space supports physical and mental wellbeing.
- Population growth will increase demand for health infrastructure.

Education and Skills

Overview

Educational attainment has improved but inequalities remain. Secondary school demand is expected to decrease, while post-16 provision remains relatively limited within the borough.

Table C.3: Baseline Indicators for Education and Skills

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Educational attainment	Improving but below London average in some measures	↑	Improve access to education and skills opportunities	Education Authority Data
Educational inequalities	Significant variation by geography and ethnicity	↔	Support social mobility	Education Authority Data
Primary school places	Surplus capacity in some areas; school closures proposed	↓	Rationalisation of estate may continue	School Place Planning Data
Secondary school places	Surplus capacity a risk	↓	Potential estate rationalisation	School Place Planning Data
Post-16 provision	Limited compared with neighbouring boroughs	↔	Support skills development and employment outcomes	Education Evidence

Key Messages

- Educational inequalities remain an important issue.
- Secondary school capacity will require monitoring.
- Access to further education opportunities could be improved.
- Skills development remains important for economic growth.

Air Quality, Noise and Light Pollution

Overview

Air quality has improved in recent years, but Haringey remains an Air Quality Management Area. Environmental burdens continue to be concentrated around major transport corridors.

Table C.4: Baseline Indicators for Air Quality, Noise and Light Pollution

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source

AQMA status	Entire borough designated Air Quality Management Area	↔	Need to reduce exposure to pollution	AQAP
Air quality focus areas	8 GLA focus areas and 7 local hotspots identified	↔	Growth should avoid worsening air quality	AQAP
Main pollution sources	Road traffic, domestic heating and construction activity	↔	Promote sustainable transport and energy efficiency	AQAP
Noise pollution	Primarily associated with major roads (A406, A10, A503)	↔	Mitigate impacts on sensitive receptors	Noise Mapping

Key Messages

- Air quality remains a significant environmental issue.
- Major transport corridors experience the greatest impacts.
- Poor air quality disproportionately affects vulnerable groups.
- Sustainable transport will be important to future improvements.

Climate Change Mitigation

Overview

Carbon emissions have reduced significantly, although further reductions are needed to meet local climate commitments.

Table C.5: Baseline Indicators for Climate Change Mitigation

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Per capita emissions	Approximately 2.5 tCO_2 per person	↓	Further reductions required	DESNZ
Change in emissions since 2005	Approximately 35.9% reduction	↓	Continue progress towards net zero	DESNZ
Residential emissions	Around 50% of borough emissions	↔	Improve energy efficiency of buildings	DESNZ

Transport emissions	Around 24% of borough emissions	↔	Promote sustainable transport	DESNZ
Solar generation	Approximately 2.8 MW installed capacity	↑	Potential for further renewable energy generation	Energy Study

Key Messages

- Significant carbon reductions have been achieved.
- Residential energy use remains the largest source of emissions.
- Fuel poverty remains a concern.
- Further action is required to support climate targets.

Climate Change Adaptation

Overview

Flooding and overheating are expected to become increasingly significant risks as the climate changes.

Table C.6: Baseline Indicators for Climate Change Adaptation

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Land at flood risk	Approximately 9% of borough land	↔	Avoid inappropriate development in risk areas	SFRA
Critical Drainage Areas	9 identified	↔	Support integrated drainage solutions	SFRA
Surface water flooding	Principal source of flood risk	↑	Increase resilience through design measures	SFRA
Overheating risk	Urban heat island effects increasing	↑	Promote climate-resilient development	Climate Risk Assessment

Key Messages

- Surface water flooding is the primary climate risk.
- Overheating risks are increasing.
- Vulnerable populations are likely to be disproportionately affected.
- Green infrastructure and sustainable drainage will be important adaptation measures.

Water Resources and Water Quality

Overview

Haringey is located within a water-stressed area and relies upon strategic regional water infrastructure. Water quality within the borough's main watercourses remains poor, whilst future population growth is expected to increase pressure on water resources, wastewater infrastructure and the water environment.

Table C.7: Baseline Indicators for Water Resources and Water Quality

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Water stress	Borough located within a water-stressed area	↔	Promote water efficiency in new development	Environment Agency
Water quality	River Lee and Pymmes Brook have poor water quality	↔	Support measures to improve ecological condition	Environment Agency
Deculverting opportunities	Opportunities constrained in parts of borough by urban environment	↔	Seek opportunities for restoration where feasible	Water Cycle Study
Source Protection Zones	Present within Wood Green, Tottenham and Hornsey	↔	Protect groundwater resources from pollution	Environment Agency
Wastewater infrastructure	Deephams and Beckton identified as key wastewater catchments	↑	Ensure infrastructure can accommodate growth	Thames Water

Key Messages

- Haringey is located within a water-stressed area.

- Population growth will increase pressure on water resources and wastewater infrastructure.
- Water quality improvements remain a priority.
- Sustainable drainage and water efficiency measures will help improve resilience.

Biodiversity and Open Spaces

Overview

Haringey contains a network of internationally, regionally and locally important habitats and green infrastructure assets. Biodiversity, ecological connectivity, flora, fauna and open spaces provide important environmental, health and climate resilience benefits, but are under increasing pressure from urban development and population growth.

Table C.8: Baseline Indicators for Biodiversity and Open Spaces

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Sites of Importance for Nature Conservation (SINCs)	60 designated SINCs	↔	Protect and enhance biodiversity assets	Green Infrastructure Study
Local Nature Reserves	5 designated Local Nature Reserves	↔	Support habitat protection and public access	Natural England
Regional green infrastructure	Access to Lee Valley Regional Park	↔	Important strategic biodiversity and recreation asset	Green Infrastructure Study
Open space provision	Approximately 1.7 hectares per 1,000 population	↓	Relative provision may reduce with population growth	Open Space Assessment
Open space deficiencies	Deficiencies identified in parts of eastern Haringey	↔	Improve access to open space and recreation facilities	Open Space Assessment
	Statutory requirement for most development	↑	Opportunity to secure habitat enhancements	DEFRA

Key Messages

- Biodiversity assets support important habitats, flora and fauna.
- Ecological connectivity is important to maintaining biodiversity resilience.
- Open space provision is uneven across the borough.
- New development should contribute to biodiversity enhancement and green infrastructure provision.

Land and Soil

Overview

Haringey is a predominantly urban borough where most development opportunities are located on previously developed land. Whilst significant remediation of historic industrial land has already taken place, areas of potential contamination remain and require appropriate management through the planning process.

Table C.9: Baseline Indicators for Land and Soil

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Contaminated Land Register	No sites currently identified on the register	↔	Continue use of planning process to manage risks	Environmental Protection Evidence
Historic contamination	Legacy contamination associated with former industrial activities	↔	Site investigations and remediation may be required	Land Contamination Study
Brownfield development	Principal source of future development opportunities	↔	Support efficient use of previously developed land	Brownfield Register
Soil resources	Limited natural soil resource due to urban character	↔	Minimise soil sealing where possible	Evidence Base

Mineral extraction	No active mineral extraction within borough	↔	Limited implications for growth strategy	Minerals Evidence

Key Messages

- Brownfield redevelopment will play a key role in future growth.
- Historic contamination remains an issue on some sites.
- Development should minimise impacts on soil functions and permeability.
- Sustainable remediation and land reuse should be encouraged.

Heritage and Culture

Overview

Haringey contains a rich and diverse historic environment which contributes significantly to its identity, character and sense of place. The borough also supports a vibrant cultural sector, including significant creative industries and cultural infrastructure that contribute to economic and social wellbeing.

Table C.10: Baseline Indicators for Heritage and Culture

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Conservation Areas	28 designated conservation areas	↔	Protect historic character and setting	Historic England
Listed Buildings	286 listed buildings	↔	Safeguard significance of heritage assets	Historic England
Locally Listed Assets	1,177 locally listed assets	↔	Recognise and conserve local heritage value	LBH

Heritage at Risk	14 heritage assets and 5 conservation areas on Heritage at Risk Register	↔	Opportunities for positive management and enhancement	Historic England
Archaeological assets	Archaeological remains present across borough	↔	Consider archaeological impacts of development	Archaeological Priority Areas Report
Cultural infrastructure	More than 120 venues and approximately 2,700 creative businesses	↑	Support cultural growth and regeneration	Cultural Strategy
Creative Enterprise Zone	Tottenham designated Creative Enterprise Zone	↑	Opportunity to strengthen creative industries	GLA

Key Messages

- Heritage assets contribute significantly to local identity and character.
- Several heritage assets remain at risk.
- Archaeological assets require appropriate protection and management.
- Cultural infrastructure makes an important contribution to the local economy.

Landscape and Townscape

Overview

Haringey's character is shaped by a combination of dense urban neighbourhoods, valued open spaces and the distinctive Lee Valley landscape. Ongoing growth and regeneration place increasing importance on high-quality design, placemaking and the protection of valued views and landscape assets.

Table C.11: Baseline Indicators for Landscape and Townscape

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Landscape character	Predominantly urban with lowland wetland landscapes in Lee Valley	↔	Protect distinctive landscape character	Landscape Assessment
Strategic views	Protected strategic view from Alexandra Palace to St Paul's Cathedral	↔	Ensure development protects important views	London Plan / LBH
Green Belt	Areas designated Green Belt within borough	↔	Protect openness	Local Plan Evidence
Metropolitan Open Land	Extensive MOL designations present	↔	Safeguard strategic open land	Local Plan Evidence
Design quality	Supported through Quality Review Panel and planning policies	↑	Maintain high-quality design standards	Design Review Evidence

Key Messages

- Landscape and townscape contribute significantly to local distinctiveness.
- Growth will require careful management to protect valued views and open land.
- High-quality and inclusive design remains a key priority.
- Climate resilience should be integrated into future development.

Transport and Connectivity

Overview

Haringey benefits from strong public transport accessibility, particularly for journeys into central London. However, orbital connectivity remains weaker and parts of the borough continue to experience congestion, road safety concerns and air quality impacts associated with traffic.

Table C.12: Baseline Indicators for Transport and Connectivity

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Public transport network	Strong radial rail, Underground and bus connectivity	↔	Growth should be concentrated in accessible locations	Transport evidence
Bus routes	Approximately 46 routes operate within borough	↔	Maintain capacity and connectivity	TfL
Orbital connectivity	More limited than radial connections	↔	Improve local connectivity where possible	Transport evidence
Active travel infrastructure	Walking and cycling infrastructure improving	↑	Support mode shift and healthier travel choices	TfL
Congestion	High levels on key routes, including A406, A10 and A503	↔	Manage transport impacts of growth	TfL
Car ownership	Long-term decline observed	↓	Support sustainable travel behaviours	Census
Electric vehicle infrastructure	Network expanding	↑	Support transition to low-emission transport	LBH

Key Messages

- Public transport accessibility is generally good but varies across the borough.
- Congestion and road safety remain important issues.
- Opportunities exist to increase active travel.

- Sustainable transport will be critical to supporting growth.

Waste Management

Overview

Population growth and development are expected to increase waste generation over the plan period. Improving resource efficiency and supporting the circular economy remain important challenges for the borough.

Table C.13: Baseline Indicators for Waste Management

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Household recycling and composting	Approximately 30.2% of household waste recycled or composted	↔	Improve performance towards strategic targets	NLWA
Residual waste management	Majority managed through energy recovery at Edmonton EcoPark	↔	Reduce waste generation and increase recycling	NLWA
Landfill disposal	Approximately 8.5% of waste sent to landfill	↓	Reduce dependency on landfill	NLWA
Construction and demolition waste recycling	Approximately 73% recycled	↑	Promote sustainable construction practices	Waste Evidence

Key Messages

- Waste generation is likely to increase with population growth.
- Recycling rates remain below strategic aspirations.
- Circular economy principles should be embedded in development.
- Construction waste presents opportunities for improved resource efficiency.

Housing

Overview

Haringey faces significant housing pressures, including affordability challenges, overcrowding and homelessness. Housing demand is expected to continue increasing as the population grows, creating a need for a range of housing types and tenures.

Table C.14: Baseline Indicators for Housing

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Housing affordability	Significant affordability pressures increasing across borough	↑	Increase supply of affordable housing	LHNA
Private renting	Approximately 55% of residents rent their homes	↑	Support housing choice and affordability	Census
Affordable housing need	Need substantially exceeds supply	↑	Deliver affordable and social rented homes	LHNA
Housing delivery	Historically below identified need	↔	Increase housing delivery rates	AMR
Overcrowding	Significant issue in parts of borough	↔	Improve housing quality and availability	Census
Specialist housing need	Demand for accessible, supported and older persons housing increasing	↑	Provide a wider range of housing options	LHNA
Gypsy and Traveller provision	Two permanent sites within borough	↔	Monitor future accommodation needs	GTAA

Key Messages

- Housing affordability remains a major challenge.
- Affordable housing need significantly exceeds current supply.
- Overcrowding and homelessness remain significant concerns.
- Demand for specialist and accessible housing is increasing.

Economy and Employment

Overview

Haringey has a diverse economy supported by industrial land, town centres, creative industries and small businesses. However, challenges remain relating to job density, skills inequalities, employment opportunities and in-work poverty.

Table C.15: Baseline Indicators for Economy and Employment

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Employment land	Approximately 133 hectares designated employment land	↔	Protect land needed to support jobs and businesses	Employment Land Review
Business establishments	Approximately 722 businesses on designated employment land	↔	Support business growth and investment	Employment Land Review
Industrial activity	Concentrated in eastern parts of borough	↔	Important source of local employment	Employment Land Review
Job density	Below London average	↔	Improve access to employment opportunities	Economic Evidence
Workspace demand	Strong demand for affordable workspace and SME accommodation	↑	Safeguard and deliver flexible workspace	Economic Development Strategy

In-work poverty	Significant issue in parts of borough	↔	Promote inclusive economic growth	Economic Evidence

Key Messages

- The borough possesses a diverse economic base.
- Employment land remains an important strategic asset.
- Economic inequalities persist.
- Growth should support local jobs, skills and business development.

Town Centres and Retail

Overview

Haringey's town centres continue to adapt to changes in consumer behaviour and the retail sector. Centres increasingly perform a broader role, providing retail, residential, cultural, community and leisure functions alongside traditional shopping activities.

Table C.16: Baseline Indicators for Town Centres and Retail

Indicator	Baseline Position	Trend	Implications for the Local Plan	Source
Town centre hierarchy	1 Metropolitan Centre, 5 District Centres and 38 Local Centres	↔	Maintain network of centres	Retail Study
Wood Green	Designated Metropolitan Centre	↔	Major focus for growth and regeneration	Local Plan Evidence
Tottenham Hale and North Tottenham	Significant regeneration potential	↑	Support mixed-use growth and investment	Regeneration Evidence
Retail function	Centres increasingly diversifying beyond retail uses	↑	Encourage resilient mixed-use centres	Retail Study

Accessibility and safety	Remain key issues in some centres	↔	Improve inclusivity and vitality	Town Centre Evidence

Key Messages

- Town centres are evolving towards more diverse mixed-use destinations.
- Wood Green and Tottenham provide major regeneration opportunities.
- Centres play an important social, economic and cultural role.
- Maintaining vitality, viability and inclusivity will remain a key challenge.

Table 19: Summary of Baseline Data

Sustainability Issues	Baseline	Likely situation without the Local Plan
Social Infrastructure and Demographics		
Demographics	• Population (2020): ~271,223; projected to rise to ~295,162 by 2037. • Young population: 51% under 35; 10% aged 65+. • Highly diverse: 38% BAME; over 180 languages spoken. • High deprivation: 4th most deprived borough in London; Tottenham wards among the 10% most deprived in England. • Projected growth in older population (65+): +30% by 2030.	Without a new plan, the borough would struggle to meet the needs of its growing and increasingly diverse population. This could exacerbate existing inequalities, particularly in the east, where deprivation is highest. Without new policies to help design out and discourage crime and acquisition across the Borough, the baseline situation is likely to continue.
Social Integration	• COVID-19 has exacerbated inequalities, especially for BAME, disabled, and low-income groups. • Strong voluntary and community sector. • East-west divide in deprivation and access to services.	
Age	• The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure. • 51% of residents are under the age of 35 and 10% are aged 65 or over.	

Crime	• Crime declining overall, but concentrated in deprived areas (e.g. Northumberland Park). • Youth violence and hate crime are concerns.	
Health		
Life Expectancy	• Life expectancy improving but varies significantly across the borough with the longest being in the west	Health inequalities would likely widen, with continued poor outcomes in deprived areas due to lack of access to services, lack of good quality housing, and environmental conditions.
Health Issues	• High childhood obesity rates, especially in the east. • Health inequalities linked to deprivation and ethnicity. • 36 GP practices; many in poor-quality premises. • Projected shortfalls in primary care capacity in eastern wards.	
Open Space Access	• 148 public parks and greenspaces; 91 playing pitches. • Deficiencies in play space and recreational access in eastern wards. • New development expected to contribute to play and recreation provision.	
Education		
Educational Performance	• Educational attainment improving but below London average. • Significant disparities in outcomes by geography and ethnicity. • Adult learning participation declining, especially among older and disadvantaged adults. • Primary school capacity sufficient; secondary school demand falling.	Without targeted interventions, educational disparities—especially post-16 and adult learning—may persist, limiting social mobility and economic participation.
Education Provision	• Post-16 provision limited; many students leave borough for further education.	

	• Primary school place surplus with schools already closed; secondary school demand falling.	
Air Quality, Light and Noise Pollution		
Air Quality Issues	• Haringey is an Air Quality Management Area (AQMA) due to NO_2 exceedances. • Main sources: road traffic, construction, domestic heating. • 8 GLA-identified air quality focus areas; 7 additional local hotspots. • Air quality improving but still a concern in eastern borough areas.	Without new policies or infrastructure investment, air pollution—especially NO_2—would remain above legal limits in many areas, disproportionately affecting vulnerable groups. Noise pollution from traffic and waste management pressures would likely increase, particularly in deprived areas.
Noise and Light Pollution	• Main source: road traffic, especially along major routes (A406, A10, A503). • Noise levels mapped in 2012; likely still relevant. • Noise linked to health issues: stress, sleep disturbance, cardiovascular disease.	
Climate Change Mitigation		
Emissions	• Emissions per capita: 2.5 tCO_2 (lower than London and UK averages). • 50% of emissions from residential sector; 24% from transport. • Emissions reduced by 35.9% since 2005.	Haringey would fall behind on its net zero targets. Fuel poverty could worsen, especially for low-income households in poorly insulated homes.
Energy	• Renewable energy capacity limited (2.8 MW from solar).	
Climate Change Adaptation		
Flood Risk	• 9% of land at risk of flooding; surface water runoff is the greatest risk. • 9 Critical Drainage Areas identified.	Without adaptation measures, the borough would be increasingly vulnerable to surface water flooding and heatwaves, particularly affecting older and more vulnerable residents.
Urban Heat Island	• Climate projections: wetter winters, drier summers, more extreme weather.	

	• Urban heat island effect and overheating risks increasing.	
Water Resources and Water Quality		
Water Quality	• River Lee and Pymmes Brook have poor water quality. • Deculverting options limited • Source Protection Zones in Wood Green, Tottenham, and Hornsey.	It is likely that increases to population will drive further water demand within the Borough. Without the local plan encouraging efficiency measures and tools such as SUDs to reduce flood risk and encourage quality, water resources are likely to be negatively affected.
Water Resources	• Haringey in a water-stressed area; reliant on River Thames and Lee. • Wastewater catchments (Deephams and Beckton) identified as high priority.	
Biodiversity and Open Spaces		
Biodiversity	• 60 SINCs, 5 LNRs, and access to Lee Valley Regional Park. • Opportunities for green infrastructure investment and biodiversity net gain through redevelopment.	Pressure on existing green spaces would increase with population growth, especially in the east where access is already limited. Biodiversity could decline without proactive protection and enhancement.
Open Space	• 1.7 ha of open space per 1,000 people; deficiencies in eastern wards. • Development pressure may impact biodiversity and open space quality.	
Land and Soils		
Contamination	• Industrial legacy has left contamination; major sites remediated including Clarendon Gas works. • Likely some levels of contamination on existing designated employment land. • No sites on Contaminated Land Register	Without a Local Plan, the risks of land contamination not being properly addressed will increase
Minerals and land use	• No active mineral extraction; land is mostly urban or green space. • Brownfield land prioritised for development.	

Townscape and Landscape		
Landscape	• Two main landscape types: urban and lowland wetlands (Lee Valley). • Strategic view from Alexandra Palace to St Paul's protected.	Without updated design guidance, new development may not meet improved and enhanced standards for accessibility, inclusivity, or climate resilience. Without the Local Plan policies which protect the certain areas of the landscape from the possible impacts of development, the baseline situation is likely to continue. Development pressures on Green Belt and Metropolitan Open Land may contribute to landscape character degradation.
Townscape	• Development could impact townscape and views if not sensitively designed. • Design quality supported through local policies and the Quality Review Panel. • Inclusive and accessible design is a priority. • Higher densities and small site development expected.	
Heritage & Culture		
Heritage	• 28 conservation areas, 286 listed buildings, 1,177 locally listed assets. • 14 heritage assets and 5 conservation areas on the Heritage at Risk Register.	Without Local Plan policies which protect heritage assets from the potential negative effects of development and encourage enhancements, the baseline situation is likely to deteriorate in terms of heritage at risk
Culture	• Tottenham designated as a Creative Enterprise Zone. • Cultural infrastructure includes 120+ venues and 2,700+ creative businesses.	
Transport		
Sustainable Travel	• Strong radial public transport links; orbital links limited. • 46 bus routes; overcrowding on some lines. • Cycling and walking infrastructure improving; mode share still low.	Congestion, pollution, and road danger could increase without investment in sustainable transport and active travel infrastructure, especially in growth areas like Tottenham and Wood Green.
Roads	• Road safety and air quality concerns, especially in deprived areas. • High levels of congestion on major routes	

	• Low Traffic Neighbourhoods introduction and roll out of School Streets • Car ownership declining; EV infrastructure expanding.	
Waste Management		
Waste Capacity	• 2018/19: 30.2% of household waste recycled or composted. • 8.5% of waste sent to landfill; majority incinerated at Edmonton EcoPark. • Construction and demolition waste largely recycled (73%). • Landfill capacity expected to run out by 2026.	With an increasing population, it is likely that the amount of waste produced will continue to rise. Without the local plan, this will result in even less waste being recycled, reused or composted and is likely that the wase hierarchy will not be followed effectively
Housing		
Housing Pressures	• Population growth and affordability pressures driving demand. • 55% of residents rent; home ownership declining. • Affordable housing need significantly exceeds supply; social rent prioritised	The housing crisis would deepen. Without a new plan, Haringey would likely fail to meet its housing needs, especially for genuinely affordable and social rent homes. These issues would persist or worsen, particularly for BAME communities and young people. Without updated policies, new housing may not meet the needs of older people, disabled residents, or those requiring supported housing particularly on accessibility
Housing Delivery	• Housing delivery below targets; • High need for family-sized and specialist housing (e.g. supported, accessible). • Two permanent Gypsy and Traveller sites; low self-build demand.	
Economy and Employment		
Employment Land	• 133 ha of employment land; 722 business establishments. • Industrial land in east supports manufacturing and creative sectors.	Economic strength could stall. Without targeted support, deprived communities may remain excluded from job

		opportunities, and in-work poverty could rise.
Economy	• COVID-19 severely impacted local economy; high furlough and unemployment. • Strong labour market but low job density and in-work poverty. • High demand for affordable workspace and SME support.	
Town Centres and Retail		
Town Centres	• Hierarchy: 1 Metropolitan (Wood Green), 5 District, 38 Local Centres. • Retail vacancy rates low • Town centres evolving from retail to mixed-use and community hubs. • Safety, accessibility, and inclusivity are key concerns. • High potential for commercial growth in Tottenham Hale and North Tottenham.	These could decline without a proactive strategy to manage change, support local businesses, and maintain vibrancy and inclusivity.

Appendix D: Review of Relevant Plans and Programmes

International

Table D.1: Summary of Relevant International Plans and Programmes

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan and IIA
United Nations Sustainable Development Goals (2015)	Establishes 17 goals promoting sustainable development, including health, equality, education, climate action, sustainable cities and biodiversity.	Supports the integrated assessment of social, environmental and economic effects through the IIA framework.
Paris Agreement (2015)	Commits signatories to limiting global temperature rise and reducing greenhouse gas emissions.	Supports Local Plan policies relating to climate mitigation, adaptation, energy efficiency and sustainable development.
Convention on Biological Diversity	Protect and enhance biodiversity and ecosystem services.	Supports biodiversity, green infrastructure and nature recovery objectives.
Bern Convention on the Conservation of European Wildlife and Natural Habitats	Protects species and habitats of European importance.	Relevant to biodiversity, ecological connectivity and designated sites.
Aarhus Convention	Promotes access to environmental information, public participation and access to justice.	Supports community engagement and consultation during Local Plan preparation.

National: Legislation

Table D.2: Summary of Relevant National Legislation

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan and IIA
Planning & Infrastructure Act 2025	Reinforces the Government's objective of producing new-style local plans that are simpler, faster to prepare, digitally based and demonstrably capable of delivering housing, infrastructure and environmental outcomes.	Supports implementation of the new plan-making framework under the Levelling-up and Regeneration Act 2023

Levelling-up and Regeneration Act 2023	Introduces reforms to the planning system and environmental assessment process.	Provides the legislative context for plan-making and future planning reform.
Planning and Compulsory Purchase Act 2004 (as amended)	Establishes the statutory development plan framework.	Forms the legal basis for Local Plan preparation.
Environment Act 2021	Introduces biodiversity net gain, environmental targets and environmental improvement duties.	Supports biodiversity, nature recovery, air quality, waste and climate objectives.
Climate Change Act 2008 (as amended)	Establishes legally binding carbon reduction targets and net zero commitments.	Supports climate mitigation and adaptation objectives.
Equality Act 2010	Promotes equality and prevents discrimination.	Supports social inclusion, health and equality objectives and the EqIA.
Flood and Water Management Act 2010	Establishes duties relating to flood risk and sustainable drainage.	Supports water resources and climate resilience objectives.

National: Planning Policy

Table D.3: Summary of Relevant National Planning Policy

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan and IIA
National Planning Policy Framework (NPPF) (2026)	Promotes sustainable development through social, economic and environmental objectives.	Primary national planning policy framework informing the Local Plan and all IIA objectives.
Planning Practice Guidance (PPG)	Provides detailed guidance on plan-making, housing need, climate change and environmental assessment.	Supports preparation of the Local Plan and IIA methodology.
Environmental Improvement Plan 2023	Sets national environmental improvement objectives.	Relevant to biodiversity, air quality, water and natural resource objectives.

Carbon Budget Delivery Plan	Sets out Government's pathway towards net zero emissions.	Supports climate mitigation objectives.
National Adaptation Programme 2023-2028	Promotes resilience to climate change impacts.	Relevant to climate adaptation, flood risk and overheating objectives.
Resources and Waste Strategy for England	Promotes waste reduction and circular economy principles.	Supports waste and resource-use objectives.
Plan for Water (2023)	Seeks to improve water quality and resilience of water resources.	Relevant to water resources and pollution objectives.

Regional: London Plan and Mayoral Strategies

Table D.4: Summary of Relevant London Plan Policies and Mayoral Strategies

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan and IIA
London Plan 2021	Sets strategic planning policy for London including housing, economy, environment, transport and design.	Principal strategic planning document guiding Local Plan preparation.
Draft London Plan 2026	Proposes updated housing targets and strategic planning policies.	Relevant to housing growth options and future development assumptions.
London Growth Plan	Sets out London's ten-year economic strategy	Relevant to economy and employment objectives.
London Local Nature Recovery Strategy	Prepared to support nature recovery in Greater London and linked to legal requirement in Environment Act 2021	Relevant to biodiversity and open space objectives
London Environment Strategy	Promotes climate resilience, biodiversity enhancement, air quality improvements and resource efficiency.	Supports environmental objectives.
Mayor's Transport Strategy	Promotes active travel, public transport and sustainable movement.	Relevant to transport and health objectives.
London Housing Strategy	Supports housing delivery, affordability and housing quality.	Relevant to housing objectives.

Culture Strategy for London	Promotes culture, creative industries and cultural participation.	Relevant to town centres, social inclusion and cultural objectives.
Economic Development Strategy	Supports inclusive economic growth and employment opportunities.	Relevant to economy and employment objectives.
London Health Inequalities Strategy	Seeks to reduce health inequalities across London.	Supports health and social inclusion objectives.
Thames River Basin Management Plan (2022)	Supports the protection and enhancement of water quality.	Relevant to water resources objectives.

Local: Corporate Strategies

Table D.5: Summary of Relevant Haringey Council Corporate Strategies

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan Refresh and IIA
Haringey Borough Vision	Sets the Council's overarching vision for the borough to 2035	Provides the strategic framework for the Local Plan.
Climate Change Action Plan	Supports decarbonisation and climate resilience.	Relevant to climate mitigation and adaptation objectives.
Health and Wellbeing Strategy	Seeks to improve health outcomes and reduce inequalities.	Relevant to health, social inclusion and infrastructure objectives.
Housing Strategy	Supports delivery of affordable and high-quality housing.	Relevant to housing objectives.
Inclusive Economy Strategy	Supports business growth and employment opportunities.	Relevant to economy and employment objectives.
Arts and Culture Strategy	Supports cultural participation, creative industries and place identity.	Relevant to culture, heritage and town centre objectives.

Local: Planning Evidence Base

Table D.6: Summary of Relevant Local Plan Evidence Studies

Plan, Programme or Strategy	Key Objectives / Requirements	Relevance to the Haringey Local Plan Refresh and IIA
Housing and Economic Land Availability Assessment (HELAA)	Identifies potential development sites and capacity.	Informs housing growth options and site selection.
Strategic Housing Market Assessment	Identifies future housing needs	Informs housing growth options and housing objectives
Employment Land Study	Assesses future employment land needs.	Supports economic and employment assessments.
Retail, Town Centre and Leisure Needs Study	Assesses future needs for main town centre uses	Supports town centre objectiv
Strategic Flood Risk Assessment (Level 1 and Level 2)	Assesses flood risk and climate resilience issues.	Supports climate adaptation and water objectives.
Infrastructure Delivery Plan	Identifies future infrastructure requirements.	Supports social infrastructure, health, education and transport objectives.
Urban Character & Placemaking Study	Assesses local character and place distinctiveness.	Supports heritage, character and placemaking objectives.
Tall Buildings Study	Assesses the suitability of locations for tall buildings and the potential impacts on views, character, heritage assets and townscape.	Supports design, character and heritage assessments and informs the spatial strategy for growth.
Local View Management Framework	Identifies important local views, vistas and visual landmarks and provides guidance for their protection and management.	Supports assessment of townscape, character and heritage impacts and informs policies relating to views and visual amenity.

Open Space and Green Infrastructure Evidence	Assesses open space provision and green infrastructure.	Supports biodiversity, health and climate objectives.
Delivering Net Zero Study	Assesses pathways to achieving net zero carbon development, including energy efficiency, low-carbon energy and decarbonisation measures.	Supports climate change mitigation objectives and informs carbon reduction and energy policies.
SINC Review	Reviews Sites of Importance for Nature Conservation.	Supports biodiversity, open space and ecological objectives.

Appendix E: IIA Objectives – Monitoring Indicators and Targets

This appendix sets out the monitoring framework for the Integrated Impact Assessment (IIA) of the Haringey Local Plan. Monitoring forms an important part of the Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA) and Equality Impact Assessment (EqIA) processes. The Environmental Assessment of Plans and Programmes Regulations 2004 require the significant environmental effects of implementing a plan to be monitored to identify any unforeseen adverse effects at an early stage and to enable appropriate remedial action to be taken where necessary.

The monitoring framework has been developed around the sixteen IIA objectives used throughout the assessment process. For each objective, a series of indicators has been identified to help measure the extent to which the Local Plan is contributing towards the achievement of its intended environmental, social and economic outcomes. The indicators have been informed by:

- The key sustainability issues identified through the baseline analysis;
- The objectives and assessment questions contained within the IIA Framework;
- Existing monitoring undertaken by the Council through the Authority Monitoring Report (AMR);
- Relevant indicators used within supporting evidence studies and corporate strategies; and
- National, regional and local policy requirements.

The purpose of monitoring is not only to measure the implementation of individual Local Plan policies, but also to identify broader trends and outcomes arising from development and change across the borough. Monitoring should therefore be viewed as part of a wider evidence base which will inform future reviews of the Local Plan and help determine whether additional mitigation measures, policy responses or interventions are required.

The indicators presented in this appendix are intended to be proportionate and practical. In many cases, monitoring information already exists through the Council's Authority Monitoring Report, corporate performance monitoring, transport monitoring, public health datasets, environmental monitoring programmes and data published by external organisations such as the Office for National Statistics, NHS England, Natural England, Historic England, Thames Water, Transport for London and the Greater London Authority.

The IIA Scoping Report consultation received comments from Historic England highlighting the importance of establishing appropriate monitoring indicators for the historic environment. In response, a dedicated monitoring framework has been developed as part of the Regulation 19 IIA for the first time. The framework links each IIA objective to indicators, targets, data sources and monitoring arrangements, providing a mechanism

for monitoring the significant social, environmental and economic effects of Local Plan implementation. For the historic environment, this includes indicators relating to the condition, management and enhancement of heritage assets and areas.
The monitoring framework will be reviewed periodically to ensure that it remains relevant, reflects changes in available data sources and continues to provide an effective means of monitoring the significant effects of the Local Plan.

The following tables identify, for each IIA objective:

- The objective being monitored;
- Relevant indicators;
- Potential targets or desired outcomes, where appropriate;
- Likely data sources; and
- Monitoring frequency.

Table E.1: IIA Objectives, Indicators and Monitoring Framework

IIA Objective	Possible Indicator	Target / Desired Outcome	Data Source	Monitoring Frequency
IIA1 Social Infrastructure	GP places per 1,000 population; school capacity; provision of community floorspace.	Infrastructure provision keeps pace with population growth.	NHS North Central London, School Place Planning, AMR	Annual
IIA2 Improving Health	Life expectancy; healthy life expectancy; childhood obesity rates; access to open space.	Reduce health inequalities and improve health outcomes.	Public Health Outcomes Framework, JSNA	Annual
IIA3 Education	Educational attainment; school capacity; participation in further education and training.	Improved educational outcomes and sufficient capacity.	DfE, LBH Education Team	Annual

IIA4 Air, Light and Noise Pollution	NO_2 concentrations; number of Air Quality Focus Areas exceeding targets.	Continued improvement in air quality.	LBH Air Quality Monitoring, DEFRA	Annual
IIA5: Climate Change Mitigation	Borough-wide carbon emissions; renewable. energy capacity installed through development.	Reduction in emissions and progress towards net zero.	DESNZ, AMR	Annual
IIA6: Climate Adaptation and Resilience	Number of developments incorporating SuDS; planning permissions in flood risk areas.	Increased climate resilience and reduced flood risk.	AMR, SFRA Monitoring, LBH LLFA Monitoring	Annual
IIA7: Water Resources and Pollution	Household water consumption; water quality status of watercourses.	Improved water efficiency and water quality.	Thames Water, Environment Agency	Annual
IIA8: Biodiversity and Open Space	Biodiversity Net Gain delivered; area of accessible open space; condition of SINCs.	Net gain in biodiversity and improved access to greenspace.	LBH, Natural England, LBH Parks Greenspace Monitoring	Annual
IIA9: Soils and Minerals	Percentage of development on previously developed land.	Maximise use of brownfield land.	AMR	Annual
IIA10: Social Inclusion and Equality	Deprivation indicators; accessibility measures;	Reduced inequalities and improved accessibility.	Census, IMD, AMR	Annual

	delivery of accessible homes.			
IIA11: Historic Environment, Culture and Character	Number of heritage assets on the Heritage at Risk Register; Number of heritage assets removed from the Heritage at Risk Register; Conservation area appraisals and management plans completed or updated; Heritage assets restored, repaired or brought back into active use; Number of major planning permissions affecting designated heritage assets and their settings; and Number of archaeological investigations secured through planning permissions.	Improved condition and management of designated and non-designated heritage assets; Reduction in the number of Heritage at Risk assets; Protection and enhancement of historic character, townscape and cultural heritage; and Appropriate management of archaeological resources and heritage significance through development.	Historic England, LBH	Annual
IIA12: Transport and Connectivity	Walking, cycling and public transport mode share.	Increased sustainable travel and connectivity.	TfL, AMR	Annual

IIA13: Waste	Household recycling rate; construction waste recycled.	Improved waste reduction and recycling performance.	NLWA, LBH Waste Monitoring	Annual
IIA14: Housing	Net additional dwellings completed; affordable housing completions; specialist housing delivered.	Delivery of housing targets and affordable housing needs.	AMR, Housing Monitoring	Annual
IIA:15: Economy and Employment	Employment floorspace delivered; job density; affordable workspace provision.	Support economic growth and employment opportunities.	AMR, Employment Land Review Monitoring	Annual
IIA16: Town Centres	Town centre vacancy rates; retail and leisure floorspace; footfall.	Maintain vitality and viability of centres.	Town Centre Health Checks, AMR	Annual

The indicators identified above are intended to support monitoring of the significant social, environmental and economic effects of the Local Plan. Monitoring will primarily be undertaken through the Authority Monitoring Report (AMR), supplemented by data collected by partner organisations including the Greater London Authority, Transport for London, NHS North Central London, Historic England, Natural England, Thames Water, the Environment Agency and the North London Waste Authority. Where monitoring identifies significant adverse trends or unforeseen effects, the Council will consider whether further investigation, mitigation measures or policy responses are required.

Appendix F: Detailed Policy Assessments

F.1_Assessment of Local Plan Vision and Objectives

The Local Plan vision and objectives are set out in Haringey's Placemaking Framework. The Haringey Placemaking Framework comprises three interrelated components:

- **Placemaking Objectives (PO1-PO3)**, which establish the overarching outcomes the Local Plan seeks to achieve;
- **Placemaking Priorities (PP1-PP6)**, which identify the principal themes through which the objectives will be delivered; and
- **Placemaking Approaches (PA1-PA3)**, which set out the process and engagement principles that should inform plan-making, development proposals and implementation.

The IIIA focuses on the assessment of the three Placemaking Objectives (PO1-PO3) and **Policy PM1: Delivering Placemaking**. This is because the Placemaking Objectives establish the strategic direction and intended outcomes of the Local Plan, whilst Policy PM1 provides the policy mechanism through which the Placemaking Framework is implemented and applied in decision-making.

Haringey’s Placemaking Priorities (PP1-PP6) and Placemaking Approaches (PA1-PA3) are not assessed separately. They are supporting components of the wider Placemaking Framework and are intended to elaborate upon and help deliver the Placemaking Objectives rather than introduce distinct policy requirements. Assessing them independently would result in significant duplication of the assessment findings presented for the Placemaking Objectives and Policy PM1. Their contribution to sustainable development is therefore considered through the assessment of the relevant Placemaking Objective(s) and the assessment of Policy PM1.

IIA objectives and significant effects scoring table are provided again here for ease of reference.

Table F.1.1: IIA Objectives

IIA Objective	Description	EQIA	HIA	SEA	SA
IIA1 Social Infrastructure	Provision of social infrastructure in appropriate, accessible locations including education and health services.	Y	Y	Y	Y
IIA2 Improving Health	Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.	Y	Y	Y	Y
IIA3 Education	Improve quality of, and access to, education and training facilities.	Y	Y	Y	Y
IIA4 Air, Light and Noise Pollution	Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.	Y	Y	Y	Y
IIA5: Climate Change Mitigation	Minimise greenhouse gas emissions by reducing energy demand, increasing energy efficiency, and supporting the provision of low-carbon and renewable energy infrastructure, enabling a just transition to a net zero carbon and resource-efficient borough.		Y	Y	Y
IIA6: Climate Adaptation and Resilience	Adapt to the effects of climate change including building resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.	Y	Y	Y	Y
IIA7: Water Resources and Pollution	Protect and enhance water quality, minimise pressure on water resources, reduce water consumption and manage wastewater sustainably.		Y	Y	Y
IIA8: Biodiversity and Open Space	Safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access to green infrastructure and natural spaces.	Y	Y	Y	Y
IIA9: Soils and Minerals	Promote the efficient and sustainable use of land and natural resources, prioritise previously developed land where appropriate, and protect natural resources including greenfield land, soil and mineral resources.			Y	Y
IIA10: Social Inclusion and Equality	Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.	Y	Y	Y	Y
IIA11: Historic Environment, Culture and Character	Protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.	Y		Y	Y
IIA12: Transport and Connectivity	To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.	Y	Y	Y	Y
IIA13: Waste	Minimise waste and support moves towards a circular economy.				Y
IIA14: Housing	Deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.	Y	Y	Y	Y

IIA:15: Economy and Employment	**Support a strong, diverse, resilient and inclusive economy, providing an adequate supply of employment land suitable for existing and new businesses.**	**Y**		**Y**	**Y**
IIA16: Town Centres	**Enhance the vitality and vibrancy of the borough's town and local centres.**	**Y**		**Y**	**Y**

Table F.1.2: SIGNIFICANCE DEFINITIONS

Significance of effect		Description of effect
++	Significant positive	Likely to result in a major beneficial effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may relate to a particularly important environmental, social or economic asset or community.
+	Minor positive	Likely to result in a limited beneficial effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
O	Neutral	No discernible effect on the present or future baseline situation.
-	Minor negative	Likely to result in a limited adverse effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
--	Significant negative	Likely to result in a major adverse effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may affect nationally, regionally or locally important assets, vulnerable communities or highly sensitive receptors.
?	Unknown	This significance criterion is applied where there is insufficient information to make a robust assessment, or where an option is likely to result in a mixture of positive and negative effects and the overall significance cannot be determined with confidence.
N/A	Not applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

Placemaking Objectives PO1-PO3

Table F.1.3: ASSESSMENT OF PROPOSED PLACEMAKING OBJECTIVE PO1: A FAIR PLACE

PLACEMAKING OBJECTIVE PO1: A FAIR PLACE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	O	O	O	O	+	O	++	+	+	O	+	+	+	
Interpretation Summaries	**IIA1 – Social Infrastructure** PO1 seeks to reduce inequalities and improve access to services, facilities and opportunities that enable residents to reach their potential. The objective supports investment in social infrastructure and seeks to address existing spatial disparities in access across the borough. **IIA2 – Improving Health** The objective recognises the relationship between inequality, environment and health outcomes. By seeking to improve access to healthcare, recreation, community facilities and healthy environments, it is expected to contribute positively to physical and mental wellbeing. **IIA3 – Education** PO1 identifies access to education and learning opportunities as an important factor in enabling residents to reach their potential. The objective therefore supports improved access to educational opportunities and skills development. **IIA4 – Air, Light and Noise Pollution** The objective does not directly address air quality, noise pollution or light pollution. Whilst reducing environmental inequalities could deliver indirect benefits, no significant relationship with this objective is identified. **IIA5 – Climate Change Mitigation** PO1 is principally concerned with fairness, opportunity and reducing inequalities. The																PO1 establishes reducing inequalities and improving access to opportunities as a core placemaking objective for the borough. The strongest positive effects are anticipated in relation to social inclusion and equality, reflecting the objective's explicit focus on addressing spatial and demographic inequalities. Additional positive effects are identified in relation to health, housing, education, employment, social infrastructure, transport and access to open spaces. Whilst the objective has limited

	objective does not directly address carbon reduction, energy efficiency or net zero ambitions and is therefore assessed as neutral. **IIA6 – Climate Adaptation and Resilience** The objective does not contain specific measures relating to climate resilience, flooding, overheating or adaptation to climate change and is therefore assessed as neutral against this objective. **IIA7 – Water Resources and Pollution** PO1 does not directly address water efficiency, water quality, wastewater management or aquatic environments. No discernible effects are identified. **IIA8 – Biodiversity and Open Spaces** The objective seeks to ensure that all residents can access opportunities and contribute to the natural environment. This is likely to support improved access to green infrastructure and open spaces, particularly in areas currently experiencing deficiencies. **IIA9 – Soils and Minerals** The objective does not directly address land use efficiency, soil protection or natural resources. No significant relationship is identified. **IIA10 - Social Inclusion and Equality** This objective is strongly aligned with this objective, focusing explicitly on reducing spatial and demographic inequalities and ensuring that all residents have access to opportunities, services and support regardless of their circumstances. Significant positive effects are anticipated. **IIA11 - Historic Environment, Culture and Character** The objective promotes belonging, identity and participation within communities. Whilst not specifically related to heritage conservation, it supports equitable access to cultural assets and contributes positively to local identity and sense of place. **IIA12 – Transport and Connectivity** The objective seeks to improve access to opportunities, services and facilities across the	direct influence on environmental topics such as climate change, water resources, waste and soils, it provides an important strategic framework for ensuring that development contributes towards a fairer and more inclusive borough. Overall, PO1 is expected to make a positive contribution to sustainable development, particularly through helping to reduce inequalities and improve quality of life across Haringey.

	borough. This supports the provision of accessible and inclusive transport networks, particularly for groups that currently experience barriers to mobility. **IIA13 – Waste** The objective does not address waste generation, resource efficiency or circular economy principles. Effects are therefore neutral. **IIA14 – Housing** The objective identifies access to safe, secure, affordable and appropriate housing as a fundamental component of a fair place. It therefore contributes positively towards addressing housing need, affordability pressures and housing inequalities. **IIA15 – Economy and Employment** PO1 explicitly identifies employment opportunities as a key pathway through which people can reach their potential. The objective therefore supports improved access to jobs and economic participation for all residents. **IIA16 – Town Centres** The objective supports equitable access to services, community facilities, employment opportunities and social activities, many of which are concentrated within town centres. As a result, minor positive effects are anticipated.	

Table F.1.4: PLACEMAKING OBJECTIVE PO1 – ASSESSMENT OF ALTERNATIVE OPTION 1

PLACEMAKING OBJECTIVE PO1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	O	O	O	O	O	O	O	O	-	O	O	O	O	O	O	

	Interpretation Summary In the absence of Placemaking Objective PO1, the Local Plan would continue to be supported by national planning policy, the London Plan, the Public Sector Equality Duty and other Local Plan policies which seek to improve access to housing, infrastructure, employment opportunities and services. As a result, significant adverse effects are not anticipated across most IIA objectives. However, the absence of a specific strategic policy focused on reducing inequalities would remove an important component of the borough's placemaking framework. PO1 establishes reducing spatial, social and demographic inequalities as a core principle underpinning the Local Plan and provides a clear basis for considering how development can improve access to opportunities, services and facilities for all residents. Without this placemaking objective, the Local Plan would place less emphasis on addressing disparities between different communities and neighbourhoods, including inequalities relating to housing, health, employment, education, open space and access to services. Whilst the effects of individual development proposals would continue to be assessed against other policies, there would be a reduced strategic focus on ensuring that growth contributes positively towards creating a fairer borough. The most notable effect would therefore relate to **IIA10 (Social Inclusion and Equality)**, where the absence of the policy would reduce the prominence of equality, fairness and inclusion considerations within the overall spatial strategy and placemaking framework. A minor negative effect is therefore identified against this objective. For the remaining objectives, the absence of PO1 would not be expected to result in discernible positive or negative effects because these matters are addressed more directly through other objectives, placemaking priorities and detailed policies elsewhere in the Local Plan.	A "No Policy" approach would remove the explicit commitment to reducing inequalities and ensuring that everyone has equitable access to opportunities, services and facilities. Whilst other elements of the Local Plan, national policy and the wider legislative framework would continue to provide support for social inclusion and equality objectives, the absence of placemaking objective PO1 would weaken the overall placemaking framework and reduce the prominence of fairness as a strategic priority. Consequently, a minor negative effect is identified overall. **Not recommended.**

Table F.1.5: ASSESSMENT OF PROPOSED PLACEMAKING OBJECTIVE PO2: A HEALTHY AND SAFE PLACE

PLACEMAKING OBJECTIVE PO2:	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

A HEALTHY AND SAFE PLACE																	
Assessment Score	+	++	+	+	O	+	O	+	O	+	O	+	O	++	+	+	
Interpretation Summaries	**IIA1 – Social Infrastructure** PO2 recognises the important role that social infrastructure plays in supporting health, wellbeing and safety throughout all stages of life. The policy supports access to healthcare, community facilities, recreation and wider services which contribute to healthy communities. **IIA2 – Improving Health** This placemaking objective is explicitly centred on improving health, wellbeing and safety. It seeks to address health inequalities, improve living conditions and create healthier environments that support both physical and mental wellbeing. Significant positive effects are anticipated. **IIA3 – Education** The objective supports improved life outcomes for children and young people and recognises the importance of creating environments that enable people to reach their potential. This is likely to support access to educational opportunities and learning environments. **IIA4 – Air, Light and Noise Pollution** PO2 recognises the relationship between environmental quality and health outcomes. Improvements to environmental conditions, including reduced exposure to pollution and healthier living environments, are likely to contribute positively to this policy. **IIA5 – Climate Change Mitigation** The objective focuses primarily on health and wellbeing rather than reducing greenhouse gas emissions or supporting net zero ambitions. No direct effects are identified. **IIA6 – Climate Adaptation and Resilience** PO2 highlights the importance of responding to climate-related issues such as overheating																
	PO2 places health, wellbeing and safety at the centre of the placemaking framework and provides a strong strategic basis for addressing health inequalities across the borough. The strongest effects are anticipated in relation to health and housing, reflecting the objective's direct focus on creating healthier environments and improving quality of life. Additional benefits are anticipated through improved access to infrastructure, open spaces, services and opportunities. Whilst the policy has limited direct influence on some environmental topics, it provides an important framework for supporting healthier and safer																

	and environmental conditions that affect health and wellbeing. The policy therefore contributes positively to climate resilience. **IIA7 – Water Resources and Pollution** The objective does not directly address water efficiency, water quality or wastewater infrastructure. No significant effects are identified. **IIA8 – Biodiversity and Open Spaces** PO2 highlights the importance of access to green space, outdoor recreation and healthy environments. It therefore supports the protection and enhancement of green infrastructure and open spaces which contribute to health and wellbeing. **IIA9 – Soils and Minerals** The objective does not contain specific provisions relating to land use efficiency, soil protection or natural resources. Effects are therefore neutral. **IIA10 - Social Inclusion and Equality** PO2 recognises existing health inequalities experienced by different communities and seeks to improve outcomes across all population groups. Positive effects are therefore anticipated in relation to inclusion and equality. **IIA11 - Historic Environment, Culture and Character** Whilst the objective supports community wellbeing and quality of life, it does not directly address heritage assets, historic character or cultural infrastructure. No discernible effects are identified. **IIA12 – Transport and Connectivity** PO2 supports safer and healthier environments and recognises the importance of accessibility and opportunities for movement. This is likely to support walking, cycling and access to services and facilities. **IIA13 – Waste** The policy does not directly address waste generation, recycling or circular economy principles. No significant effects are identified.	communities and is therefore assessed as having an overall **significant positive effect (++)**.

	IIA14 – Housing The policy identifies access to safe, secure, affordable and high-quality housing as a key determinant of health and wellbeing. Significant positive effects are therefore anticipated. **IIA15 – Economy and Employment** The policy recognises that health and wellbeing are influenced by wider social determinants including employment and economic opportunity. Positive effects are therefore identified. **IIA16 – Town Centres** By supporting healthier environments, community facilities, social interaction and access to services, the objective contributes positively towards creating vibrant and accessible town and local centres.	

Table F.1.6: PLACEMAKING OBJECTIVE PO2 – ASSESSMENT OF ALTERNATIVE OPTION 1

PLACEMAKING OBJECTIVE PO2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	-	O	O	O	O	O	O	O	O	O	O	O	O	O	O	
	Interpretation Summary In the absence of Policy PO2, health, wellbeing and safety considerations would continue to be addressed through national planning policy, the London Plan and a range of more detailed policies within the Local Plan. Consequently, significant adverse effects would not be expected across most IIA objectives. However, Policy PO2 establishes health, wellbeing and safety as one of the three core placemaking objectives underpinning the Local Plan. The objective provides an important strategic framework for addressing health inequalities, supporting physical and mental wellbeing, creating safer environments, improving housing conditions and ensuring access to green space, community facilities and social infrastructure. Haringey's evidence base																A "No Policy" approach would remove the Local Plan's explicit commitment to creating healthy and safe places and addressing health inequalities through development and placemaking. Whilst health and wellbeing considerations would

	identifies these issues as key challenges facing the borough and highlights substantial inequalities in health outcomes across different communities and neighbourhoods. Without the policy, the Local Plan would place less strategic emphasis on promoting healthier environments and reducing health inequalities. Whilst detailed policies elsewhere in the Plan would continue to contribute towards these outcomes, there would be a reduced overarching commitment to ensuring that all development contributes towards healthier and safer places. The most notable effects would therefore relate to **IIA2 (Health and Wellbeing)** where the absence of the policy would weaken the overall health focus of the placemaking framework and reduce the prominence given to health inequalities, healthy living and community safety considerations. A **minor negative effect** is therefore identified against this objective. For the remaining objectives, the absence of Policy PO2 would not be expected to result in discernible positive or negative effects because those matters are addressed more directly through other placemaking objectives, placemaking priorities and detailed Local Plan policies.	continue to be addressed through national policy, the London Plan and other Local Plan policies, the absence of Policy PO2 would weaken the strategic health focus of the Plan and reduce the prominence of health and wellbeing as a core placemaking objective. Consequently, a **minor negative effect** is identified overall. **Not recommended.**

Table F.1.7: ASSESSMENT OF PROPOSED PLACEMAKING OBJECTIVE PO3: A SUSTAINABLE AND RESILIENT PLACE

PLACEMAKING OBJECTIVE PO3: SUSTAINABLE AND RESILIENT PLACE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	O	+	++	++	+	++	+	+	O	+	+	+	+	O	
Interpretation Summaries	**IIA1 – Social Infrastructure** PO3 promotes resilient communities and seeks to ensure that the essential infrastructure, services and assets required for communities to thrive are safeguarded and enhanced. Positive effects are therefore anticipated.																PO3 establishes environmental sustainability and resilience as a core component of the

	IIA2 – Improving Health The objective recognises the importance of the natural environment, green spaces, climate resilience and environmental quality in supporting physical and mental wellbeing. Positive effects are therefore anticipated. **IIA3 – Education** The objective does not directly address educational provision, skills or training opportunities. No discernible effects are identified. **IIA4 – Air, Light and Noise Pollution** PO3 seeks to address the Climate Emergency, reduce emissions and encourage more sustainable forms of travel. Improvements to environmental quality and reductions in pollution are therefore likely to be supported indirectly. Positive effects are anticipated. **IIA5 – Climate Change Mitigation** This objective is explicitly focused on addressing the Climate Emergency and achieving a net zero carbon borough by 2041. It promotes energy efficient buildings, reduced emissions, sustainable transport and environmental sustainability. Significant positive effects are therefore anticipated. **IIA6 – Climate Adaptation and Resilience** PO3 explicitly addresses resilience to flooding, overheating and future climate-related shocks. It promotes climate adaptation through sustainable drainage, resilient design and environmental enhancement. Significant positive effects are anticipated. **IIA7 – Water Resources and Pollution** The objective recognises the importance of sustainable drainage systems and adapting to increasing flood risk associated with climate change. This is likely to contribute positively to sustainable water management. Positive effects are anticipated. **IIA8 – Biodiversity and Open Spaces** PO3 explicitly seeks to support biodiversity recovery, enhance green and blue infrastructure and improve access to the natural environment. The objective strongly supports environmental enhancement and nature recovery across the borough. Significant positive effects are anticipated.	borough's placemaking framework. The objective places particular emphasis on climate change mitigation, climate adaptation, biodiversity enhancement and environmental stewardship, all of which are central to achieving sustainable development. The strongest positive effects are therefore anticipated against the climate and environmental IIA objectives. Overall, the objective provides a robust strategic framework for supporting a net zero, climate-resilient and environmentally sustainable borough and is therefore assessed as having a **significant positive effect (++)**.

	IIA9 – Soils and Minerals The objective promotes sustainable development, environmental stewardship and efficient use of resources. Whilst land and soil protection are not explicitly referenced, positive effects are likely through the wider sustainability principles embedded within the objective. **IIA10 - Social Inclusion and Equality** The objective seeks to reduce inequalities through environmental improvement, climate resilience and access to greenspaces. Although not as directly focussed on equality as PO1, positive effects are anticipated. **IIA11 - Historic Environment, Culture and Character** The objective primarily focuses on sustainability and resilience rather than heritage or cultural assets. No direct effects are identified against this objective. **IIA12 – Transport and Connectivity** PO3 promotes walking and cycling, reduces reliance on more carbon-intensive forms of travel and supports sustainable movement patterns. Positive effects are therefore anticipated **IIA13 – Waste** The objective seeks to create places that are sustainable and resource efficient and which support long-term resilience. This aligns positively with waste reduction and circular economy principles. Positive effects are anticipated. **IIA14 – Housing** The objective promotes energy-efficient, climate-resilient homes that help address fuel poverty and improve living conditions. Positive effects are therefore anticipated. **IIA15 – Economy and Employment** PO3 supports the creation of strong and resilient communities and economies and recognises the role of green jobs and sustainable economic activity in responding to environmental challenges. Positive effects are anticipated.	

	IIA16 – Town Centres The objective does not explicitly address town centres. Whilst there may be indirect benefits arising from environmental improvements, no clear relationship with this objective is identified.	

Table F.1.8: POLICY PO3 – ASSESSMENT OF ALTERNATIVE OPTION 1

PLACEMAKING OBJECTIVE PO3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	O	O	O	-	-	O	-	O	O	O	O	O	O	O	O	
	Interpretation Summary In the absence of Placemaking Objective PO3, climate change, biodiversity, environmental protection and resilience considerations would continue to be addressed through national planning policy, and London Plan policies. As a result, significant adverse effects are not anticipated across most IIA objectives. However, PO3 establishes environmental sustainability and resilience as one of the three core placemaking objectives underpinning the Local Plan. The objective provides an overarching commitment to addressing the Climate Emergency, achieving a net zero carbon borough, enhancing biodiversity, improving access to green spaces, strengthening climate resilience and ensuring development contributes positively to environmental sustainability. Without PO3, the Local Plan would place less strategic emphasis on environmental sustainability and resilience as fundamental placemaking outcomes. Whilst more detailed policies would continue to address these matters, there would be a reduced policy focus on ensuring that all development contributes towards climate resilience, nature recovery and environmental enhancement. The most notable effects would therefore relate to:																A "No Policy" approach would remove the Local Plan's explicit commitment to creating a sustainable and resilient borough and responding proactively to the Climate Emergency and ecological crisis. Whilst environmental issues would continue to be addressed through national policy, the London Plan and later Local Plan policies, the absence

	• **IIA5 Climate Change Mitigation**, where the absence of the objective would weaken the strategic focus on reducing carbon emissions and supporting the transition to a net zero borough. • **IIA6 Climate Adaptation and Resilience**, where the absence of the objective would reduce the prominence given to climate resilience, flood risk management, overheating and adaptation to future climate impacts. • **IIA8 Biodiversity and Open Spaces**, where the absence of the objective would weaken support for biodiversity enhancement, nature recovery and improved access to green infrastructure. Minor negative effects are therefore identified against these objectives. For the remaining IIA objectives, the absence of PO3 would not be expected to result in discernible positive or negative effects because those issues are addressed more directly through other placemaking objectives, placemaking priorities and detailed Local Plan policies.	of PO3 would weaken the strategic environmental framework that underpins the Local Plan. Consequently, minor negative effects are identified overall, particularly in relation to climate change mitigation, climate adaptation and biodiversity objectives. **Not recommended.**

PM1: Delivering Placemaking

Policy PM1 establishes a borough-wide framework for placemaking in Haringey, underpinned by three core objectives—fairness, health and safety, and sustainability. It promotes inclusive, collaborative, and responsive development that reflects local needs and aspirations. The policy is designed to ensure that all development contributes positively to the borough's spatial vision and addresses key challenges such as inequality, climate change, and infrastructure provision. It is central to the delivery of the Council's strategic vision for Haringey 2035.

Table F.1.9: ASSESSMENT OF PROPOSED POLICY PM1: DELIVERING PLACEMAKING

POLICY PM1: DELIVERING PLACEMAKING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	++	++	+	+	++	++	+	++	+	++	+	+	+	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure**																Policy PM1 performs strongly

	Policy PM1 strongly supports social infrastructure by requiring development to enhance access to services and facilities, particularly in underserved areas. It promotes equity and inclusion through its “Fair Place” objective and prioritises collaboration with the voluntary and community sector. **IIA2 – Improving Health** Health and wellbeing are core to PM1’s “Healthy and Safe Place” objective. The policy mandates Health Impact Assessments for certain developments and encourages design that supports mental and physical health. It addresses spatial health inequities and promotes access to green space, safe public realm, and healthy housing. This aligns strongly with borough-wide health improvement goals. **IIA3 – Education** While not directly focused on education infrastructure, PM1 supports educational outcomes through placemaking that fosters inclusive environments and opportunities for learning. The emphasis on community engagement and co-design may enhance informal education and awareness of local history, culture, and sustainability. **IIA4 – Air, Light and Noise Pollution** PM1 contributes indirectly to reducing pollution through its emphasis on sustainable design and active travel. The “Greener, Cleaner, Safer Borough” priority promotes improvements to air quality and public realm, while design policies encourage minimising noise and light pollution. **IIA5 – Climate Change Mitigation** Climate mitigation is a central theme of PM1’s “Sustainable and Resilient Place” objective. The policy supports net zero carbon development, energy efficiency, and low-carbon infrastructure. It promotes retrofit-first approaches and sets ambitious targets for operational and embodied carbon reduction, aligning strongly with local and national climate goals. **IIA6 – Climate Adaptation and Resilience** PM1 supports climate adaptation through sustainable drainage, green infrastructure, and resilient design. It encourages development that can withstand future climate impacts and promotes biodiversity and natural regeneration. The policy contributes positively to borough-wide adaptation strategies. **IIA7 – Water Resources and Pollution** Water-related impacts are addressed indirectly through PM1’s emphasis on sustainable infrastructure and climate resilience. While not a primary focus, the	across all IIA objectives, particularly in relation to health, housing, climate action, heritage, and economic inclusion. It provides a robust framework for delivering equitable, resilient, and sustainable development across Haringey. Its effectiveness will depend on implementation through complementary policies and collaborative engagement.

	policy supports improvements to stormwater management and encourages collaboration with infrastructure providers, contributing to water efficiency and quality. **IIA8 – Biodiversity and Open Spaces** PM1 promotes biodiversity through its “Greener, Cleaner, Safer Borough” priority. It supports enhancement of green and blue infrastructure, tree planting, and biodiversity net gain. The policy encourages inclusive access to open spaces and contributes positively to ecological resilience and connectivity. **IIA9 – Soils and Minerals** The policy supports efficient land use and avoids unnecessary development on greenfield sites. It promotes intensification and reuse of existing sites, contributing to soil protection and sustainable land management. The impact is positive, particularly in relation to industrial land and housing delivery. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality by seeking to reduce inequities aligned with Placemaking Objective PO1: A Fair Place. The policy aims to ensure access to safe and affordable housing, community infrastructure, employment and training opportunities, and improving connectivity to services and opportunities. Requirements for community engagement, collaboration and co-design further support the inclusion of diverse groups in shaping development and help ensure that development responds to the needs of all sections of the community. **IIA11 - Historic Environment, Culture and Character** PM1 is closely aligned with this objective. It recognises heritage and culture as key placemaking priorities and supports heritage-led regeneration, inclusive cultural access, and protection of historic assets. The policy promotes cultural vitality and contributes to the borough’s identity and cohesion. **IIA12 – Transport and Connectivity** Transport is addressed through the “Connecting to Opportunities” priority, which promotes active travel, public transport, and inclusive infrastructure. PM1 supports the 15-minute city concept and encourages improvements to connectivity and safety. The impact is positive and complements transport-specific policies. **IIA13 – Waste** PM1 supports waste reduction through design-led development and infrastructure planning. It encourages provision of waste facilities and promotes circular economy	

	principles, particularly in relation to building reuse and refurbishment. The impact is positive but relies on implementation of detailed waste policies. **IIA14 – Housing** Housing is a core placemaking priority. PM1 supports delivery of high-quality, affordable, and inclusive homes, with a focus on addressing housing inequities. It promotes resilient housing design and contributes to meeting diverse housing needs across the borough. The impact is strongly positive. **IIA15 – Economy and Employment** PM1 supports economic resilience through its "Inclusive Economy" priority. It promotes local employment, affordable workspace, and regeneration of employment land. The policy encourages collaboration with businesses and supports green jobs and creative industries, contributing to inclusive growth. **IIA16 – Town Centres** Town centres benefit from PM1's emphasis on placemaking and public realm enhancement. The policy supports diverse uses, cultural activities, and infrastructure provision in town centres, contributing to their vitality and distinctiveness. The impact is strongly positive.	

Table F.1.10: ASSESSMENT OF PROPOSED POLICY PM1 ALTERNATIVE OPTION 1

POLICY PM1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	0	0	0	+	+	+	+	+	+	0	0	+	0	+	+	+	
Interpretation Summary	In the absence of a borough-specific placemaking policy, development would be guided primarily by the London Plan and the NPPF. While these frameworks provide strong strategic direction on issues such as housing, sustainability, and design, they lack the local specificity, community engagement mechanisms, and integrated placemaking approach set out in Policy PM1. This may result in missed opportunities to address spatial inequities, deliver coordinated infrastructure, and foster inclusive, resilient neighbourhoods.																Not recommended

F.2_Assessment of Borough-wide Policies

This section appraises the thematic policies of the Local Plan. IIA objectives and significant effects scoring table are provided again here for ease of reference.

Table F.2.1: IIA Objectives

IIA Objective	Description	EQIA	HIA	SEA	SA
IIA1 Social Infrastructure	**Provision of social infrastructure in appropriate, accessible locations including education and health services.**	**Y**	**Y**	**Y**	**Y**
IIA2 Improving Health	**Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.**	**Y**	**Y**	**Y**	**Y**
IIA3 Education	**Improve quality of, and access to, education and training facilities.**	**Y**	**Y**	**Y**	**Y**
IIA4 Air, Light and Noise Pollution	**Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.**	**Y**	**Y**	**Y**	**Y**
IIA5: Climate Change Mitigation	**Minimise greenhouse gas emissions by reducing energy demand, increasing energy efficiency, and supporting the provision of low-carbon and renewable energy infrastructure, enabling a just transition to a net zero carbon and resource-efficient borough.**		**Y**	**Y**	**Y**
IIA6: Climate Adaptation and Resilience	**Adapt to the effects of climate change including building resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.**	**Y**	**Y**	**Y**	**Y**
IIA7: Water Resources and Pollution	**Protect and enhance water quality, minimise pressure on water resources, reduce water consumption and manage wastewater sustainably.**		**Y**	**Y**	**Y**
IIA8: Biodiversity and Open Space	**Safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access to green infrastructure and natural spaces.**	**Y**	**Y**	**Y**	**Y**
IIA9: Soils and Minerals	**Promote the efficient and sustainable use of land and natural resources, prioritise previously developed land where appropriate, and protect natural resources including greenfield land, soil and mineral resources.**			**Y**	**Y**
IIA10: Social Inclusion and Equality	**Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.**	**Y**	**Y**	**Y**	**Y**

IIA11: Historic Environment, Culture and Character	**Protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.**	**Y**		**Y**	**Y**
IIA12: Transport and Connectivity	**To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.**	**Y**	**Y**	**Y**	**Y**
IIA13: Waste	**Minimise waste and support moves towards a circular economy.**				**Y**
IIA14: Housing	**Deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.**	**Y**	**Y**	**Y**	**Y**
IIA:15: Economy and Employment	**Support a strong, diverse, resilient and inclusive economy, providing an adequate supply of employment land suitable for existing and new businesses.**	**Y**		**Y**	**Y**
IIA16: Town Centres	**Enhance the vitality and vibrancy of the borough's town and local centres.**	**Y**		**Y**	**Y**

Table F.2.2: SIGNIFICANCE DEFINITIONS

Significance of effect		Description of effect
++	Significant positive	Likely to result in a major beneficial effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may relate to a particularly important environmental, social or economic asset or community.
+	Minor positive	Likely to result in a limited beneficial effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
O	Neutral	No discernible effect on the present or future baseline situation.
-	Minor negative	Likely to result in a limited adverse effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
--	Significant negative	Likely to result in a major adverse effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may affect nationally, regionally or locally important assets, vulnerable communities or highly sensitive receptors.
?	Unknown	This significance criterion is applied where there is insufficient information to make a robust assessment, or where an option is likely to result in a mixture of positive and negative effects and the overall significance cannot be determined with confidence.
N/A	Not applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

Design Policies

This policy theme concentrates on design (architecture and urban design) the public realm, good design, tall buildings and other matters. Policies D1-D15 have been measured against the IIA objectives.

D1: Haringey Design Principles

Policy D1 sets out a borough-wide framework of design principles to guide all development. It promotes climate resilience, contextual responsiveness, healthy environments, inclusion, connectivity, zero carbon design, and durability. The policy requires proposals to follow a design-led approach and align with adopted design guides and codes, contributing to high-quality placemaking across Haringey.

Table F.2.3: ASSESSMENT OF PROPOSED POLICY D1 HARINGEY DESIGN PRINCIPLES

POLICY D1: HARINGEY DESIGN PRINCIPLES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	++	++	++	+	++	+	++	++	++	++	++	+	+	
Interpretation Summaries	**IIA1 – Social Infrastructure** The policy supports the provision and effective use of social infrastructure by requiring development to be integrated, functional and connected, enabling people to safely and easily access amenities and services. The creation of healthy, inclusive and well-designed places would help improve the accessibility and usability of new social infrastructure. **IIA2 – Improving Health** The policy contributes strongly to health and wellbeing by requiring developments to provide healthy environments. It supports mental and physical health through access to green infrastructure, high-quality public spaces, and climate-resilient design that mitigates heat stress and pollution. **IIA3 – Education** While not directly focused on education, the policy supports learning environments by promoting inclusive and accessible design. It also encourages community engagement in the design process, which can foster awareness and understanding of design principles. **IIA4 – Air, Light and Noise Pollution** Policy D1 supports passive design and orientation to reduce overheating and improve air																Policy D1 performs strongly across all IIA objectives. It is particularly effective in supporting health, climate resilience, townscape, inclusion, and heritage. It provides a robust framework for delivering high-quality, sustainable, and inclusive design across the borough. No negative effects identified which would require mitigation.

	quality. It also encourages the use of high-quality materials and layouts that minimise noise and light pollution, contributing positively to this objective. **IIA5 – Climate Change Mitigation** The policy prioritises zero carbon design and energy efficiency from the outset. It supports passive design, resource efficiency, and integration of renewable energy technologies, aligning well with net zero carbon targets. **IIA6 – Climate Adaptation and Resilience** Policy D1 strongly supports adaptation through climate-resilient landscape design, building orientation, and durable materials. It promotes early integration of climate considerations into the design process, helping developments withstand future climate impacts. **IIA7 – Water Resources and Pollution** The policy encourages sustainable landscape design, which can support SuDS and reduce surface water runoff. Water efficiency policies are covered in more detail in Policy CR6. **IIA8 – Biodiversity and Open Spaces** The policy promotes nature recovery and biodiversity through landscape-led design. It encourages integration of green infrastructure and planting, supporting biodiversity net gain and access to open space. **IIA9 – Soils and Minerals** By promoting efficient use of land and a retrofit-first approach, the policy helps avoid unnecessary development on greenfield sites. It supports sustainable land use and minimises soil degradation. **IIA10 - Social Inclusion and Equality** The policy embeds inclusive design and supporting diverse needs, enhancing access to local services and spaces, particularly for underrepresented groups. The emphasis on safety and legibility also helps reduce social isolation. **IIA11 - Historic Environment, Culture and Character** Policy D1 supports conservation-led placemaking and encourages the restoration and reuse of heritage assets. It aligns with Historic England's constructive conservation principles and promotes cultural identity through design. Enhancing townscape and character is also a core strength of the policy which promotes high-quality, context-sensitive design that enhances local character, townscape, and landscape. It supports placemaking and visual coherence across developments. **IIA12 – Transport and Connectivity** The policy supports walkable, legible, and connected environments that encourage active	

	travel. It promotes integration of services and amenities, reducing reliance on private vehicles and enhancing sustainable transport networks. **IIA13 – Waste** The policy supports waste minimisation through its emphasis on durable, adaptable design and resource efficiency, supporting a circular economy approach. **IIA14 – Housing** The policy supports high-quality, inclusive, and adaptable housing design. It promotes accessibility, tenure-blind design, and integration of amenity space, contributing positively to housing quality. **IIA15 – Economy and Employment** Policy D1 supports economic resilience by promoting attractive, functional environments that support business activity and employment. It also encourages inclusive access to commercial and community spaces. **IIA16 – Town Centres** The policy contributes to vibrant, inclusive town centres through active frontages, public realm improvements, and design that supports social interaction and local identity.	

Table F.2.4: POLICY D1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	-	0	+	+	0	+	0	0	0	0	0	0	
	Interpretation Summary The NPPF and London Plan would still produce some positive effects against the sustainability and townscape objectives. However, as their policies are strategic, they do not directly address the specific needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D2: Design-led Approach

Policy D2 requires all development to be guided by a design-led approach that optimises site capacity and responds positively to context. It sets out expectations for site appraisal, design vision, and deliverability, and resists value engineering that undermines design quality. The policy supports comprehensive placemaking and ensures proposals are well-integrated, functional, and resilient.

Table F.2.5: ASSESSMENT OF PROPOSED POLICY D2 DESIGN-LED APPROACH

POLICY D2: DESIGN-LED APPROACH	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	++	++	++	+	++	+	++	++	++	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D2 supports social infrastructure by requiring development to consider existing and future infrastructure needs, improve connectivity and access to local services, and make efficient use of land. . **IIA2 – Improving Health** The policy contributes positively to health by promoting design that enhances privacy, daylight, and amenity. It supports the creation of healthy environments through climate-responsive design, integration of green infrastructure, and mitigation of pollution and noise impacts. **IIA3 – Education** While not directly focused on education, the supports inclusive and accessible environments that can accommodate educational and training facilities. The emphasis on stakeholder engagement also promotes awareness and learning about design processes. **IIA4 – Air, Light and Noise Pollution** The policy addresses air quality, noise, and light pollution through its requirements for site appraisal and mitigation of cumulative impacts. It promotes design that minimises exposure to pollutants and supports healthy microclimates. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation by encouraging energy-efficient design, reuse of buildings, and integration of renewable technologies. It aligns with net zero goals through its emphasis on passive design and resource efficiency.																Policy D2 performs strongly across all IIA objectives. It provides a comprehensive framework for delivering high-quality, inclusive, and sustainable development. Its strengths lie in climate resilience, townscape, heritage, and health, with positive contributions to social, environmental, and economic outcomes. No negative effects identified which would require mitigation.

	IIA6 – Climate Adaptation and Resilience Policy D2 strongly supports adaptation by requiring climate-resilient design and consideration of flood risk, overheating, and microclimatic conditions. It promotes landscape-led approaches and integration of blue and green infrastructure. **IIA7 – Water Resources and Pollution** The policy encourages sustainable drainage and landscape integration, which can support water management. While not a primary focus, it aligns with water objectives through its emphasis on environmental context and infrastructure needs. **IIA8 – Biodiversity and Open Spaces** Policy D2 promotes nature recovery and biodiversity net gain through its design principles and site appraisal requirements. It encourages integration of natural features and prioritises landscape-led design, contributing positively to this objective. **IIA9 – Soils and Minerals** The policy supports efficient land use and avoids unnecessary development on greenfield sites through its retrofit-first approach. It also promotes remediation and sustainable site planning, aligning well with this objective. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality by requiring proposals to respond to community feedback, improve connectivity and access to services for all, and support social cohesion, local identity and sense of place. Its emphasis on safe, accessible and legible environments would additionally help reduce barriers to participation and access to opportunities. **IIA11 - Historic Environment, Culture and Character** D2 supports heritage-led regeneration and encourages design that responds to historic character and context. It promotes conservation and reuse of heritage assets, contributing positively to cultural identity and heritage management. Enhancing character is a core strength of the policy. D2 promotes context-sensitive design that enhances townscape character, visual coherence, and landscape quality. It supports placemaking and protects sensitive views and features. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by promoting permeability, connectivity, and access to services. It encourages walkable environments and integration with transport infrastructure, aligning well with active travel objectives. **IIA13 – Waste** D2 indirectly supports waste minimisation through its emphasis on durable, adaptable	

	design and reuse of buildings. Stronger links to circular economy principles and waste infrastructure would enhance alignment. **IIA14 – Housing** The policy supports high-quality housing design through its emphasis on amenity, privacy, and adaptability. It promotes inclusive, tenure-blind design and supports housing that meets diverse needs and changing circumstances. **IIA15 – Economy and Employment** Policy D2 contributes to economic resilience by promoting attractive, functional environments that support business activity and employment. It encourages mixed-use development and integration of commercial spaces. **IIA16 – Town Centres** The policy supports town centre vitality through design that enhances public realm, active frontages, and local identity. It promotes placemaking and integration with town centre strategies.	

Table F.2.6: POLICY D2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D2 ALTERNATIVEOPTION 1: DENSITY MATRIX	Scoped IIA Objective and Impact (temporal – short/medium/long-term)																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	+	0	0	0	0	0	0	+	-	++	0	++	0	++	
Interpretation Summary	An alternative option to a design-led approach would be to have a density matrix in the Local Plan guiding densities in different parts of the borough based on local character and transport accessibility. This would produce positive effects against housing, town centre and transport objectives. However, a blanket approach to density could have negative effects upon the historic environment, culture as it might lead to inappropriate forms of development in some more sensitive locations.																The alternative option has some comparative strengths, including supporting housing delivery, but o is not recommended.

D3: Inclusive Design

Policy D3 mandates the highest standards of inclusive design, placing people at the heart of the design process. It promotes safety, dignity, and accessibility for all, with particular attention to women, girls, and gender-diverse people. The policy requires inclusive emergency evacuation measures and detailed Inclusive Design Statements to demonstrate compliance.

Table F.2.7: ASSESSMENT OF PROPOSED POLICY D3 INCLUSIVE DESIGN

POLICY D3: INCLUSIVE DESIGN	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	+	+	+	0	+	0	++	++	++	0	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D3 directly supports this objective by ensuring that all development, including social and community infrastructure, shops and public transport, can be entered, accessed and used safely, easily and with dignity by all, accommodating diverse needs. **IIA2 – Improving Health** The policy contributes strongly to physical and mental health by promoting environments that are safe, welcoming, and accessible. It supports active lifestyles, reduces stress through inclusive public realm design, and encourages social integration. The inclusion of child-friendly and gender-sensitive design principles further enhances wellbeing. **IIA3 – Education** D3 supports education indirectly by promoting inclusive access to educational facilities and public spaces. It encourages engagement with diverse user groups, which can foster awareness and learning about inclusive design principles and community needs. **IIA4 – Air, Light and Noise Pollution** While not focused on pollution directly, the policy promotes design that reduces sensory overload and accommodates neurodiversity. This includes managing light and sound in public spaces, contributing positively to this objective. **IIA5 – Climate Change Mitigation** The policy supports sustainable design through integration with other policies (e.g. zero carbon design in Policy D1). Inclusive design can also promote energy-efficient layouts																Policy D3 performs well across social, health, housing, and transport objectives. It provides a robust framework for inclusive, equitable, and accessible design, contributing to a fairer and healthier borough. Its integration with other design and climate policies enhances its overall effectiveness. No negative effects identified which would require mitigation.

	and reduce reliance on private vehicles by improving walkability and access to public transport. **IIA6 – Climate Adaptation and Resilience** Policy D3 contributes to adaptation by promoting environments that are resilient and comfortable for all users, including during extreme weather. It encourages passive design and access to shaded, well-ventilated spaces, supporting climate resilience. **IIA7 – Water Resources and Pollution** The policy does not directly address water management. However, inclusive public realm design may support integration of SuDS and water-sensitive features, particularly in collaboration with other design policies. **IIA8 – Biodiversity and Open Spaces** Policy D3 supports access to green infrastructure and encourages inclusive landscape design. It promotes nature-based solutions and sensory planting, which can enhance biodiversity and improve access to open space for all users. **IIA9 – Soils and Minerals** The policy does not directly address land and soil protection. However, its emphasis on retrofit and reuse aligns with sustainable land use principles and minimises unnecessary development on greenfield sites. **IIA10 - Social Inclusion and Equality** The policy strongly supports social inclusion and equality, emphasising inclusive design measures that improve safety, sense of dignity, and engagement with people with protected characteristics, helping to reduce barriers to social interaction and supporting equity. **IIA11 - Historic Environment, Culture and Character** Policy D3 supports inclusive access to heritage assets and encourages engagement with diverse cultural identities. It promotes design that reflects local history and cultural context, contributing positively to heritage-led regeneration. Policy D3 supports placemaking and enhances the character and usability of urban environments by ensuring that public spaces are legible, accessible and welcoming. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by promoting step-free access, inclusive wayfinding, and safe pedestrian and cycling routes. It enhances connectivity and reduces barriers to active travel.	

	IIA13 – Waste Policy D3 does not directly address waste, but inclusive design principles may support better access to waste facilities and encourage thoughtful integration of infrastructure. **IIA14 – Housing** The policy strongly supports inclusive housing design, ensuring that homes are adaptable, accessible, and tenure-blind. It promotes equitable access to amenities and communal spaces, contributing positively to housing quality and integration. **IIA15 – Economy and Employment** Inclusive design supports economic participation by enabling access to workplaces, shops, and services for all residents. It helps remove barriers to employment and supports inclusive growth, particularly for disabled and older people. **IIA16 – Town Centres** Policy D3 contributes to vibrant, inclusive town centres by promoting safe, accessible public spaces and active frontages. It supports diverse uses and enhances the experience of all users, including those with protected characteristics.	

Table F.2.8: POLICY D3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	0	+	+	0	+	0	0	0	0	-	-	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the health and social infrastructure objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D4: Public Realm

Policy D4 sets out criteria for enhancing or creating public realm, emphasising inclusivity, biodiversity, climate resilience, and safety. It promotes playable spaces, inclusive wayfinding, and infrastructure for cultural activities. The policy requires high-quality materials and management plans for privately owned public spaces to ensure long-term usability and accessibility.

Table F.2.9: ASSESSMENT OF PROPOSED POLICY D4 PUBLIC REALM

POLICY D4: PUBLIC REALM	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	+	++	++	+	++	+	++	++	++	++	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D4 strongly supports social infrastructure by promoting inclusive, accessible, and welcoming public spaces. It encourages the integration of public realm with social and cultural infrastructure, enhancing opportunities for community interaction, events, and informal gathering. **IIA2 – Improving Health** The policy contributes significantly to health and wellbeing by embedding playable spaces, promoting physical activity, and supporting mental health through access to nature and peaceful areas. It encourages inclusive design that accommodates neurodiversity and supports healthy lifestyles through active travel and social integration. **IIA3 – Education** While not directly focused on education, D4 supports informal learning and child development through playable public spaces and inclusive design. It also encourages community engagement in the design process, which can foster awareness and learning about public space design. **IIA4 – Air, Light and Noise Pollution** The policy supports improved air quality and reduced noise through nature-based solutions, tree planting, and thoughtful lighting strategies. It promotes sensory-sensitive design, which helps reduce sensory overload and supports users with neurodiverse needs. **IIA5 – Climate Change Mitigation** Policy D4 contributes to climate mitigation by encouraging green infrastructure, tree-lined streets, and sustainable materials. It supports active travel and reduces reliance on private vehicles, aligning with carbon reduction goals. **IIA6 – Climate Adaptation and Resilience** This is a core strength of the policy. Policy D4 promotes climate-resilient public realm through urban cooling, flood mitigation, and biodiversity. It encourages SuDS, shading,																Policy D4 performs well across all IIA objectives, particularly in relation to health, inclusion, biodiversity, climate resilience, and town centre vitality. It provides a comprehensive framework for delivering high-quality, inclusive, and sustainable public spaces. No negative effects identified which would require mitigation.

	and planting strategies that help adapt to extreme weather and support long-term resilience. **IIA7 – Water Resources and Pollution** The policy supports water-sensitive design through SuDS, permeable surfaces, and integration with blue infrastructure. It contributes positively to water quality and flood risk management, particularly in urban areas. **IIA8 – Biodiversity and Open Spaces** Policy D4 performs strongly on biodiversity by promoting habitat creation, planting strategies, and green corridors. It supports biodiversity net gain and enhances access to nature, contributing to ecological connectivity and urban greening. **IIA9 – Soils and Minerals** The policy encourages reuse of underused spaces and integration of green infrastructure, supporting efficient land use and soil protection. It avoids unnecessary development on greenfield land and promotes sustainable urban form. **IIA10 - Social Inclusion and Equality** The policy strongly supports social inclusion and equality by emphasising gender-inclusive design and safety to reduce social isolation and supporting equitable access for all. **IIA11 - Historic Environment, Culture and Character** The policy supports cultural identity and heritage by encouraging public art, storytelling, and celebration of underrepresented histories. It promotes inclusive access to heritage spaces and enhances the cultural value of the public realm. The policy enhances townscape character through promoting high-quality materials, public art, and design that reflects local identity. It supports placemaking and strengthens the visual and functional character of public spaces. **IIA12 – Transport and Connectivity** Policy D4 supports sustainable transport by enhancing walkability, cycling infrastructure, and connectivity. It promotes Healthy Streets and supports safe, legible, and inclusive movement networks. **IIA13 – Waste** This policy encourages well-managed, clean public spaces free from clutter, including the integration of waste infrastructure and maintenance plans to support cleanliness and usability. **IIA14 – Housing** The policy indirectly supports housing by enhancing the quality of shared spaces in	

	residential areas. It promotes inclusive, safe, and accessible environments that improve the liveability of housing developments. **IIA15 – Economy and Employment** Policy D4 supports local economies by enhancing the attractiveness of town centres and public spaces. It encourages footfall, supports events and markets, and contributes to a vibrant street life that benefits local businesses. **IIA16 – Town Centres** The policy strongly supports the enhancement of town centre vitality through active frontages, inclusive design, and public realm improvements. It also supports diverse uses and contributes to a safe, welcoming environment for all.	

Table F.2.10: POLICY D4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	+	+	0	0	0	+	+	0	-	0	0	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the townscape objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D5: Active Street Frontages

Policy D5 supports vibrant and engaging street environments by requiring active frontages in town centres, public spaces, and residential streets. It promotes high-quality shopfront design that respects local character and heritage, and discourages visual clutter and inappropriate security measures. The policy enhances townscape quality and supports local identity.

Table F.2.11: ASSESSMENT OF PROPOSED POLICY D5 ACTIVE FRONTAGES

POLICY D5: ACTIVE FRONTAGES	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	++	+	+	+	+	N/A	0	+	+	++	+	0	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy focuses on the design, accessibility, activation and appearance of streets, public spaces and shopfronts. While it requires entrances to be accessible to all users, it does not directly provide or support the provision of education, health or other social infrastructure. **IIA2 – Improving Health** The policy contributes positively to health by encouraging walkable environments, passive surveillance, and safe, well-lit entrances. These features promote physical activity, reduce fear of crime, and support mental wellbeing through vibrant and welcoming streetscapes.																Policy D5 performs strongly across townscape, heritage, economy, and inclusion objectives. It supports vibrant, safe, and engaging streetscapes that contribute to social

	IIA3 – Education Policy D5 supports informal learning and cultural engagement through public-facing uses and visual connections to indoor activities. It also enhances the accessibility of educational and community facilities located on high streets. **IIA4 – Air, Light and Noise Pollution** The policy promotes design that reduces visual clutter and integrates lighting sensitively, helping to minimise light pollution. Passive surveillance and active frontages may also reduce antisocial behaviour and noise impacts. **IIA5 – Climate Change Mitigation** Policy D5 supports climate mitigation indirectly by encouraging walkable, mixed-use environments that reduce reliance on private vehicles. It promotes reuse and enhancement of existing buildings, contributing to resource efficiency and reduced embodied carbon. **IIA6 – Climate Adaptation and Resilience** The policy does not explicitly address adaptation, but its emphasis on durable materials and integration with landscape will support climate resilience. Enhancing shading and ventilation in shopfront design will also support climate adaptation. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy D5 contributes to biodiversity indirectly through its support for greening of frontages and integration with public realm improvements. Opportunities for planting and habitat creation in shopfronts and forecourts could be further explored in supporting guidance. **IIA9 – Soils and Minerals** The policy supports efficient land use by enhancing existing buildings and avoiding unnecessary redevelopment. It promotes reuse and restoration of historic shopfronts, contributing to sustainable urban form. **IIA10 - Social Inclusion and Equality** The policy supports accessibility by requiring prominent, well-lit and accessible entrances and promotes active, well-used public spaces and streets, contributing to increased social inclusion and community interaction. **IIA11 - Historic Environment, Culture and Character** Policy D5 strongly supports heritage and culture by encouraging restoration of historic shopfronts and integration with conservation area guidance. It promotes cultural identity and contributes to heritage-led regeneration.	cohesion, economic vitality, and cultural identity. Its integration with public realm and conservation policies enhances its overall effectiveness. No negative effects identified which would require mitigation.

	IIA12 – Transport and Connectivity The policy supports sustainable transport by enhancing pedestrian environments and promoting active frontages that encourage walking. It contributes to safer, more attractive streets that support modal shift. **IIA13 – Waste** Policy D5 does not directly address waste, but its emphasis on clean, uncluttered streetscapes supports better integration of waste infrastructure. **IIA14 – Housing** The policy indirectly supports housing by improving the quality of residential streets and promoting passive surveillance. It enhances the interface between residential and public spaces, contributing to safer and more liveable neighbourhoods. **IIA15 – Economy and Employment** This is a key area of alignment. Policy D5 supports local economies by enhancing the attractiveness of commercial frontages, encouraging footfall, and supporting diverse business activity. It contributes to vibrant, resilient town centres. **IIA16 – Town Centres** Policy D5 performs strongly on town centre vitality. It promotes active, engaging frontages, supports traditional shopping parades, and enhances the visual and functional quality of high streets. It aligns well with placemaking and regeneration objectives.	

Table F.2.12: POLICY D5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	N/A	0	0	0	0	0	0	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the townscape objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D6: Artificial Lighting and Managing Noise Pollution

Policy D6 addresses light and noise pollution by requiring sensitive lighting design and acoustic mitigation. It protects residential amenity and natural habitats while enhancing public realm safety and functionality. The policy supports healthy environments and aligns with broader sustainability and placemaking goals.

Table F.2.13: ASSESSMENT OF PROPOSED POLICY D6 ARTIFICIAL LIGHTING AND MANAGING NOISE POLLUTION

POLICY D6: ARTIFICIAL LIGHTING AND MANAGING NOISE POLLUTION	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Policy	0	++	+	++	+	++	+	++	+	+	+	+	+	++	+	+	
	IIA1 – Social Infrastructure This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** This policy makes a strong contribution to health objectives. It addresses key environmental determinants of health—light and noise—by requiring mitigation of pollution that can disrupt sleep, increase stress, and negatively affect mental and physical wellbeing. It also supports safe and comfortable public spaces. **IIA3 – Education** The policy supports learning environments by minimising noise and light pollution near schools and educational facilities. This helps to maintain concentration and comfort for students and staff. **IIA4 – Air, Light and Noise Pollution** This is the core focus of the policy. Policy D6 directly addresses light and noise pollution, requiring assessments and mitigation strategies to protect sensitive receptors. It promotes thoughtful lighting design and acoustic separation, contributing positively to this objective.																Policy D6 performs strongly across environmental, health, and townscape objectives. It provides a clear framework for managing light and noise pollution, supporting safe, healthy, and inclusive environments. Its integration with design and public realm policies enhances its effectiveness. No negative effects identified which would require mitigation.

	IIA5 – Climate Change Mitigation The policy contributes indirectly to mitigation by encouraging efficient lighting design, which can reduce energy consumption and associated emissions. **IIA6 – Climate Adaptation and Resilience** Policy D6 supports adaptation by promoting comfortable microclimates and reducing environmental stressors in public spaces. It contributes to resilience by ensuring that developments are designed to manage cumulative environmental impacts. **IIA7 – Water Resources and Pollution** The policy does not directly address water management. However, by reducing construction-related impacts and requiring careful site planning, it contributes positively to avoiding the pollution of water bodies during the construction process. **IIA8 – Biodiversity and Open Spaces** D6 supports biodiversity by requiring lighting design that protects natural habitats and avoids disruption to wildlife. This is particularly important near green corridors, rivers, and ecological zones. **IIA9 – Soils and Minerals** The policy does not directly address soils and minerals protection. However, by managing construction impacts and requiring site-specific assessments, it may help to prevent degradation of soil quality in sensitive areas. **IIA10 - Social Inclusion and Equality** The policy supports accessibility and community wellbeing by requiring lighting that enhances the safety and function of the public realm and by controlling noise and vibration impacts on noise-sensitive development. These measures may help create more inclusive and accessible environments. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage protection by requiring lighting and noise design that respects the setting of heritage assets. It helps preserve the character and tranquillity of historic areas, particularly at night. **IIA12 – Transport and Connectivity** D6 supports transport safety by promoting appropriate lighting in public spaces and	

	along pedestrian and cycling routes. It helps reduce hazards and supports active travel, particularly at night. **IIA13 – Waste** The policy does not directly address waste. However, by promoting good construction practices and minimising disruption, it supports better site management, reducing the risk of negative environmental impacts from waste produced during construction. **IIA14 – Housing** Policy D6 contributes positively to housing quality by protecting residents from excessive noise and light pollution. It supports healthy living environments and ensures that new development does not compromise the amenity of existing or future homes. **IIA15 – Economy and Employment** The policy supports economic activity by ensuring that commercial and mixed-use developments manage their environmental impacts. This helps maintain a high-quality public realm and protects the amenity of nearby businesses and residents. **IIA16 – Town Centres** The policy contributes to town centre vitality by promoting safe, attractive, and well-lit environments. It supports evening and night-time activity while protecting residential amenity and heritage character.	

Table F.2.14: POLICY D6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. The absence of a policy may result in light impacts upon natural habitats. This option tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D7: Advertisements and Telecommunications Infrastructure

Policy D7 supports well-designed advertisements and telecommunications infrastructure that enhance the public realm without causing clutter or harming heritage assets. It prioritises safety, accessibility, and visual integration, contributing to a coherent and attractive streetscape.

Table F.2.15: ASSESSMENT OF PROPOSED POLICY D7 ADVERTISEMENTS AND TELECOMMUNICATIONS INFRASTRUCTURE

POLICY D7: ADVERTISEMENTS & TELECOMMUNICATIONS INFRASTRUCTURE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	+	0	++	+	0	N/A	+	0	+	++	++	+	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D7 does not explicitly address social infrastructure provision but indirectly supports this objective by ensuring that advertisements and telecom infrastructure do not obstruct or detract from public spaces and community facilities. **IIA2 – Improving Health** The policy contributes to health by managing visual clutter and ensuring that lighting from advertisements does not cause glare or disrupt sleep. It also promotes safe public spaces by avoiding obstruction and ensuring visibility, which can reduce accidents and improve perceptions of safety. **IIA3 – Education** The policy supports learning environments by ensuring that advertisements and telecom infrastructure do not interfere with the operation or accessibility of educational facilities. **IIA4 – Air, Light and Noise Pollution** Policy D7 contributes positively to this objective by requiring control of lighting levels, glare, and spillage from advertisements. It also ensures that telecom																Policy D7 performs well across townscape, heritage, transport, and economy objectives. It provides a balanced framework for managing advertisements and telecom infrastructure in a way that protects public realm quality, safety, and character. No negative effects identified which would require mitigation.

	infrastructure does not contribute to noise or visual pollution, particularly in sensitive areas. **IIA5 – Climate Change Mitigation** The policy supports mitigation indirectly by encouraging efficient, low-impact infrastructure. Prioritising below-ground installations and high-quality materials can reduce maintenance needs and energy consumption. **IIA6 – Climate Adaptation and Resilience** Policy D7 does not explicitly address adaptation, but its emphasis on durable, context-sensitive design supports resilience to weathering and environmental stress. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy D7 supports biodiversity indirectly by ensuring that infrastructure does not intrude on natural habitats or green corridors. Sensitive siting and lighting design can help protect wildlife and sensitive ecological sites. **IIA9 – Soils and Minerals** The policy promotes efficient land use by prioritising below-ground infrastructure and avoiding clutter in public spaces. **IIA10 - Social Inclusion and Equality** Policy D7 supports accessibility and equity outcomes by requiring telecommunications infrastructure to avoid obstructing pathways, roadways and public areas and ensure the movement of pedestrians, cyclists and wheelchair users is not impeded. **IIA11 - Historic Environment, Culture and Character** Policy D7 strongly supports heritage objectives by requiring that advertisements and infrastructure do not detract from the significance or setting of heritage assets. It promotes context-sensitive design and protects cultural landmarks.	

	IIA12 – Transport and Connectivity The policy supports transport safety by ensuring that advertisements and telecom installations do not obstruct pathways or reduce visibility. It contributes to safe, legible, and accessible transport networks. **IIA13 – Waste** Policy D7 does not directly address waste, but its emphasis on durable materials and maintenance supports long-term sustainability, in line with circular economy principles. **IIA14 – Housing** The policy contributes to housing quality by protecting residential amenity from intrusive lighting and clutter. It ensures that infrastructure is sensitively integrated into residential areas, supporting liveability and comfort. **IIA15 – Economy and Employment** Policy D7 supports economic activity by enabling well-designed advertisements that contribute to local business visibility and vitality. It also facilitates telecom infrastructure that supports digital connectivity and economic growth. **IIA16 – Town Centres** The policy performs well on town centre objectives by enhancing the visual quality and functionality of high streets. It supports vibrant, safe, and accessible environments that attract footfall and support diverse uses.	

Table F.2.16: POLICY D7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D7 ALTERNATIVE OPTION 1: NO POLICY	**IIA Objective**																
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**Conclusion**
Assessment Score	0	0	0	-	0	0	N/A	-	0	0	-	+	0	0	0	-	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the transport and economy objectives. However, as their policies are strategic, they do																The alternative option is not recommended.

	not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.	

D8: Spatial Frameworks and Masterplans

Policy D8 requires spatial frameworks and/or masterplans for complex or phased developments, ensuring coordinated delivery of placemaking objectives. It promotes engagement, design codes, and delivery strategies, and supports land assembly where needed. The policy facilitates comprehensive development and optimises local benefits.

Table F.2.17: ASSESSMENT OF PROPOSED POLICY D8 SPATIAL FRAMEWORKS AND MASTERPLANS A

OLICY D8: SPATIAL FRAMEWORKS AND MASTERPLANS	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	+	+	+	+	++	++	++	+	+	++	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy requires spatial frameworks to address infrastructure requirements and provision and supports coordinated planning of development sites. This may help ensure social infrastructure is planned and delivered in an appropriate and accessible manner as part of comprehensive development. **IIA2 – Improving Health** The policy contributes positively to health by requiring spatial frameworks to consider public realm, open space and green and blue infrastructure networks. **IIA3 – Education** Policy D8 indirectly supports education by requiring infrastructure planning and																Policy D8 performs strongly across all IIA objectives, particularly in relation to climate resilience, health, housing, biodiversity, and infrastructure planning. It provides a robust framework for delivering high-quality, sustainable, and

	coordination. This includes provision for schools and training facilities within large-scale developments. **IIA4 – Air, Light and Noise Pollution** The policy supports mitigation of environmental impacts through coordinated site planning. **IIA5 – Climate Change Mitigation** Policy D8 aligns well with mitigation objectives by requiring a coordinated and strategic approach to new development. **IIA6 – Climate Adaptation and Resilience** Policy D8 aligns well with adaptation and mitigation objectives by requiring a coordinated and strategic approach to new development. **IIA7 – Water Resources and Pollution** The policy supports water management through integrated infrastructure planning. **IIA8 – Biodiversity and Open Spaces** D8 promotes biodiversity net gain and ecological connectivity through coordinated landscape strategies. **IIA9 – Soils and Minerals** The policy supports efficient land use and avoids piecemeal development. **IIA10 - Social Inclusion and Equality** The policy requires engagement with local communities in the preparation of spatial frameworks, which supports community participation in the planning process and broader social inclusion and equality objectives. **IIA11 - Historic Environment, Culture and Character** The policy supports positive placemaking outcomes by requiring a clear vison and development objectives. **IIA12 – Transport and Connectivity** D8 promotes sustainable transport by requiring movement, access and connectivity networks to be considered holistically.	inclusive development at scale. No negative effects identified which would require mitigation.

	IIA13 – Waste The policy supports efficient waste management by requiring early planning of infrastructure, including waste and recycling facilities. **IIA14 – Housing** D8 supports housing delivery by enabling coordinated, phased development that meets local needs. **IIA15 – Economy and Employment** The policy supports economic development via mixed-use spatial frameworks and masterplans. It facilitates investment and regeneration through coordinated land assembly and infrastructure planning. **IIA16 – Town Centres** Policy D8 contributes to town centre vitality by supporting strategic development that enhances connectivity, public realm, and local identity. It aligns with placemaking objectives and supports town centre regeneration.	

Table F.2.18: POLICY D8 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D8 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D9: Views

Policy D9 protects and enhances strategic and local views, including the Alexandra Palace to St Paul's Cathedral view. It promotes inclusive access to viewing locations and encourages improvements to views through redevelopment. The policy supports legibility, heritage, and townscape quality.

Table F.2.19: ASSESSMENT OF PROPOSED POLICY D9 VIEWS

POLICY D9: VIEWS	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	N/A	0	0	N/A	+	0	+	++	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D9 supports social infrastructure by protecting and enhancing the characteristics and composition of the strategic view from Alexandra Palace to St Paul's Cathedral – two significant social infrastructure assets within the borough and broader London area. . **IIA2 – Improving Health** The policy contributes to mental wellbeing by preserving access to open, scenic views and tranquil spaces. Visual connection to nature and landmarks can reduce stress and promote a sense of place and calm. **IIA3 – Education** Policy D9 supports informal learning and cultural awareness by preserving views that help residents and visitors understand the borough's geography, history, and urban form. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** Policy D9 contributes indirectly to mitigation by promoting compact, context-sensitive design.																Policy D9 performs strongly across townscape, heritage, landscape, and wellbeing objectives. It provides a clear framework for protecting visual character and enhancing public access to valued views, contributing to placemaking and cultural identity. No negative effects identified which would require mitigation.

	IIA6 – Climate Adaptation and Resilience The policy supports adaptation by encouraging development that respects topography and landscape. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** The policy supports biodiversity indirectly by protecting views that include green corridors, open spaces, and natural features. **IIA9 – Soils and Minerals** Policy D9 promotes efficient land use by discouraging development that would harm designated views and by supporting the preservation of landscape character it avoids unnecessary soil disturbance in sensitive locations. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion by seeking to enhance inclusive public access to designated viewing locations. These spaces can serve as informal gathering points and contribute to community wellbeing and identity. **IIA11 - Historic Environment, Culture and Character** Policy D9 strongly supports heritage objectives by protecting views of and from heritage assets. It contributes to cultural identity and helps preserve the historic character of the borough's built and natural environment. **IIA12 – Transport and Connectivity** The policy does not directly address transport, but by enhancing legibility and spatial hierarchy, it may support wayfinding and orientation. Protected views can improve the experience of walking and cycling. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy contributes indirectly to housing quality by ensuring that new development does	

	not compromise locally important views, enhancing and preserving this existing amenity for local residents. **IIA15 – Economy and Employment** Policy D9 supports economic vitality by enhancing the borough's image and attractiveness. Protected views can contribute to tourism, investment, and the appeal of town centres and cultural destinations. **IIA16 – Town Centres** The policy supports town centre character by preserving views that contribute to identity and legibility. It enhances the visual experience and supports placemaking in key urban areas.	

Table F.2.20: POLICY D9 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D9 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	N/A	0	0	N/A	0	0	+	+	0	N/A	0	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the heritage and townscape objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D10: Tall and Mid-Rise buildings

Policy D10 sets criteria for the location, design, and impact of tall and mid-rise buildings. It promotes exemplary design, integration with public realm, and mitigation of microclimate effects. The policy ensures high-quality amenity for residents and protects views, heritage, and urban character.

Table F.2.21: ASSESSMENT OF PROPOSED POLICY D10 TALL AND MID-RISE BUILDINGS

	IIA Objective	

POLICY D10: TALL AND MID-RISE BUILDINGS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	0	+	+	++	+	++	+	+	++	+	++	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D10 requires tall and mid-rise residential buildings to provide publicly accessible open space, communal amenity space, inclusive play space and good access to open space, which would support the accessibility and use of community infrastructure. **IIA2 – Improving Health** The policy contributes positively to health by requiring high-quality amenity space, daylight access, and microclimate mitigation. It supports physical and mental wellbeing through design that reduces wind, overheating, and overshadowing, and promotes safe, comfortable environments. **IIA3 – Education** Policy D10 indirectly supports learning environments by protecting daylight and amenity in adjacent buildings. It also encourages inclusive access and design quality that benefits educational and community facilities. **IIA4 – Air, Light and Noise Pollution** Policy D10 addresses environmental quality by requiring mitigation of wind, glare, and overshadowing. It promotes layouts that protect air quality and daylight access, and reduce noise impacts on neighbouring uses and public spaces. **IIA5 – Climate Change Mitigation** The policy supports mitigation by encouraging compact, high-density development in appropriate locations. It promotes energy-efficient design, integration of green infrastructure, and efficient use of land. **IIA6 – Climate Adaptation and Resilience** Policy D10 requires buildings to be designed for climate resilience, including mitigation of																Policy D10 performs strongly across all IIA objectives, particularly in relation to climate resilience, housing, townscape, and health. It provides a robust framework for managing the design and impacts of tall and mid-rise buildings, ensuring they contribute positively to their context and community. No negative effects identified which would require mitigation.

	overheating, wind impacts, and microclimate disruption. It supports long-term adaptability and comfort. **IIA7 – Water Resources and Pollution** The policy encourages integration with blue infrastructure and SuDS through its emphasis on public realm and landscape. This supports water-sensitive design and flood mitigation. **IIA8 – Biodiversity and Open Spaces** Policy D10 supports biodiversity by requiring integration of green infrastructure and landscape-led design. It encourages planting, green roofs, and ecological enhancements that contribute to urban greening and habitat creation. **IIA9 – Soils and Minerals** The policy promotes efficient land use by supporting vertical development in appropriate locations. It helps avoid sprawl and protects greenfield land, contributing positively to sustainable land management. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and accessibility by requiring inclusive play space, publicly accessible open space, connectivity, accessibility and social interaction at ground floor level, alongside high-quality accommodation and amenity for residents. **IIA11 - Historic Environment, Culture and Character** Policy D10 supports heritage protection by requiring sensitive design that respects the setting of heritage assets and protected views. It encourages early engagement with Historic England and with local communities. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by promoting development in well-connected locations and enhancing walkability. It encourages active frontages and integration with public realm, supporting modal shift and accessibility. **IIA13 – Waste** Policy D10 requires discreet, accessible waste and servicing infrastructure, supporting efficient waste management in high-density developments. It promotes design that avoids negative impacts on public realm and amenity.	

	IIA14 – Housing The policy contributes strongly to housing quality by requiring high standards for amenity, accessibility, and safety in tall and mid-rise buildings. It supports inclusive, family-friendly housing and tenure integration. **IIA15 – Economy and Employment** The policy supports economic growth by enabling high-density development in strategic locations. It promotes mixed-use buildings with active ground floors, contributing to vibrant, economically resilient neighbourhoods. **IIA16 – Town Centres** The policy contributes positively to thriving town centres by supporting intensification in appropriate locations. It will enhance vitality through active frontages, public realm improvements, and integration with local character.	

Table F.2.22: POLICY D10 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D10 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	0	0	0	0	0	0	0	0	0	+	0	-	0	+	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the economy and townscape objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D11: High Quality Housing

Policy D11 establishes standards for internal and external space, daylight, accessibility, and tenure integration in new housing. It promotes inclusive, healthy, and adaptable homes that support long-term wellbeing. The policy ensures housing contributes positively to placemaking and community cohesion.

Table F.2.23: ASSESSMENT OF PROPOSED POLICY D11 HIGH QUALITY HOUSING

POLICY D11: HIGH QUALITY HOUSING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	++	++	++	+	+	+	++	+	+	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** D11 supports social infrastructure by requiring homes to provide dedicated play and recreational space, accessible and adaptable housing, and inclusive access, helping ensure residential development is served by facilities that support residents' day-to-day needs. **IIA2 – Improving Health** This policy makes a strong contribution to health objectives. It ensures that homes are designed to support physical and mental wellbeing through adequate space, daylight, ventilation, and access to private and communal amenity space. It also promotes active lifestyles and social interaction. **IIA3 – Education** Policy D11 indirectly supports learning environments by ensuring that housing developments include appropriate space and comfort for study and remote working. It also supports family-friendly design that accommodates children and young people. **IIA4 – Air, Light and Noise Pollution** Policy D11 addresses environmental quality by requiring good daylight and sunlight access, ventilation, and noise mitigation. It supports healthy indoor environments and protects residents from pollution and environmental stressors. **IIA5 – Climate Change Mitigation** The policy supports mitigation by promoting energy-efficient housing design and																Policy D11 performs strongly across housing, health, inclusion, and environmental objectives. It provides a comprehensive framework for delivering high-quality, sustainable, and inclusive homes that support wellbeing and community integration. No negative effects identified which would require mitigation.

	encouraging passive design strategies. It aligns with net zero goals through its emphasis on layout, orientation, and integration with climate policies. **IIA6 – Climate Adaptation and Resilience** Policy D11 contributes to adaptation by requiring homes to be resilient to overheating and environmental stress. It supports passive cooling, natural ventilation, and access to shaded outdoor spaces, enhancing climate resilience. **IIA7 – Water Resources and Pollution** The policy supports water efficiency as part of sustainable design requirements. It encourages thoughtful layout and infrastructure planning, including water infrastructure. **IIA8 – Biodiversity and Open Spaces** Policy D11 supports biodiversity indirectly by requiring integration of planting in amenity areas. It promotes nature-based design and contributes to biodiversity in residential environments. **IIA9 – Soils and Minerals** The policy promotes efficient land use by encouraging compact, well-designed housing that avoids overdevelopment. It supports the reuse of existing buildings and protection of garden space, contributing to sustainable land management. **IIA10 - Social Inclusion and Equality** The policy strongly supports social inclusion and equality through requirements for accessible and adaptable homes, wheelchair user dwellings, step-free access, inclusive access, tenure-blind design, shared entrances, and layouts that maximise social interaction and prevent segregation between affordable and market housing. These measures directly promote accessibility, social integration and equality of opportunity for residents. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage indirectly by requiring design that respects local character and context, preserving and enhancing the historic environment and avoiding harm to neighbouring properties.	

	IIA12 – Transport and Connectivity Policy D11 supports sustainable transport by requiring secure cycle storage and walkable layouts. It promotes access to public transport and active travel infrastructure, contributing to modal shift and reduced car dependency. **IIA13 – Waste** Policy D11 requires appropriate waste storage and collection infrastructure, supporting recycling and minimisation of environmental impacts, in line with circular economy principles. **IIA14 – Housing** This is the core focus of the policy. Policy D11 strongly supports delivery of high-quality, inclusive, and adaptable housing. It promotes accessibility, tenure integration, and family-friendly design, contributing positively to housing supply and quality. **IIA15 – Economy and Employment** The policy supports economic inclusion by enabling residents to live in well-designed homes that support remote working. It also contributes to neighbourhood vitality, supporting local high streets. **IIA16 – Town Centres** Policy D11 supports town centre vitality indirectly by promoting housing that integrates well with mixed-use environments and supports thriving, diverse urban communities.	

Table F.2.24: POLICY D11 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D11 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	-	-	0	0	0	0	+	0	-	+	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the housing and heritage objectives. However, as their policies are strategic, they do not																The alternative option is not recommended.

	directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.	

D12: Waste Storage

Policy D12 sets detailed requirements for waste storage in new development, ensuring facilities are accessible, well-designed, and integrated. It supports recycling, minimises nuisance, and promotes sustainable waste management practices, particularly in flatted developments.

Table F.2.25: ASSESSMENT OF PROPOSED POLICY D12 WASTE STORAGE

POLICY D12: WASTE STORAGE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	++	+	++	++	++	+	+	+	+	+	+	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy sets requirements for waste storage, collection and management within development proposals. It does not provide for, or influence the location or accessibility of, education, health or other social infrastructure. **IIA2 – Improving Health** This policy contributes positively to health by requiring waste storage to be hygienic, well-ventilated, and easy to maintain. It helps prevent odour, vermin, and noise issues, supporting physical and mental wellbeing for residents and waste operatives. **IIA3 – Education** Policy D12 indirectly supports learning environments by ensuring that waste infrastructure does not obstruct or degrade the quality of educational facilities. It also promotes awareness of recycling and responsible waste behaviour. **IIA4 – Air, Light and Noise Pollution** Policy D12 addresses pollution by requiring enclosed, screened, and well-designed waste storage that minimises noise, odour, and visual intrusion. It supports air quality and reduces environmental stress in dense urban areas. **IIA5 – Climate Change Mitigation** The policy supports mitigation by encouraging recycling and waste separation, which																Policy D12 performs strongly across environmental, health, housing, and waste objectives. It provides a clear and practical framework for integrating waste infrastructure into development, supporting sustainability, public health, and urban quality. No negative effects identified which would require mitigation.

	reduces landfill and associated emissions. It aligns with circular economy principles and promotes efficient resource use. **IIA6 – Climate Adaptation and Resilience** Policy D12 contributes to adaptation by requiring durable, weather-resistant infrastructure that can withstand climate impacts. It supports resilient waste systems that function effectively during extreme weather events. **IIA7 – Water Resources and Pollution** The policy indirectly supports water quality by preventing runoff and contamination from poorly managed waste. It encourages enclosed systems and proper drainage, reducing risks to nearby water bodies. **IIA8 – Biodiversity and Open Spaces** Policy D12 helps protect biodiversity by preventing waste-related pollution and habitat degradation. It ensures that waste infrastructure does not encroach on green spaces or harm ecological corridors. **IIA9 – Soils and Minerals** The policy supports land protection by requiring waste storage to be located off the public highway and integrated into site layouts. It helps avoid soil contamination and supports sustainable land use. **IIA10 - Social Inclusion and Equality** The policy requires waste storage areas and collection arrangements to be safe and easily accessible for users, including provision for adequate access, manoeuvring space, lighting and step-free routes. These measures support improved accessibility and equity. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage protection by ensuring that waste infrastructure does not detract from the setting of heritage assets. It promotes context-sensitive design which responds positively to the historic environment. **IIA12 – Transport and Connectivity** Policy D12 supports transport safety by requiring waste storage to be located away	

	from pedestrian and vehicle routes. It ensures that collection operations do not obstruct movement or compromise accessibility. **IIA13 – Waste** This is the core focus of the policy. Policy D12 supports efficient, sustainable waste management by setting clear standards for storage, separation, and collection. It aligns with circular economy goals and promotes behavioural change. **IIA14 – Housing** The policy contributes to housing quality by ensuring that waste infrastructure is integrated into residential layouts without compromising amenity. It supports clean, safe, and functional living environments. **IIA15 – Economy and Employment** Policy D12 supports economic activity by ensuring that commercial waste is managed efficiently and does not disrupt business operations. It promotes responsible waste practices and supports efficient service delivery. **IIA16 – Town Centres** The policy contributes to town centre vitality by maintaining clean, attractive public spaces. It ensures that waste infrastructure does not detract from the retail environment or the pedestrian experience.	

Table F.2.26: POLICY D12 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D12 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the waste management and sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D13: Residential Extensions

Policy D13 supports well-designed residential extensions that respect local character and protect neighbour amenity. It promotes subordinate scale, high-quality materials, and compatibility with existing buildings and gardens. The policy ensures extensions contribute positively to the built environment.

Table F.2.27: ASSESSMENT OF PROPOSED POLICY D13 RESIDENTIAL EXTENSIONS

POLICY D13: RESIDENTIAL EXTENSIONS	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	++	+	+	+	+	+	+	+	+	+	+	0	++	+	0	
Interpretation Summary	**IIA1 – Social Infrastructure** This policy does not provide for, or influence the location or accessibility of, education, health or other social infrastructure. **IIA2 – Improving Health** The policy contributes positively to health by requiring extensions to maintain or improve amenity, daylight, and privacy. It ensures that new rooms are of a high standard, supporting physical and mental wellbeing for both existing and future occupants. **IIA3 – Education** Policy D13 supports family-friendly housing that can accommodate children and study space. This indirectly supports educational outcomes by improving the home learning environment. **IIA4 – Air, Light and Noise Pollution** The policy addresses environmental quality by requiring extensions to avoid overshadowing, loss of daylight, and noise impacts. It supports healthy indoor environments and protects neighbouring properties from environmental harm. **IIA5 – Climate Change Mitigation** The policy supports mitigation by encouraging high-quality, energy-efficient																Policy D13 performs well across housing, health, townscape, and environmental objectives. It provides a clear framework for managing residential extensions in a way that supports liveability, sustainability, and neighbourhood character. No negative effects identified which would require mitigation.

	extensions. It promotes reuse of existing buildings and discourages overdevelopment, aligning with sustainable design principles. **IIA6 – Climate Adaptation and Resilience** Policy D13 contributes to adaptation by requiring durable, climate-resilient materials and layouts that avoid overheating and maximise ventilation. It supports long-term adaptability of homes to changing climate conditions. **IIA7 – Water Resources and Pollution** The policy indirectly supports water management by requiring extensions to avoid harm to gardens and natural habitats. This helps preserve permeable surfaces and supports SuDS integration where applicable. **IIA8 – Biodiversity and Open Spaces** Policy D13 protects biodiversity by requiring extensions to avoid harm to gardens, trees, and habitats. It supports the retention of green infrastructure and encourages sensitive integration with natural features. **IIA9 – Soils and Minerals** The policy promotes efficient land use by requiring extensions to be subordinate and avoid overdevelopment. It protects soil quality by avoiding unnecessary loss of garden space or greenfield land. **IIA10 - Social Inclusion and Equality** Policy D13 contributes positively to social inclusion and equality objectives through the provision of residential extensions that are built to high amenity standards, helping to maintain the quality and functionality of residential accommodation as well as contribute to social cohesion through schemes facilitating intergenerational living arrangements. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage by requiring extensions to be sensitive to context and conservation area guidance. It promotes restoration and enhancement of historic features and avoids harm to heritage assets.	

	IIA12 – Transport and Connectivity This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** The policy does not directly address waste, but by encouraging high-quality, well-integrated design, it supports efficient construction and long-term maintenance. **IIA14 – Housing** Policy D13 strongly supports housing quality and flexibility by enabling extensions that meet changing household needs. It helps address overcrowding and supports family-friendly, adaptable homes. **IIA15 – Economy and Employment** The policy indirectly supports local economic activity by enabling adaptations that support working from home. It also contributes to the construction sector and local supply chains by providing work for small contractors. **IIA16 – Town Centres** Policy D13 does not directly address town centres, but by supporting high-quality residential environments, it contributes to neighbourhood stability and attractiveness, which can indirectly support local centres.	

Table F.2.28: POLICY D13 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D13 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the housing objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D14: Basements and Lightwells

Policy D14 regulates basement development to prevent harm to structural stability, drainage, amenity, and heritage. It sets limits on size and depth and requires Basement Impact Assessments and Construction Plans. The policy protects environmental and neighbour interests while allowing appropriate underground extensions.

Table F.2.29: ASSESSMENT OF PROPOSED POLICY D14 BASEMENTS AND LIGHTWELLS

POLICY D14: BASEMENTS AND LIGHTWELLS	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	++	N/A	+	+	+	++	+	++	0	+	+	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** The policy contributes positively to health by requiring that basement development does not harm neighbouring amenity through noise, vibration, or disruption. It also ensures that habitable rooms are not located in flood-prone areas, protecting residents from damp, mould, and other health risks. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** Policy D14 requires mitigation of noise, vibration, and light pollution during and after construction. It ensures that developments do not compromise air quality or daylight access for neighbouring properties. **IIA5 – Climate Change Mitigation** The policy supports mitigation by encouraging efficient use of land and limiting the																Policy D14 performs strongly across environmental, health, housing, and land use objectives. It provides a robust framework for managing basement development in a way that protects amenity, biodiversity, and urban character while supporting sustainable home expansion. No negative effects identified which would require mitigation.

	scale of basement development. It discourages overdevelopment and promotes reuse of existing buildings, aligning with low-carbon principles. **IIA6 – Climate Adaptation and Resilience** Policy D14 contributes to adaptation by requiring flood risk assessments and prohibiting sensitive uses in flood-prone areas. It promotes climate-resilient design by requiring Basement Impact Assessments which include assessment of ground stability and potential ground water flows impacting neighbouring sites. **IIA7 – Water Resources and Pollution** The policy requires assessments of drainage, groundwater, and runoff impacts. It helps protect water quality and supports sustainable water management in dense urban areas. **IIA8 – Biodiversity and Open Spaces** Policy D14 protects biodiversity by encouraging the retention of garden space and mature trees and ensuring that basement development does not harm sensitive habitats. **IIA9 – Soils and Minerals** The policy supports soil protection by limiting excavation and requiring setbacks from boundaries. It promotes sustainable land use and avoids cumulative impacts on ground stability and soil quality. **IIA10 - Social Inclusion and Equality** Policy D14 contributes indirectly supports social inclusion and equality by requiring sensitive design that respects local character and avoids visual and noise disruptions, ensuring the amenity of neighbours is protected. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage protection by requiring that basement development does not harm the setting or fabric of heritage assets. It promotes context-sensitive design and protects archaeological remains. **IIA12 – Transport and Connectivity** Policy D14 indirectly supports transport by requiring construction management plans	

	that minimise disruption to roads and footways. It ensures that basement works do not obstruct access or compromise safety. **IIA13 – Waste** The policy supports responsible construction practices and requires management of spoil and materials. It encourages minimisation of construction waste and promotes sustainable site management. **IIA14 – Housing** Policy D14 supports housing adaptability by enabling expansion of existing homes. It helps address overcrowding and supports family-friendly living, while ensuring that new space is safe, healthy, and high-quality. **IIA15 – Economy and Employment** The policy supports local economic activity by enabling home improvements and supporting the construction sector. It also protects the amenity of neighbouring businesses during construction. **IIA16 – Town Centres** While not directly focused on town centres, Policy D14 supports the quality and stability of residential areas near centres. It ensures that development does not detract from the character or function of mixed-use neighbourhoods.	

Table F.2.30: POLICY D14 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D14 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	0	N/A	0	0	-	-	0	0	0	0	0	0	+	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

D15: Managing Impacts of Construction

Policy D15 requires Construction Management Plans for developments with potential adverse impacts. It promotes best practice in emissions, safety, and community engagement, and encourages temporary public realm enhancements during construction. The policy mitigates disruption and supports sustainable development delivery.

Table F.2.31: ASSESSMENT OF PROPOSED POLICY D15 MANAGING IMPACTS OF CONSTRUCTION

POLICY D15: MANAGING IMPACTS OF CONSTRUCTION	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	++	+	+	++	+	++	+	+	+	++	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy D15 supports social infrastructure by requiring construction activities to be managed in a way that minimises disruption to community facilities, public spaces, and local services. **IIA2 – Improving Health** This policy makes a strong contribution to health objectives. It addresses key environmental health risks—such as dust, noise, vibration, and air pollution—by requiring mitigation measures and best-practice construction standards. It also supports mental wellbeing by reducing stress and disruption for nearby residents. **IIA3 – Education** Policy D15 supports educational environments by requiring construction to be managed in a way that avoids disruption to schools and learning facilities. It helps maintain safe access and a quiet, healthy environment for students and staff. **IIA4 – Air, Light and Noise Pollution** This is a core focus of the policy. Policy D15 directly addresses air, noise, and light pollution during construction. It requires compliance with emissions standards and encourages the use of low-impact machinery and logistics planning to reduce cumulative environmental effects.																Policy D15 performs strongly across environmental, health, transport, and waste objectives. It provides a comprehensive framework for managing construction impacts in a way that protects communities, infrastructure, and the environment. No negative effects identified which would require mitigation.

	IIA5 – Climate Change Mitigation The policy supports mitigation by encouraging efficient logistics, reduced vehicle movements, and use of low-emission construction equipment. It promotes sustainable construction practices that reduce carbon emissions and resource use. **IIA6 – Climate Adaptation and Resilience** Policy D15 contributes to adaptation by requiring construction to avoid impacts on drainage, flood risk, and water infrastructure. It supports resilient site management and protects environmental systems during development. **IIA7 – Water Resources and Pollution** The policy aligns well with water objectives by requiring protection of water supply, drainage systems, and flood defences during construction. It helps prevent contamination and supports sustainable water management. **IIA8 – Biodiversity and Open Spaces** Policy D15 supports biodiversity by requiring protection of green infrastructure and habitats during construction. It encourages temporary greening and mitigation of impacts on ecological corridors and open spaces. **IIA9 – Soils and Minerals** The policy promotes soil protection by requiring careful site management and minimisation of excavation impacts. It helps prevent erosion, compaction, and contamination of soils during construction. **IIA10 - Social Inclusion and Equality** The policy supports accessibility and community wellbeing by requiring the safe operation of the public highway during construction and measures to reduce impacts on surrounding communities, including vulnerable road users. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage protection by requiring construction to avoid harm to heritage assets and their settings. It promotes sensitive site management and early engagement with relevant stakeholders. **IIA12 – Transport and Connectivity** Policy D15 supports transport safety and efficiency by requiring construction	

	logistics plans that minimise disruption to roads, footways, and cycle routes. It promotes safe, accessible routes for all users during development. **IIA13 – Waste** The policy strongly encourages responsible construction waste management, including minimisation, reuse, and recycling. It supports circular economy principles and sustainable site practices. **IIA14 – Housing** Policy D15 protects housing quality by minimising construction impacts on neighbouring homes. It ensures that noise, dust, and disruption are managed effectively, supporting liveability and resident wellbeing. **IIA15 – Economy and Employment** The policy supports economic activity by ensuring that construction does not unduly disrupt local businesses or services. It promotes efficient delivery and coordination of development, supporting investment and regeneration. **IIA16 – Town Centres** Policy D15 contributes to town centre vitality by requiring construction to be managed in a way that maintains access, safety, and attractiveness. It supports continuity of trade and public use during development phases.	

Table F.2.32: POLICY D15 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY D15 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	-	0	0	0	0	0	0	+	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

Heritage Policies

This policy theme concentrates on heritage including conservation areas, listed buildings and other matters. Policies H1-H5 have been measured against the IIA objectives.

HE1: Built Heritage Conservation Charter

Policy HE1 sets out a comprehensive framework for the conservation and enhancement of Haringey's historic environment. It promotes inclusive access, conservation-led placemaking, and the sensitive adaptation of heritage assets to contemporary challenges, including climate change. The policy supports the borough's placemaking priorities by recognising heritage as a key contributor to identity, wellbeing, and sustainability.

Table F.2.33: ASSESSMENT OF PROPOSED POLICY HE1 BUILT HERITAGE CONSERVATION CHARTER

POLICY HE1: BUILT HERITAGE CONSERVATION CHARTER	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	+	++	+	N/A	+	+	++	++	0	+	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy HE1 supports the continued beneficial use of heritage assets, many of which function as community buildings, cultural facilities and public spaces. By promoting conservation-led placemaking and inclusive access to heritage assets, the policy helps maintain social and cultural infrastructure within local communities. **IIA2 – Improving Health** The policy supports mental wellbeing by enhancing the quality of the built environment and reinforcing local identity. Access to well-maintained historic spaces can contribute to a sense of place and emotional connection, particularly in areas of deprivation. While not directly addressing physical health, the policy's																Policy HE1 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, townscape, social inclusion, climate mitigation, and economic regeneration. It has neutral or indirect impacts on transport, water, and waste, which are addressed through

	emphasis on placemaking and public realm improvements has indirect health benefits. **IIA3 – Education** The policy indirectly supports education by encouraging public engagement with heritage and promoting understanding of local history. The requirement for Heritage Impact Statements and the emphasis on interpretation and community involvement can enhance educational opportunities, particularly through conservation-led regeneration projects. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address pollution. However, by promoting the reuse and refurbishment of existing buildings, it may help reduce construction-related emissions. The impact on noise and light pollution is likely neutral unless further mitigated through complementary design policies. **IIA5 – Climate Change Mitigation** Policy HE1 supports climate change mitigation by encouraging energy-efficient retrofitting of heritage buildings, in line with Historic England's guidance. The policy promotes a "whole-building approach" to energy efficiency, which can reduce emissions while preserving heritage significance. This aligns with borough-wide net zero carbon targets. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate adaptation by requiring that heritage assets are sensitively adapted to withstand future climate impacts. It supports resilience through appropriate retrofitting and sustainable design, although explicit measures such as flood risk management are addressed elsewhere in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** While not a primary focus, Policy HE1 supports enhancements to the public realm, which may include greening and improved access to open spaces. Conservation-	complementary policies. No negative effects identified which would require mitigation.

	led placemaking could offer opportunities to integrate biodiversity improvements, particularly in historic parks and gardens. **IIA9 – Soils and Minerals** By promoting the reuse of existing buildings and historic areas, the policy supports efficient land use and avoids unnecessary development on greenfield sites. This contributes positively to soil protection and sustainable land management. **IIA10 - Social Inclusion and Equality** Policy HE1 promotes inclusive access to the historic environment and encourages heritage assets to be enjoyed by all sections of the community. This can help reduce barriers to participation in cultural life, strengthen community cohesion and foster a stronger sense of belonging. **IIA11 - Historic Environment, Culture and Character** The policy provides a robust framework for conserving and enhancing heritage assets, improving access and engagement, and supporting heritage-led regeneration. The policy also encourages the reuse of historic buildings and the restoration of assets at risk, contributing to cultural vitality. **IIA12 – Transport and Connectivity** The policy does not directly address transport. However, conservation-led placemaking may support walkable environments and improved connectivity in historic areas. **IIA13 – Waste** Policy HE1 indirectly supports waste reduction through the reuse and refurbishment of existing buildings, which can reduce construction waste, in line with circular economy principles. **IIA14 – Housing** By supporting the adaptive reuse of heritage buildings, the policy contributes to housing supply in appropriate contexts. The emphasis on sensitive design ensures that any housing within heritage assets meets quality and character standards. **IIA15 – Economy and Employment**	

	Policy HE1 supports economic resilience by recognising the role of heritage in placemaking and tourism. It encourages investment in conservation-led regeneration, particularly in areas with assets at risk. This can stimulate local economies and support creative and cultural industries. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by promoting the reuse of historic buildings and enhancing the character of high streets. Heritage-led regeneration can attract visitors, support local businesses, and reinforce the distinctiveness of town centres.	

Table F.2.34: POLICY HE1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY HE1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	N/A	0	0	0	+	0	0	0	+	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the heritage objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

HE2: Listed Buildings

Policy HE2 provides a clear framework for the protection and enhancement of listed buildings and their settings. It prioritises the conservation of architectural and historic significance, supports viable and sustainable uses, and encourages restoration and sensitive adaptation. The policy aligns with national guidance and contributes to the borough's placemaking priorities by safeguarding its most valued heritage assets.

Table F.2.35: ASSESSMENT OF PROPOSED POLICY HE2 LISTED BUILDINGS

POLICY HE2: LISTED BUILDINGS	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	+	++	+	N/A	+	+	+	++	N/A	+	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy HE2 contributes positively to social infrastructure by preserving buildings that often serve as community landmarks or public facilities. By supporting their continued use and restoration, the policy helps maintain accessible spaces that foster social interaction and cultural continuity, particularly in areas of deprivation. **IIA2 – Improving Health** The policy indirectly supports mental wellbeing by protecting buildings that contribute to local identity and sense of place. Restored and well-maintained listed																Policy HE2 performs strongly against heritage, townscape, and economic objectives. It has indirect or neutral impacts on health, education, biodiversity, and climate adaptation,

	buildings can enhance the quality of the built environment, which is associated with improved emotional wellbeing. **IIA3 – Education** Policy HE2 supports educational outcomes by preserving buildings that may have historic or cultural significance, including former schools, libraries, or civic buildings. The policy supports opportunities for public engagement with heritage assets, enhancing informal learning and community education. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address pollution. However, by promoting the reuse of existing buildings, it may reduce construction-related emissions. The impact on noise and light pollution is likely neutral unless further mitigated through design and operational controls. **IIA5 – Climate Change Mitigation** Policy HE2 supports climate mitigation by enabling energy-efficient retrofitting of listed buildings, where appropriate. The policy encourages sensitive adaptation to contemporary needs, including improved energy performance, in line with Historic England guidance. This contributes to borough-wide carbon reduction targets. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate adaptation by supporting the long-term viability of listed buildings through appropriate use and maintenance. The policy encourages resilience through sensitive design and retrofit strategies. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy HE2 does not directly address biodiversity. However, listed buildings may be located within or adjacent to historic gardens or open spaces, and their conservation can support the character and ecological value of these areas as part of preserving and enhancing the setting of heritage assets. **IIA9 – Soils and Minerals**	which are supported through complementary policies. Its emphasis on restoration, reuse, and sensitive adaptation ensures that listed buildings continue to contribute meaningfully to the borough's social, cultural, and environmental goals. No negative effects identified which would require mitigation.

	By promoting the reuse and restoration of existing buildings, the policy supports efficient land use and avoids development on greenfield sites. This contributes positively to soil protection and sustainable land management. **IIA10 - Social Inclusion and Equality** The policy helps preserve locally valued heritage assets that contribute to community identity and shared cultural heritage. Retaining and reusing listed buildings can support inclusive access to heritage and strengthen local pride and social cohesion. **IIA11 - Historic Environment, Culture and Character** This is the core focus of the policy. Policy HE2 provides robust protection for listed buildings, encourages restoration and reuse, and supports heritage-led regeneration. It aligns fully with objectives to conserve and enhance designated heritage assets and improve public engagement with heritage. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** Policy HE2 indirectly supports waste reduction by encouraging the reuse and refurbishment of existing buildings, which can reduce demolition and construction waste. However, it does not explicitly address circular economy principles or waste infrastructure. **IIA14 – Housing** The policy may support housing objectives where listed buildings are adapted for residential use. It encourages viable uses that preserve significance and bring heritage at risk back into beneficial use, which can include housing. **IIA15 – Economy and Employment** Policy HE2 contributes positively to economic resilience by supporting the reuse of listed buildings for viable uses, including employment-generating activities. Restoration projects can stimulate local economies and support construction, heritage, and creative sectors.	

	IIA16 – Town Centres The policy supports town centre vitality by preserving listed buildings that contribute to character and identity. Their reuse for retail, leisure, or community purposes can enhance the attractiveness and distinctiveness of town centres.	

Table F.2.36: POLICY HE2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY HE2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	0	N/A	0	0	0	+	0	0	0	+	0	
	Interpretation Summary The NPPF and London Plan would still produce some positive effects against the heritage objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

HE3: Registered Parks and Gardens

Policy HE3 provides a framework for the protection and enhancement of registered parks and gardens, recognising their historic significance and contribution to townscape, biodiversity, and public wellbeing. It supports sensitive development that preserves original features, views, and structural integrity, while promoting beneficial use and long-term stewardship. The policy aligns with national guidance and contributes to Haringey's placemaking priorities.

Table F.2.37: ASSESSMENT OF PROPOSED POLICY HE3 REGISTERED PARKS AND GARDENS

POLICY HE3: REGISTERED PARKS AND GARDENS	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	+	+	++	++	+	++	++	+	++	+	N/A	N/A	++	+	

Interpretation Summary	**IIA1 – Social Infrastructure** HE3 protects historic parks and gardens which provide important recreational and open space infrastructure for residents. Safeguarding these spaces helps maintain opportunities for outdoor recreation, health and community activity. **IIA2 – Improving Health** The policy contributes positively to health outcomes by protecting and enhancing green spaces that support physical activity, mental wellbeing, and access to nature. Historic parks and gardens offer opportunities for relaxation, exercise, and social engagement, particularly in urban areas with limited open space. **IIA3 – Education** Policy HE3 indirectly supports education by preserving landscapes that offer opportunities for informal learning about history, ecology, and design. Interpretation and engagement with historic parks can enhance public understanding and support outdoor educational initiatives. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality by protecting green spaces that help mitigate urban pollution. Parks and gardens can act as buffers against noise and light pollution, particularly in densely developed areas. The impact is context-dependent but generally beneficial. **IIA5 – Climate Change Mitigation** Policy HE3 supports climate mitigation by preserving green infrastructure that contributes to carbon sequestration and urban cooling. Mature trees and vegetation in historic parks play a role in reducing greenhouse gas emissions and improving environmental quality. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate adaptation by maintaining permeable landscapes that help manage flood risk and overheating. Historic parks and gardens can provide climate resilience through shade, drainage, and biodiversity, particularly in areas vulnerable to climate impacts. **IIA7 – Water Resources and Pollution**	Policy HE3 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, biodiversity, health, townscape, and climate resilience. It has neutral or indirect impacts on transport, waste, and housing, which are supported through complementary policies. Its emphasis on stewardship, public access, and historic character ensures that registered parks and gardens continue to enrich the borough's social, environmental, and cultural fabric. No negative effects identified which would require mitigation.

	Policy HE3 may support water quality objectives where historic parks include water features or are adjacent to waterways. Preservation of natural landscapes can help to maintain water quality and reduce runoff. **IIA8 – Biodiversity and Open Spaces** This is a core strength of the policy. HE3 protects and enhances historic parks and gardens, which often contain valuable habitats and biodiversity. The policy supports connectivity between green spaces and contributes to borough-wide biodiversity net gain. **IIA9 – Soils and Minerals** By preserving existing green spaces, HE3 supports sustainable land use and protects soil quality. The policy avoids development on greenfield land and promotes stewardship of historic landscapes, contributing positively to this objective. **IIA10 - Social Inclusion and Equality** Protecting accessible historic parks and gardens supports social inclusion by ensuring continued access to valued public green spaces for a wide range of users. These spaces can facilitate social interaction, community activities and wellbeing. **IIA11 - Historic Environment, Culture and Character** This is the central focus of the policy. HE3 conserves the historic significance of registered parks and gardens, supports their restoration, and encourages public engagement. It aligns fully with objectives to protect and enhance heritage assets and cultural landscapes. **IIA12 – Transport and Connectivity** The policy does not directly address transport. However, historic parks often support active travel routes and connectivity. Their preservation may enhance walkability and access to sustainable transport networks. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing**	

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** Policy HE3 contributes positively to the local economy by enhancing the attractiveness of the borough for tourism, leisure, and events. Well-maintained parks can support jobs in maintenance, heritage, and hospitality sectors, particularly in strategic locations. **IIA16 – Town Centres** The policy supports town centre vitality where registered parks and gardens are located nearby. Their preservation enhances the public realm, supports leisure uses, and contributes to the distinctiveness and appeal of town centres.	

Table F.2.38: POLICY HE3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY HE3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	0	+	+	0	0	+	N/A	N/A	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

HE4: Conservation Areas

Policy HE4 sets out a robust framework for the protection and enhancement of Haringey's Conservation Areas. It prioritises the preservation of character and appearance, supports conservation-led placemaking, and promotes sensitive development that respects historic context. The policy also addresses demolition, changes of use, and cumulative impacts, ensuring that Conservation Areas continue to contribute meaningfully to the borough's identity, sustainability, and quality of life.

Table F.2.39: ASSESSMENT OF PROPOSED POLICY HE4 CONSERVATION AREAS

POLICY HE4: CONSERVATION AREAS	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	+	++	+	N/A	+	+	+	++	N/A	+	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy HE4 supports social infrastructure by preserving historic environments that foster community identity and cohesion. Conservation Areas often include public buildings, spaces, and landmarks that facilitate social interaction and cultural engagement. The policy promotes inclusive access and contributes to placemaking and sense of belonging. **IIA2 – Improving Health** The policy contributes positively to mental wellbeing by protecting environments that offer aesthetic value, cultural continuity, and a sense of place. **IIA3 – Education** Policy HE4 supports education by encouraging public engagement with historic environments and promoting understanding of local heritage. **IIA4 – Air, Light and Noise Pollution** The policy encourages sensitive lighting that enhances the character of Conservation Areas. **IIA5 – Climate Change Mitigation** Policy HE4 supports climate mitigation by promoting the reuse and retrofit of existing buildings in line with energy efficiency principles. The policy encourages sensitive adaptation to contemporary needs, contributing to borough-wide carbon reduction targets while preserving heritage significance. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate adaptation by maintaining resilient urban environments and promoting sustainable design within historic contexts. It supports the retrofit-first approach and discourages demolition, helping to manage overheating and flood risk through retention of permeable surfaces and mature landscapes.																Policy HE4 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, townscape, biodiversity, climate resilience, and economic regeneration. It has neutral or indirect impacts on transport, water, and waste, which are addressed through complementary policies. Its emphasis on character, placemaking, and inclusive access ensures that Conservation Areas continue to enrich the borough's social, environmental, and cultural landscape. No negative effects identified which would require mitigation.

	IIA7 – Water Resources and Pollution This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** The policy contributes positively to biodiversity where Conservation Areas include gardens, trees, and green spaces. Protection of landscape features and mature vegetation supports ecological connectivity and habitat preservation. **IIA9 – Soils and Minerals** Policy HE4 supports efficient land use by promoting the reuse of existing buildings and avoiding unnecessary development. It protects soil quality by discouraging demolition and maintaining historic landscapes, contributing positively to this objective. **IIA10 - Social Inclusion and Equality** The policy helps preserve the character and vitality of neighbourhoods and safeguards heritage features and uses that contribute to local identity and community life. **IIA11 - Historic Environment, Culture and Character** The policy provides a comprehensive strategy for conserving and enhancing Conservation Areas, improving public engagement, and supporting heritage-led regeneration. The policy encourages restoration, reuse, and sensitive development, contributing to cultural vitality. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** Policy HE4 indirectly supports waste reduction by promoting the reuse and refurbishment of existing buildings. It discourages demolition and supports sustainable construction practices, although it does not explicitly address circular economy principles. **IIA14 – Housing**	

	The policy may support housing objectives where historic buildings are adapted for residential use. It encourages sensitive changes that preserve character while meeting contemporary needs. **IIA15 – Economy and Employment** Policy HE4 contributes positively to economic resilience by supporting conservation-led regeneration and enhancing the attractiveness of historic areas. It encourages investment in heritage assets and supports creative, cultural, and tourism-related industries. **IIA16 – Town Centres** The policy supports town centre vitality where Conservation Areas overlap with commercial districts. Preservation of historic character enhances the distinctiveness and appeal of town centres, supporting retail, leisure, and community uses.	

Table F.2.40: POLICY HE4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY HE4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	0	N/A	0	0	+	+	N/A	0	0	+	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the heritage and townscape objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

HE5: Non-Designated Heritage Assets

Policy HE5 provides a dual framework for the protection and enhancement of non-designated heritage assets and archaeological resources. It promotes the identification, conservation, and sensitive adaptation of locally significant buildings, landscapes, and artefacts. The policy also ensures that archaeological remains are appropriately assessed, preserved, or recorded. It supports inclusive placemaking, cultural continuity, and sustainable development.

Table F.2.41: ASSESSMENT OF PROPOSED POLICY HE5 NON-DESIGNATED HERITAGE ASSETS

POLICY HE5: NON-DESIGNATED HERITAGE ASSETS	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	+	+	+	+	+	N/A	+	+	++	++	0	+	+	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy HE5 contributes to social infrastructure by recognising the value of locally significant heritage assets that often serve as community landmarks or public spaces. It promotes inclusive access and engagement, helping to foster a sense of identity and belonging, particularly in underrepresented or historically marginalised communities. **IIA2 – Improving Health** The policy indirectly supports mental wellbeing by preserving familiar and valued elements of the built environment. Archaeological interpretation and the conservation of local heritage can enhance emotional connection to place and support community pride. **IIA3 – Education** Policy HE5 supports education by encouraging the interpretation and public presentation of archaeological findings and local heritage. It promotes informal learning opportunities and community engagement with history, particularly through planning processes and neighbourhood plans. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address pollution. However, the preservation of existing buildings and landscapes may reduce construction-related emissions. **IIA5 – Climate Change Mitigation** Policy HE5 supports climate mitigation by encouraging the reuse and adaptation of existing buildings, which can reduce embodied carbon. The policy aligns with sustainable development principles. **IIA6 – Climate Adaptation and Resilience**																Policy HE5 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, townscape, education, and cultural engagement. It has neutral or indirect impacts on health, transport, water, and waste, which are addressed through complementary policies. Its emphasis on local character, archaeological stewardship, and inclusive access ensures that non-designated heritage assets continue to enrich the borough's social, environmental, and cultural fabric.

	The policy contributes to adaptation by promoting the long-term stewardship of non-designated heritage assets, which may include climate-resilient design for locally listed buildings. Archaeological sites and historic landscapes can also inform sustainable land use. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy HE5 may support biodiversity where non-designated assets include historic parks, gardens, or green infrastructure. The policy encourages conservation of landscape features, which can contribute to ecological connectivity and habitat preservation. **IIA9 – Soils and Minerals** Policy HE5 promotes the reuse of existing buildings and the preservation of archaeological sites, avoiding unnecessary development on greenfield land. It supports soil protection and sustainable land management. **IIA10 - Social Inclusion and Equality** The policy encourages the conservation, interpretation and celebration of local heritage and archaeology, helping communities engage with and understand their shared history. This can promote community cohesion, local identity and broader participation in cultural heritage. **IIA11 - Historic Environment, Culture and Character** This is the core focus of the policy. Policy HE5 provides a comprehensive approach to identifying, conserving, and enhancing non-designated heritage assets and archaeological assets. It supports public engagement, interpretation, and heritage-led regeneration. **IIA12 – Transport and Connectivity** The policy does not directly address transport. However, the conservation of historic street furniture and layouts may support walkability and active travel. **IIA13 – Waste**	

	Policy HE5 indirectly supports waste reduction by promoting the reuse and refurbishment of existing buildings. It encourages a retain-rather-than-replace approach, which aligns with circular economy principles. **IIA14 – Housing** The policy may support housing objectives where non-designated heritage assets are adapted for residential use. It encourages sensitive alterations that retain historic character while meeting contemporary needs. **IIA15 – Economy and Employment** Policy HE5 contributes positively to economic resilience by supporting the reuse of heritage assets for viable uses, including employment and community functions. Preserving and improving access to archaeological assets can also support local skills development and heritage tourism. **IIA16 – Town Centres** The policy supports town centre vitality where non-designated assets contribute to local character and identity. Their conservation and reuse can enhance the distinctiveness and appeal of high streets and neighbourhood centres.	

Table F.2.42: POLICY HE5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY HE5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	0	0	0	0	N/A	0	0	0	0	0	0	0	+	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

Culture, Sport and Recreation

This policy theme concentrates on culture, sport and recreation and contains policies on protecting cultural, sports and recreation uses, supporting identified cultural quarters, the promotion of new cultural uses and other matters. Policies C1- C6 have been measured against the IIA objectives.

Policy C1: A Culturally Rich Borough

Policy C1 sets out a strategic framework for embedding culture into placemaking and development across Haringey. It promotes inclusive access to cultural infrastructure, supports the creative economy, and introduces Cultural Wellbeing Action Plans to ensure developments contribute meaningfully to cultural wellbeing.

Table F.2.43: ASSESSMENT OF PROPOSED POLICY C1 A CULTURALLY RICH BOROUGH

POLICY C1: A CULTURALLY RICH BOROUGH	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	0	N/A	N/A	N/A	N/A	N/A	++	++	N/A	N/A	N/A	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy C1 directly supports the protection, enhancement and expansion of cultural, sport and recreation facilities as part of the borough's wider social infrastructure network. It seeks to ensure provision is accessible, inclusive and responsive to community needs, including through new facilities, Cultural Quarters and planning obligations. **IIA2 – Improving Health** The policy supports mental and physical wellbeing by the protection, enhancement and expansion of existing cultural, sport and recreation facilities. Enhancing access to cultural experiences and creative expression are linked to improved emotional health. Public art, community events, and inclusive cultural spaces contribute to vibrant, engaging environments. The policy's emphasis on sport and recreation has direct physical health benefits, particularly in areas of deprivation.																Policy C1 performs strongly across a wide range of IIA objectives, particularly in relation to social inclusion, health, townscape, cultural equity, and economic development. It has neutral or indirect impacts on transport, water, and waste, which are addressed through complementary policies.

	IIA3 – Education Policy C1 indirectly supports education by encouraging lifelong learning through cultural participation. Creative workspaces, public art, and cultural programming offer informal educational opportunities, particularly for young people and underrepresented groups. Engagement with local communities in the design and delivery of cultural infrastructure enhances cultural literacy and awareness. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address pollution. However, by supporting the reuse of existing buildings and promoting meanwhile uses, it may help reduce construction-related emissions. The impact on noise and light pollution is likely neutral unless further mitigated through complementary design policies. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The policy promotes inclusive access to culture, sport and recreation and requires Cultural Infrastructure Statements to identify opportunities to address inequalities in cultural	The policy provides a strategic and inclusive approach to embedding culture, sports and recreation in planning, supporting Haringey's vision for a culturally rich and resilient borough. No negative effects are identified which would require mitigation.

	participation, representation and access. This can help reduce social isolation, strengthen community cohesion and ensure cultural opportunities are available to all residents. **IIA11 - Historic Environment, Culture and Character** This is a core strength of the policy. It provides a robust framework for protecting and enhancing cultural infrastructure, and promoting cultural equity. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** The policy strongly supports economic resilience by recognising the role of culture and the creative industries in local economies. It promotes support for creative clusters, and cultural-led regeneration. This aligns well with objectives to stimulate local economies and provide employment opportunities, particularly in deprived areas. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by promoting cultural uses in high streets and town centres. Public art, festivals, and creative workspaces attract visitors, support local businesses, and reinforce the distinctiveness of centres. The policy aligns strongly with objectives to enhance the vibrancy and inclusivity of town centres.	

Table F.2.44: POLICY C1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	0	0	N/A	N/A	N/A	N/A	N/A	0	++	N/A	N/A	N/A	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for heritage and culture and economy. However, there would be no requirement for Cultural Wellbeing Action Plans. Opportunities to support inclusive access to cultural infrastructure, promote cultural equity, and integrate culture into the borough's growth strategy would be significantly reduced.																In the absence of Policy C1, the borough would lack a strategic framework for embedding culture, sports and recreation in planning and development.

Policy C2: Cultural, Sports and Recreation Facilities

Policy C2 establishes a robust framework for safeguarding and enhancing Haringey's cultural, sports and recreation facilities, recognising their essential role in the borough's social, economic, and creative life. It resists the loss of facilities unless strict criteria are met. The policy also applies the Agent of Change principle to protect existing l uses from the impacts of new development. It supports proposals for new high-quality facilities in appropriate locations.

Table F.2.45: ASSESSMENT OF PROPOSED POLICY C2 CULTURAL, SPORTS AND RECREATION FACILITIES

POLICY C2: CULTURAL, SPORTS AND RECREATION FACILITIES	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	+	N/A	N/A	N/A	N/A	N/A	N/A	++	++	N/A	N/A	0	+	+	

Interpretation Summary	**IIA1 – Social Infrastructure** Policy C2 protects existing cultural, sport and recreation facilities and supports the delivery of new and enhanced provision as part of Haringey's social infrastructure network. The policy promotes facilities that support physical activity, learning, cultural participation and social interaction, helping to meet community needs. **IIA2 – Improving Health** The policy protects a range of facilities that contribute direct to mental and physical health and also supports new and enhanced facilities which would support the same. **IIA3 – Education** Policy C2 indirectly supports education by protecting venues that host informal learning, workshops, and cultural education programmes. These facilities contribute to lifelong learning and cultural literacy, particularly for young people and marginalised groups. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This policy protects sport and recreation built facilities which may be located on open space. It supports new and enhanced sport and recreation facilities subject to other plan policies.	Policy C2 performs strongly across a range of IIA objectives, particularly in relation to culture, health, heritage, social inclusion, townscape quality, and economic resilience. It has neutral or indirect impacts on transport, water, and waste, which are addressed through complementary policies. The policy provides a clear and enforceable mechanism for protecting cultural, sporting and recreational infrastructure and ensuring that any loss is appropriately mitigated.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The policy requires facilities to respond positively to the diverse communities they serve and foster identity, belonging and community cohesion. The retention of valued community assets, including public houses with social and cultural value, can help support inclusive community life and opportunities for social interaction. **IIA11 - Historic Environment, Culture and Character** This is a core strength of the policy. It provides a strong framework for conserving cultural heritage, including public houses with social and historic value. TThe policy aligns directly with objectives to protect and enhance cultural assets. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy is not directly related to housing. In some cases, it may constrain redevelopment opportunities for housing. However, it ensures that cultural value is not lost in the pursuit of housing delivery, supporting a balanced approach to growth. **IIA15 – Economy and Employment** Policy C2 supports economic resilience by protecting venues that contribute to the creative economy, tourism, and local employment. It recognises the role of cultural infrastructure in supporting small businesses, freelancers, and community enterprises, particularly in deprived areas. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by retaining cultural anchors that	

	attract footfall, support local businesses, and enhance the distinctiveness of high streets. It aligns well with objectives to create vibrant, inclusive town centres.	

Table F.2.46: POLICY C2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	+	N/A	N/A	N/A	N/A	N/A	N/A	+	++	N/A	N/A	0	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for health, heritage and culture and economy. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral / slight positive score with a medium-term impact.																The alternative option is not recommended.

Policy C3: Meanwhile, Ancillary and Flexible Cultural Uses

Policy C3 supports the temporary, ancillary, and flexible use of spaces for cultural activity in appropriate locations such as town centres, high streets, Cultural Quarters, and Creative Industry Clusters. It encourages low-cost, adaptable cultural uses that animate places, support local economies, and foster community identity. The policy promotes compatibility with surrounding uses and supports placemaking through short-term and co-located cultural interventions.

Table F.2.47: ASSESSMENT OF PROPOSED POLICY C3 MEANWHILE, ANCILLARY AND FLEXIBLE CULTURAL USES

POLICY C3: MEANWHILE, ANCILLARY AND FLEXIBLE CULTURAL USES	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	++	N/A	N/A	N/A	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy C3 supports the temporary and flexible use of spaces for cultural activities, helping																Policy C3 performs strongly across a range of IIA

	to maximise the use of existing buildings and spaces for community-focused cultural provision. This can provide additional opportunities for cultural and social activities without requiring permanent new infrastructure. **IIA2 – Improving Health** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation indirectly by encouraging the reuse of existing spaces and avoiding unnecessary redevelopment. Meanwhile and ancillary uses can reduce embodied carbon and support low-impact cultural activity. The impact is positive when aligned with sustainable design principles. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IA7 – Water Resources and Water Quality** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	objectives, particularly in relation to social inclusion, townscape quality, cultural participation, and local economic development. It has neutral or indirect impacts on transport, water, and waste, which are addressed through complementary policies. The policy provides a flexible and inclusive approach to supporting cultural activity and placemaking across Haringey.

	IIA10 - Social Inclusion and Equality By supporting accessible and affordable cultural activities in a variety of locations, the policy can broaden participation in culture and community life. Meanwhile and ancillary cultural uses can help animate neighbourhoods, foster community identity and encourage social interaction. **IIA11 - Historic Environment, Culture and Character** Policy C5 aligns well with cultural objectives by supporting grassroots cultural expression, temporary installations, and community-led activity. It enables cultural participation in areas that may lack permanent infrastructure and contributes to a dynamic and inclusive cultural landscape. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** Policy C5 supports local economic resilience by enabling low-cost cultural activity, supporting creative practitioners, and animating commercial areas. It aligns with objectives to support small businesses, freelancers, and community enterprises, particularly in deprived areas. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by activating vacant units, supporting cultural programming, and enhancing the public realm. It aligns strongly with objectives to create vibrant, inclusive, and resilient town centres.	

Table F.2.48: POLICY C3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	++	N/A	N/A	N/A	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for heritage and culture and economy. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral / slight positive score with a medium-term impact.																The alternative option is not recommended.

Policy C4: Public Art

Policy C4 promotes the integration of public art into development and the public realm across Haringey. It encourages durable, inclusive, and context-sensitive artworks that reflect local identity, celebrate underrepresented histories, and contribute to placemaking. The policy supports both permanent and community-led street art, resists the loss of existing high-quality public artworks, and requires mitigation where loss is unavoidable. It positions public art as a vital component of cultural expression, community engagement, and urban character.

Table F.2.49: ASSESSMENT OF PROPOSED POLICY C4 PUBLIC ART

POLICY C4: PUBLIC ART	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A	+	++	N/A	N/A	N/A	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy C4 contributes positively to social infrastructure by fostering inclusive cultural participation and community pride. Public art enhances shared spaces, supports social interaction, and reflects the diversity of local communities. The policy aligns well with objectives to promote fairness, respect, and cultural representation across Haringey. **IIA2 – Improving Health** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.																Policy C4 performs strongly across a range of IIA objectives, particularly in relation to townscape quality, cultural heritage, social inclusion, and the creative economy. It has neutral or indirect

	IIA3 – Education Policy C4 indirectly supports education by encouraging cultural literacy and engagement with local history and identity. Public art can serve as a tool for informal learning and community storytelling, particularly when co-designed with schools, youth groups, and cultural organisations. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The policy promotes inclusive and accessible public art that reflects local culture, histories and underrepresented groups. Support for community engagement, co-design and community-led street art can strengthen social inclusion, local identity and community cohesion. **IIA11 - Historic Environment, Culture and Character** The policy is directly aligned with this objective. It supports the conservation and	impacts on transport, water, and waste, which are addressed through complementary policies. The policy provides a clear and inclusive framework for integrating public art into development and placemaking across Haringey.

	celebration of cultural heritage through public art, particularly works that reflect underrepresented histories and communities. The protection of existing artworks and encouragement of community-led initiatives contribute to a vibrant and inclusive cultural landscape. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** Policy C4 supports the creative economy by providing opportunities for artists, fabricators, and cultural organisations. It encourages investment in cultural programming and contributes to the visibility of local talent. The policy aligns well with objectives to support creative industries and cultural employment. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by enhancing the public realm, supporting cultural programming, and attracting visitors. Public art can reinforce the identity of high streets and contribute to inclusive, vibrant town centres.	

Table F.2.50: POLICY C4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C4	IIA Objective															
ALTERNATIVE OPTION 1: NO POLICY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	0	0	

Interpretation Summary	The NPPF and London Plan do not have substantive policies on public art, and so the effects would likely be neutral	The alternative option is not recommended.

Policy C5: Tottenham Creative Enterprise Zone

Policy C5 supports the growth and resilience of the creative industries within the Tottenham Creative Enterprise Zone (CEZ). It promotes the delivery of affordable employment space, resists the loss of existing creative employment floorspace, and encourages temporary and meanwhile uses that support cultural production. The policy recognises Tottenham's unique creative ecosystem and seeks to embed creativity into regeneration, strengthen local identity, and support inclusive economic development.

Table F.2.51: ASSESSMENT OF PROPOSED POLICY C5 TOTTENHAM CREATIVE ENTERPRISE ZONE

POLICY C5: TOTTENHAM CREATIVE ENTERPRISE ZONE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	0	N/A	+	N/A	N/A	N/A	N/A	+	++	N/A	N/A	N/A	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy C5 supports the provision of creative workspace, cultural uses and community facilities within the Tottenham Creative Enterprise Zone. This helps strengthen the borough's cultural infrastructure and supports facilities that contribute to community wellbeing and local economic opportunities. **IIA2 – Improving Health** The policy indirectly supports mental wellbeing by sustaining environments that enable creative expression, social connection, and community identity. Creative workspaces and cultural activity contribute to emotional health and resilience. While not directly addressing physical health, the policy's emphasis on placemaking and cultural vitality has indirect health benefits. **IIA3 – Education** Policy C5 indirectly supports education by enabling informal learning, apprenticeships, and creative skills development. The CEZ provides opportunities for																Policy C5 performs strongly across a wide range of IIA objectives, particularly in relation to economic development, cultural heritage, townscape quality, and social inclusion. It has neutral or indirect impacts on transport, water, and waste, which are addressed through complementary policies. The policy provides a

	young people and emerging creatives to access training, mentorship, and collaborative environments that support lifelong learning and career progression. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation indirectly by encouraging the retrofit and reuse of creative workspaces, which can reduce embodied carbon. It also promotes low-impact, flexible uses that align with sustainable development principles. The impact is positive when implemented alongside energy efficiency standards. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** By protecting affordable creative workspace and supporting local creative enterprises, the policy can improve opportunities for participation in cultural and economic activities. Maintaining a diverse creative sector can help support inclusive growth and opportunities for a broad range of residents and businesses. **IIA11 - Historic Environment, Culture and Character** Policy C5 aligns strongly with cultural objectives by supporting creative production, cultural identity, and the visibility of underrepresented communities. It encourages	targeted and place-based approach to supporting Tottenham's creative economy and embedding culture into regeneration.

	the retention and enhancement of spaces that reflect Tottenham's cultural and industrial heritage, contributing to a vibrant and inclusive cultural landscape. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This is a core strength of the policy. Policy C5 supports inclusive economic growth by protecting and expanding affordable creative workspace, supporting local talent, and embedding creativity into regeneration. It aligns directly with objectives to stimulate employment, support small businesses, and promote economic resilience in deprived areas. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by supporting creative uses in Tottenham's district and local centres. It enhances the cultural offer, attracts footfall, and reinforces the distinctiveness of Tottenham as a creative destination. The policy aligns well with objectives to create vibrant, inclusive town centres.	

Table F.2.52: POLICY C5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	N/A	0	N/A	N/A	N/A	N/A	0	++	N/A	N/A	N/A	+	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for heritage and culture and economy as CEZs are a London GLA initiative and supported in the London Plan. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral / slight positive score with a medium-term impact.																The alternative option is not recommended.

Policy C6: Warehouse Living

Policy C6 provides a detailed framework for supporting warehouse living as a sui generis use that integrates affordable, collaborative living and working environments for creative industry workers. It promotes retrofit-first approaches, protects existing creative communities from displacement, and ensures that developments meet both creative production and residential standards. The policy supports the cultural economy, fosters community identity, and safeguards the unique character of Haringey's creative industry clusters.

Table F.2.53: ASSESSMENT OF PROPOSED POLICY C6 WAREHOUSE LIVING

POLICY C6: WAREHOUSE LIVING	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	0	N/A	+	+	N/A	N/A	+	+	++	N/A	N/A	++	+	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy C6 supports a distinctive form of accommodation and creative production space that contributes to Haringey's cultural infrastructure. Requirements for communal facilities, collaborative working environments and the retention of creative production space help support social interaction and community networks. **IIA2 – Improving Health** The policy supports mental wellbeing by enabling creative expression and fostering strong social networks within communal living environments. It also addresses																Policy C6 performs strongly across a wide range of IIA objectives, particularly in relation to housing, cultural heritage, economic development, and climate mitigation. It has neutral or indirect impacts on

	physical health through requirements for adequate living standards, fire safety, and environmental performance. The emphasis on retrofit and co-designed solutions contributes to healthier, more resilient housing environments. **IIA3 – Education** Policy C6 indirectly supports education by enabling informal learning and skill-sharing within creative communities. Warehouse living environments often host workshops, exhibitions, and collaborative projects that promote cultural literacy and creative development, particularly for emerging artists and practitioners. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation by promoting a retrofit-first approach, which reduces embodied carbon and supports energy-efficient upgrades. By retaining and adapting existing buildings, it aligns with borough-wide net zero carbon targets and sustainable development principles. **IIA6 – Climate Adaptation and Resilience** Policy C6 contributes to climate adaptation by requiring that warehouse living units meet environmental performance standards and support resilient living arrangements. The integration of communal spaces and flexible design can help communities respond to climate-related challenges. The impact is positive when aligned with broader adaptation strategies. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** By promoting the reuse of existing industrial buildings and avoiding displacement,	transport, water, and waste, which are addressed through complementary policies. The policy provides a targeted and inclusive framework for supporting warehouse living as a vital component of Haringey's cultural and creative ecosystem.

	the policy supports efficient land use and reduces pressure on greenfield sites. This contributes positively to soil protection and sustainable land management. **IIA10 - Social Inclusion and Equality** The policy seeks to maintain affordable accommodation and workspace for people working in the creative industries and requires measures to minimise displacement of existing residents and occupiers. Collaborative design, relocation strategies and affordability requirements help support inclusion, community cohesion and equal access to creative opportunities. **IIA11 - Historic Environment, Culture and Character** This is a core strength of the policy. Policy C6 supports cultural production, protects creative communities, and promotes the integration of heritage and identity into live-work environments. It contributes to cultural vitality and aligns directly with objectives to conserve and enhance cultural assets. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Policy C6 is directly aligned with housing objectives by providing an innovative housing model that meets the needs of creative industry workers. It supports affordability, inclusivity, and quality, and ensures that units meet residential standards while enabling creative production. The policy contributes positively to housing diversity and supply in appropriate contexts. **IIA15 – Economy and Employment** This is a core strength of the policy. C6 supports the creative economy by securing affordable workspace, protecting existing businesses, and enabling creative production within residential settings. It aligns directly with objectives to stimulate employment, support small enterprises, and promote economic resilience.	

	IIA16 – Town Centres This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.54: POLICY C6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY C6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	-	0	N/A	-	-	N/A	N/A	0	-	-	N/A	N/A	-	-	N/A	
Interpretation Summary	As Warehouse living policy is unique to Haringey there would be no planning framework to support warehouse living as a sui generis use that integrates affordable, collaborative living and working environments for creative industry workers. The borough would lack mechanisms to safeguard existing warehouse living communities, ensure appropriate design standards, or secure affordability for creative residents. Without this policy, the unique ecosystem of live-work creative production in Haringey's industrial areas would be vulnerable to displacement, decline, and regulatory uncertainty.																The alternative option is not recommended.

Climate Resilience and Adaptation Policies

This policy theme concentrates on climate adaptation and resilience and contains policies on flood risk, air pollution and other matters. Policies CR1-CR8 have been measured against the IIA objectives.

CR1: Climate Resilience and Adaptation

Policy CR1 establishes a strategic framework for ensuring that new development in Haringey is resilient to the impacts of climate change. It requires proposals to address key risks including overheating, flooding, drought, poor air quality and subsidence, with a strong emphasis on nature-based solutions and protecting vulnerable populations. The policy integrates borough-wide and regional strategies and supports the delivery of a fair, healthy, and sustainable place.

Table F.2.55: ASSESSMENT OF PROPOSED POLICY CR1 CLIMATE RESILIENCE AND ADAPTATION

POLICY CR1: CLIMATE RESILIENCE AND ADAPTATION	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	+	++	++	++	++	++	++	+	N/A	+	N/A	++	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This policy does not directly contribute to the provision of social infrastructure, however, indirectly supports development proposals such as healthcare and community facilities to be located and designed to respond to climate risk. **IIA2 – Improving Health** This policy strongly supports health outcomes by addressing climate-related risks such as overheating, flooding, and poor air quality, which disproportionately affect personal safety as well as physical and mental wellbeing. It aligns with the Joint Strategic Needs Assessment and prioritises the protection of vulnerable groups, including older people and those with health conditions. **IIA3 – Education** Policy CR1 supports the resilience of educational buildings and infrastructure. By requiring climate risk assessments and adaptation measures, it helps ensure that																Policy CR1 performs strongly across a wide range of IIA objectives, particularly in relation to health, climate adaptation, water, biodiversity, housing, and economic resilience. It has neutral or indirect impacts on heritage, transport, and waste, which are addressed through complementary policies. Its emphasis on equity,

	schools and learning environments remain safe and functional during extreme weather events. **IIA4 – Air, Light and Noise Pollution** Policy CR1 directly supports improvements in air quality by requiring proposals to identify, assess and respond to climate risks associated with poor air quality. Additionally, prioritising nature-based solutions and urban greening, will help filter pollutants and reduce air and noise emissions. **IIA5 – Climate Change Mitigation** This is the core focus of the policy. Policy CR1 provides a comprehensive and proactive approach to climate change mitigation, requiring development to identify and address a wide range of risks including overheating, flooding, drought, and subsidence. It sets the expectation that proposals that increase climate risk and do not provide appropriate mitigation will be resisted. **IIA6 – Climate Adaptation and Resilience** This is the core focus of the policy. Policy CR1 provides a comprehensive and proactive approach to climate resilience requiring development to design buildings to adapt to a changing climate, responding to a wide range of risks including overheating, flooding, drought, and subsidence. It aligns strongly with national and regional guidance and supports long-term resilience. **IIA7 – Water Resources and Pollution** Policy CR1 supports water efficiency and drought resilience through requiring developments to identify, assess and respond to climate risks associated with flooding and drought. **IIA8 – Biodiversity and Open Spaces** The policy encourages nature-based solutions, which can enhance biodiversity and green infrastructure. By integrating green and blue spaces into development, Policy CR1 supports ecological connectivity and multifunctional landscapes, contributing positively to this objective. **IIA9 – Soils and Minerals Soils and Minerals**	nature-based solutions, and long-term planning ensures that development in Haringey is well-prepared for a changing climate. No negative effects identified which would require mitigation.

	Policy CR1 promotes sustainable land use by encouraging the integration of green infrastructure and minimising impermeable surfaces. It supports soil protection and sustainable drainage, although this is more explicitly addressed in Policy CR5. Additionally reducing the impact of subsidence will support the protection of natural resources. **IIA10 - Social Inclusion and Equality** This policy supports reducing inequities by requiring proposals to identify people or groups that are particularly vulnerable to climate change impacts and provide an appropriate response that meets the respective level of resilience and special needs. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** The policy does not directly address transport. However, climate-resilient design may support walkability and reduce disruption to transport infrastructure during extreme weather events. The impact is indirect and context-dependent. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy supports housing resilience by requiring developments to address overheating, flood risk, and other climate-related hazards. This ensures that homes remain safe, reducing risk to vulnerable residents. **IIA15 – Economy and Employment** Policy CR1 contributes positively to economic resilience by reducing climate-related risks to businesses, infrastructure, and the workforce. It supports long-term viability and reduces disruption from extreme weather events, aligning with inclusive economic growth objectives. **IIA16 – Town Centres**	

	The policy supports town centre resilience by requiring climate-adaptive design in all locations, including commercial and mixed-use areas. Nature-based solutions and cooling strategies can enhance the attractiveness and functionality of town centres during extreme weather.	

Table F.2.56: POLICY CR1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	+	+	0	+	0	0	0	0	0	0	0	0	
	Interpretation Summary The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not necessarily directly identify and respond to the local climate risks relevant Haringey or work towards the implementation of local strategies including the Haringey Climate Change Action Plan, Climate Change Adaptation and Resilience Action Plan, Air Quality Action Plan, Local Flood Risk Management Plan etc. Therefore, this option tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

CR2: Supporting Urban Cooling

Policy CR2 sets out a detailed approach to reducing the Urban Heat Island (UHI) effect and reducing overheating in the public realm. It requires development to incorporate passive cooling measures, nature-based solutions, and in some cases an Indoor Cool Spaces . The policy supports inclusive, climate-resilient design and prioritises the needs of vulnerable populations, aligning with borough-wide health, equity, and sustainability goals.

Table F.2.57: ASSESSMENT OF PROPOSED POLICY CR2 SUPPORTING URBAN COOLING

POLICY CR2: SUPPORTING URBAN COOLING	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	+	++	++	++	+	++	++	++	+	+	N/A	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR2 contributes positively to this objective by requiring proposals that provide publicly accessible social infrastructure to contribute to the delivery of indoor Cool Spaces. This will help ensure residents and visitors have access to safe and comfortable places of refuge during heatwaves. **IIA2 – Improving Health** This policy strongly supports positive health outcomes by addressing overheating, which is a growing public health risk. It prioritises protection for vulnerable groups such as older people, children, and those with chronic illnesses. The provision of indoor Cool Spaces and urban greening contributes to both physical and mental wellbeing. **IIA3 – Education** Policy CR2 indirectly supports education by improving the thermal comfort of external spaces used by schools, nurseries, and other educational facilities. Shaded, well-ventilated environments enhance learning conditions and reduce health risks for students and staff. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality by promoting vegetation and green infrastructure, which can help filter pollutants. It also contributes to reduced reliance on active cooling systems that emit waste heat and contribute to localised air pollution. **IIA5 – Climate Change Mitigation** Policy CR2 supports climate mitigation by prioritising passive cooling design measures including, shading, and nature-based solutions which subsequently lower energy demand and associated emissions.																Policy CR2 performs strongly across a wide range of IIA objectives, particularly in relation to health, climate adaptation, biodiversity, housing, and townscape. It has neutral or indirect impacts on heritage, waste, and water quality, which are addressed through complementary policies. Its emphasis on passive design, nature-based solutions, and equity ensures that urban cooling is embedded in development across the borough. No negative effects identified which would require mitigation.

	IIA6 – Climate Adaptation and Resilience Policy CR2 provides a comprehensive strategy for adapting to rising temperatures and the UHI effect. It ensures that development contributes to urban cooling and protects residents from extreme heat, aligning strongly with adaptation objectives. **IIA7 – Water Resources and Pollution** The policy encourages the integration of green and blue infrastructure, which can contribute to urban cooling and managing sustainable drainage. **IIA8 – Biodiversity and Open Spaces** Policy CR2 promotes nature-based solutions, including tree planting, green roofs, and vegetated shading structures. These measures enhance biodiversity, improve ecological connectivity, and contribute to multifunctional green spaces. **IIA9 – Soils and Minerals Soils and Minerals** The policy supports sustainable land use by encouraging permeable surfaces and green infrastructure. These measures reduce soil sealing and support natural cooling processes, contributing positively to soil health and land resilience. **IIA10 - Social Inclusion and Equality** This policy requires proposals to identify and respond to heat risks including consideration of any vulnerabilities. This can support social inclusion and equality by reducing the disproportionate impacts of extreme heat on vulnerable groups and helping ensure people can continue to participate in community and public life during heatwaves. **IIA11 - Historic Environment, Culture and Character** The policy does not directly address heritage. However, urban cooling measures can be sensitively integrated into historic environments to support their continued use and comfort. **IIA12 – Transport and Connectivity** Policy CR2 indirectly supports sustainable transport by improving the comfort and usability of walking and cycling routes during hot weather. Shaded, cooler streets encourage active travel and reduce reliance on private vehicles.	

	IIA13 – Waste This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Policy CR2 supports housing quality by requiring the integration of passive cooling measures in external amenity spaces and communal areas. This ensures that residential environments remain safe and comfortable during heatwaves, particularly for vulnerable residents. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by reducing heat-related disruption in commercial and public spaces. Comfortable environments support footfall, productivity, and the viability of outdoor economic activity. **IIA16 – Town Centres** Policy CR2 supports town centre vitality by enhancing the thermal comfort and attractiveness of public spaces during periods of increased heat. For example, shaded environments encourage footfall, dwell time and publicly accessible indoor Cool Spaces will help to provide cooling relief within town centres.	

Table F.2.58: POLICY CR2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	+	0	+	0	0	0	0	N/A	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the social infrastructure provision needed in the borough to overcome impacts of heatwaves and extreme heat. Therefore this option tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

CR3: Minimising Overheating Risk in Buildings

Policy CR3 sets out a detailed framework for reducing overheating risk in new and existing buildings. It introduces the Haringey Cooling Hierarchy, prioritising passive design measures and discouraging reliance on active cooling systems, requiring overheating assessments for major developments. It supports climate resilience, public health, and energy efficiency, aligning with borough-wide sustainability and equity goals.

Table F.2.59: ASSESSMENT OF PROPOSED POLICY CR3 MINIMISING OVERHEATING RISK IN BUILDINGS

POLICY CR3: MINIMISING OVERHEATING RISK IN BUILDINGS	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	+	++	++	N/A	N/A	+	++	+	N/A	N/A	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** This policy indirectly supports the provision of social infrastructure as it would require any new development comprising health, community or education facilities etc. to adhere to the Haringey Cooling Hierarchy, subsequently minimising overheating risk within these types of buildings. **IIA2 – Improving Health** This policy strongly supports health outcomes by addressing overheating, which poses serious risks to physical and mental wellbeing. It prioritises protection for vulnerable populations and requires higher standards for buildings accommodating those at greater risk, such as care homes and healthcare facilities. **IIA3 – Education** Policy CR3 supports education by requiring overheating mitigation in schools, nurseries, and other learning environments. Comfortable indoor conditions are essential for concentration, attendance, and wellbeing, particularly during heatwaves. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality by reducing reliance on active cooling systems that emit waste heat and contribute to localised pollution. **IIA5 – Climate Change Mitigation**																Policy CR3 performs strongly across a wide range of IIA objectives, particularly in relation to health, housing, climate adaptation, mitigation, and townscape. It has neutral or indirect impacts on heritage, transport, and waste, which are addressed through complementary policies. Its emphasis on passive design, equity, and long-term resilience ensures that buildings in Haringey are well-prepared for a warming climate. No negative effects identified which would require mitigation.

	Policy CR3 contributes strongly to mitigation by prioritising passive cooling and energy-efficient design. It discourages energy-intensive active cooling systems and supports reuse of waste heat, aligning with borough-wide net zero carbon targets. **IIA6 – Climate Adaptation and Resilience** The policy provides a comprehensive strategy for adapting buildings to rising temperatures, ensuring long-term resilience and occupant safety. It supports futureproofing through the overheating assessment, supported by retrofit plans and dynamic thermal modelling. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals Soils and Minerals** The policy indirectly supports sustainable land use by encouraging retrofit and reuse of existing buildings. **IIA10 - Social Inclusion and Equality** Policy CR3 supports inclusive access to healthy living environments and reduces barriers to participation in community life caused by extreme heat. **IIA11 - Historic Environment, Culture and Character** The policy supports passive cooling measures that could be integrated into heritage buildings. Overheating mitigation may support the continued use of historic buildings, particularly where sensitive retrofit strategies are applied. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

	IIA14 – Housing Policy CR3 strongly supports improved housing quality by ensuring that homes are designed to remain safe and comfortable during heatwaves over the long term. It also prioritises passive cooling measures, reducing operational costs and improving housing affordability for all residents. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by reducing heat-related disruption in workplaces and public buildings. Comfortable indoor environments support productivity, reduce energy costs, and enhance building performance. **IIA16 – Town Centres** Policy CR3 supports town centre vitality by improving the thermal comfort of commercial and mixed-use buildings.	

Table F.2.60: POLICY CR3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	-	0	N/A	0	0	0	0	0	0	+	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the local needs or respond to the Council's priorities towards minimising overheating risk including risk to vulnerable communities within Haringey. Therefore, this option tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

CR4: Managing and Reducing Flood Risk

Policy CR4 provides a comprehensive framework for assessing, mitigating, and managing flood risk in Haringey. It sets out clear requirements for site-specific flood risk assessments, location-based restrictions, and design measures to ensure development is safe and does not increase

flood risk elsewhere. The policy prioritises nature-based solutions, protects vulnerable users, and aligns with borough-wide documents including the Strategic Flood Risk Assessment (SFRA) and Local Flood Risk Management Strategy.

Table F.2.61: ASSESSMENT OF PROPOSED POLICY CR4 MANAGING AND REDUCING FLOOD RISK

POLICY CR4: MANAGING AND REDUCING FLOOD RISK	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	+	+	+	++	++	++	+	+	+	+	+	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR4 contributes positively to this objective by ensuring that new social infrastructure developments are located in suitable locations that avoid, mitigate and control flood risk. **IIA2 – Improving Health** This policy strongly supports health outcomes by reducing exposure to flood-related hazards, including injury, displacement, and waterborne diseases. It requires safe access and egress, flood warning systems, and resilient design, contributing to physical and mental wellbeing. **IIA3 – Education** Policy CR4 supports education by ensuring that schools and other learning environments are located and designed to avoid flood risk. This helps maintain continuity of education during flood events and protects students and staff from flood-related disruption and risks. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address air, light, or noise pollution. However, flood mitigation measures such as green infrastructure may indirectly contribute to improved air quality and reduced noise in urban areas. **IIA5 – Climate Change Mitigation** Policy CR4 indirectly supports mitigation by promoting nature-based solutions and sustainable design. Flood-resilient infrastructure can reduce the need for energy-intensive emergency responses and repairs.																Policy CR4 performs strongly across a wide range of IIA objectives, particularly in relation to health, climate adaptation, water, housing, economy/employment and town centres. It has neutral or indirect impacts on heritage, waste, and air quality, which are addressed through complementary policies. Its emphasis on evidence-based planning, nature-based solutions, and protection of vulnerable development types ensures that development in Haringey is located in suitable areas and well-prepared for current and future flood risks. No negative effects identified

	IIA6 – Climate Adaptation and Resilience This is the core focus of the policy. Policy CR4 provides a robust strategy for adapting to increased flood risk, incorporating the need for proposals to undertake site-specific assessments, where located in areas of flood risk. This would require suitable mitigation measures to be integrated into design to ensure that the building could withstand current and future increased flood risk, aligning strongly with adaptation objectives. **IIA7 – Water Resources and Pollution** Policy CR4 supports reduced water pollution by requiring measures to mitigate flood risk. This could include initiatives such as integrating sustainable drainage solutions, flood-resistant design and provision of green infrastructure. It helps prevent contamination from surface water runoff, supporting the protection of groundwater and rivers. **IIA8 – Biodiversity and Open Spaces** The policy supports biodiversity where flood mitigation measures include nature-based solutions such as rain gardens, wetlands, and riparian buffers. These features enhance ecological value and contribute to multifunctional green spaces. **IIA9 – Soils and Minerals** Policy CR4 promotes sustainable land use by directing development away from high-risk areas and preserving flood storage capacity. It supports soil protection through permeable surfaces and minimises disturbance to groundwater flows. **IIA10 - Social Inclusion and Equality** The policy contributes positively to social inclusion and equality by reducing flood-related risks that can disproportionately affect vulnerable groups, including older people, disabled people, children, lower-income households and those with existing health conditions. Improving resilience to flooding can help maintain safe access to homes, services, community facilities and public spaces, supporting equal opportunities to participate in community life. **IIA11 - Historic Environment, Culture and Character**	which would require mitigation.

	Policy CR4 does not directly address heritage. However, flood protection measures may support the long-term resilience of historic buildings and landscapes, particularly in flood-prone areas. The impact is likely neutral unless integrated with heritage-specific policies. **IIA12 – Transport and Connectivity** The policy contributes positively to transport resilience by requiring safe access and egress during flood events through establishing evacuation plans. It supports the protection of transport infrastructure and reduces disruption caused by surface water and fluvial flooding. **IIA13 – Waste** Policy CR4 indirectly supports waste reduction by minimising flood damage to buildings and infrastructure, which can generate significant waste. It does not explicitly address waste management systems, so the impact is likely neutral. **IIA14 – Housing** Policy CR4 strongly supports housing safety and resilience by restricting development in high-risk flood zones and requiring flood-resistant design. It ensures that homes remain safe, habitable, and accessible during extreme weather events over the long-term. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by protecting businesses and employment sites from flood risk. It reduces disruption, supports continuity of operations, and safeguards infrastructure critical to economic activity. **IIA16 – Town Centres** Policy CR4 supports town centre vitality by ensuring that commercial and mixed-use developments are protected from flooding impacts. It promotes resilient design and infrastructure, enhancing the long-term viability and attractiveness of town centres.	

Table F.2.62: POLICY CR4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
Interpretation Summary	The proposed policies are largely aligned with the NPPF and London Plan and as such a no policy alternative would still produce positive effects against the sustainability objectives. However, as their policies are strategic, they do not necessarily recommend flood mitigation measures suitable in the context of Haringey as identified in the Haringey Strategic Flood Risk Assessment and Haringey Local Flood Risk Management Plan. Therefore, the no policy option would result in a minor positive impact score.																The alternative option is not recommended.

CR5: Sustainable Drainage

Policy CR5 sets out a clear and proactive approach to managing surface water runoff that encourages the use of Sustainable Drainage Systems (SuDS) while protecting groundwater quality. It prioritises nature-based solutions, greenfield runoff rates, and multifunctional design that delivers biodiversity, amenity, and water quality benefits.

Table F.2.63: ASSESSMENT OF PROPOSED POLICY CR5 SUSTAINABLE DRAINAGE

POLICY CR5: SUSTAINABLE DRAINAGE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	+	+	+	++	++	++	+	+	0	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR5 contributes positively to social infrastructure by reducing surface water flood risk to social infrastructure such as community facilities and public spaces. **IIA2 – Improving Health**																Policy CR5 performs strongly across a wide range of IIA objectives, particularly in relation to water quality, climate adaptation, biodiversity, health, and

	The policy supports health outcomes by reducing surface water flood-related hazards and improving access to green infrastructure. Additionally, the provision of new or retrofitted SuDS can help mitigate urban heat, improve air quality, and provide opportunities for recreation and relaxation, contributing to both physical and mental wellbeing. **IIA3 – Education** Policy CR5 supports education by protecting schools and childcare facilities from surface water flooding. SuDS features can also serve as educational tools, raising awareness of climate resilience and environmental stewardship among students and the wider community. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality by promoting vegetation and permeable surfaces that can filter pollutants. SuDS can also reduce noise by softening hard urban environments. The impact on light pollution is likely neutral. **IIA5 – Climate Change Mitigation** While primarily focused on adaptation, Policy CR5 supports mitigation by reducing the need for installing energy-intensive drainage infrastructure. Nature-based SuDS features can sequester carbon and reduce the urban heat island effect, contributing to borough-wide carbon reduction goals. **IIA6 – Climate Adaptation and Resilience** Policy CR5 provides a robust strategy for adapting to increased rainfall and surface water flooding due to climate change. It supports long-term resilience through integrated, site-specific drainage solutions. **IIA7 – Water Resources and Pollution** The policy strongly promotes water quality improvements through filtration and attenuation, reduces runoff pollution, and encourages water reuse. It additionally supports groundwater quality, ensuring any surface water drainage solution will not adversely affect groundwater resources, groundwater flow pathways and aquifer integrity will be protected.	town centres. It has neutral or indirect impacts on heritage and waste, which are addressed through complementary policies. Its emphasis on multifunctional, nature-based drainage solutions ensures that development in Haringey contributes to a more resilient, sustainable, and liveable urban environment. No negative effects identified which would require mitigation.

	IIA8 – Biodiversity and Open Spaces The policy contributes positively to biodiversity by requiring SuDS to deliver ecological benefits. Features such as wetlands, swales, and green roofs enhance habitat connectivity and support nature recovery, particularly in urban areas. **IIA9 – Soils and Minerals** Policy CR5 supports sustainable land use by reducing soil sealing and promoting permeable surfaces. It protects soil quality and supports natural infiltration processes, contributing to long-term land resilience. **IIA10 - Social Inclusion and Equality** The policy indirectly supports social inclusion and equality. SuDS features such as rain gardens and swales can enhance the usability and safety of shared spaces, particularly in areas vulnerable to surface water flooding. **IIA11 - Historic Environment, Culture and Character** Policy CR5 does not directly address heritage. However, SuDS can be sensitively integrated into historic environments to support their continued use and resilience. **IIA12 – Transport and Connectivity** The policy supports transport resilience by reducing surface water flooding on roads and footpaths. SuDS features can improve the safety and usability of active travel routes, particularly during heavy rainfall. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy supports housing resilience by reducing flood risk and improving the quality of residential environments. SuDS features enhance amenity, reduce overheating, and contribute to healthy, liveable neighbourhoods. **IIA15 – Economy and Employment** Policy CR5 contributes positively to economic resilience by protecting commercial areas from surface water flooding. It supports green infrastructure	

	jobs and reduces long-term maintenance costs associated with conventional drainage systems. **IIA16 – Town Centres** The policy supports town centre vitality by enhancing the public realm and reducing flood risk. SuDS features can improve the attractiveness and functionality of high streets and civic spaces, supporting footfall and economic activity.	

Table F.2.64: POLICY CR5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	0	0	0	+	+	+	0	0	0	+	N/A	0	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey such as the requirement for SuDS schemes to be delivered in accordance with the Haringey Local SuDS standards. As a result, the proposed Local Plan policies are expected to deliver additional benefits across the sustainability objectives, whereas the alternative option would have a neutral to minor positive effect overall.																The alternative option is not recommended.

CR6: Resilient Water and Wastewater Management

Policy CR6 sets out requirements for all development in Haringey to be water-efficient during both construction and operation to contribute to the reduction of drought risk. It mandates compliance with London Plan water consumption standards and encourages the integration of drought-resilient measures such as rainwater and greywater harvesting. It additionally requires proposals to ensure that there is sufficient water supply and wastewater infrastructure capacity to serve the development. The policy supports long-term water security, climate resilience, and sustainable resource use in the context of increasing water stress in London.

Table F.2.65: ASSESSMENT OF PROPOSED POLICY CR6 RESILIENT WATER AND WASTEWATER MANAGEMENT

POLICY CR6: RESILIENT WATER AND WASTEWATER MANAGEMENT	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	+	N/A	+	++	++	+	+	N/A	N/A	N/A	N/A	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR6 contributes positively to social infrastructure by helping to ensure a reliable water supply and wastewater treatment services for essential services such as schools, healthcare, and community facilities. Efficient water use supports the long-term viability of infrastructure, particularly in areas of high demand or vulnerability. **IIA2 – Improving Health** The policy supports health outcomes by safeguarding water availability during droughts and promoting hygiene through reliable water supply. It indirectly contributes to public health by reducing the risk of water shortages and supporting the resilience of healthcare and care facilities. **IIA3 – Education** Policy CR6 supports education by ensuring that schools and other learning environments remain operational during periods of water stress. It also provides opportunities for environmental education through the integration of visible water-saving technologies. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** Policy CR6 contributes to mitigation by reducing the energy required for water treatment and distribution. Efficient water use lowers carbon emissions associated with water infrastructure, supporting borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience**																Policy CR6 performs strongly across a wide range of IIA objectives, particularly in relation to water resources, climate adaptation, housing, and economic resilience. It has neutral or indirect impacts on heritage, waste, and transport, which are addressed through complementary policies. Its emphasis on water efficiency and drought resilience ensures that development in Haringey contributes to long-term sustainability and resource security. No negative effects identified which would require mitigation.

	The policy directly supports adaptation by reducing water demand and increasing resilience to drought. It encourages the use of rainwater and greywater systems, which help developments cope with future climate variability. **IIA7 – Water Resources and Pollution** Policy CR6 promotes efficient use of water resources, reduces pressure on mains supply, and encourages sustainable water management practices. These measures align with the Thames River Basin Management Plan and Water Framework Directive. **IIA8 – Biodiversity and Open Spaces** The policy indirectly supports biodiversity by reducing pressure on water-dependent ecosystems during drought. Water-efficient landscaping can support resilient planting schemes and reduce the need for irrigation, particularly in public open spaces. **IIA9 – Soils and Minerals** Policy CR6 supports sustainable land use by encouraging permeable surfaces and water-sensitive design. Efficient irrigation and rainwater harvesting reduce soil erosion and nutrient leaching, contributing positively to soil health. **IIA10 - Social Inclusion and Equality** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA11 - Historic Environment, Culture and Character** Policy CR6 does not directly address heritage. However, water efficiency measures can be sensitively integrated into historic buildings and landscapes to support their long-term use and resilience. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

	IIA14 – Housing The policy ensures that there is sufficient water and wastewater infrastructure capacity to serve the residents within the new development. The policy additionally supports housing resilience by reducing water bills and ensuring reliable supply during droughts. It promotes sustainable living and supports the delivery of high-quality, resource-efficient homes. **IIA15 – Economy and Employment** Policy CR6 ensures that there is sufficient water and wastewater infrastructure capacity to serve the businesses and employees within the development. It contributes positively to economic resilience by reducing operational costs for businesses and supporting water security for commercial and industrial users. **IIA16 – Town Centres** The policy supports town centre resilience by ensuring that commercial and public buildings are water-efficient and drought-resilient. This helps maintain functionality and attractiveness during periods of water stress.	

Table F.2.66: POLICY CR6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	+	0	N/A	0	+	+	0	0	N/A	N/A	N/A	N/A	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a medium-term impact.																This alternative option is not recommended.

CR7: Subsidence

Policy CR7 addresses the increasing risk of subsidence in Haringey, particularly in areas with clay-rich soils and dense urban development due to climate change. It requires development proposals to identify potential subsidence and slope stability risks and establish mitigation measures

where necessary. The policy promotes good water management, tree root management, and appropriate foundation design, supporting long-term structural safety and climate resilience.

Table F.2.67: ASSESSMENT OF PROPOSED POLICY CR7 SUBSIDENCE

POLICY CR7: SUBSIDENCE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	0	0	++	++	+	++	N/A	+	+	+	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR7 contributes positively to this objective by ensuring that social infrastructure facilities are structurally safe and resilient to subsidence. This supports the long-term viability of essential services, particularly in vulnerable areas. **IIA2 – Improving Health** The policy supports health outcomes by reducing the risk of structural failure, injury, and displacement caused by subsidence. It promotes safe living and working environments, particularly for vulnerable populations in high-risk areas. **IIA3 – Education** Policy CR7 supports education by ensuring that schools and childcare facilities are not compromised by ground instability. It helps maintain safe, uninterrupted access to learning environments. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address air, light, or noise pollution. However, good water and tree management may have minor indirect benefits for air quality and noise buffering. **IIA5 – Climate Change Mitigation** Policy CR7 does not directly support mitigation. However, by promoting long-term resilience and reducing the need for major repairs or rebuilding, it may indirectly reduce embodied carbon associated with structural failure. **IIA6 – Climate Adaptation and Resilience**																Policy CR7 performs strongly across a range of IIA objectives, particularly in relation to soils and minerals, climate adaptation, housing, and health. It has neutral or indirect impacts on air quality, waste, and transport, which are addressed through complementary policies. Its emphasis on proactive assessment, good water and tree management, and structural resilience ensures that development in Haringey is well-prepared for the increasing risk of subsidence. No negative effects identified which would require mitigation.

	This is a core strength of the policy. Policy CR7 directly supports adaptation by addressing the increased risk of subsidence due to hotter, drier summers and fluctuating groundwater levels. It promotes proactive design and construction practices that enhance resilience. **IIA7 – Water Resources and Pollution** The policy supports water objectives by encouraging good water management practices that reduce soil shrinkage and subsidence risk. This includes minimising impermeable surfaces and managing drainage, which can also benefit water quality. **IIA8 – Biodiversity and Open Spaces** Policy CR7 indirectly supports biodiversity by promoting responsible tree planting and root management. It encourages the use of less invasive species and protects existing trees where possible, contributing to urban greening and ecological stability. **IIA9 – Soils and Minerals** This is a key focus of the policy. CR7 requires proposals to consider subsidence risk at early stages of the development process, including accounting for increased risk due to climate change. This would promote improved design schemes that integrate soil stability measures, protecting against erosion and shrinkage, and encourage construction techniques that minimise disturbance to natural ground conditions. It aligns strongly with sustainable land use objectives. **IIA10 - Social Inclusion and Equality** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA11 - Historic Environment, Culture and Character** Policy CR7 indirectly supports heritage by protecting historic buildings and landscapes from subsidence-related damage. Sensitive foundation design and tree management can help preserve the structural integrity of heritage assets. **IIA12 – Transport and Connectivity**	

	The policy does not directly address transport. However, subsidence can affect roads, pavements, and transport infrastructure. By promoting land stability, CR7 may reduce disruption and maintenance costs. The impact is indirect but beneficial. **IIA13 – Waste** Policy CR7 does not explicitly address waste. However, preventing structural damage reduces the need for demolition and reconstruction, indirectly supporting waste reduction and resource efficiency. **IIA14 – Housing** The policy strongly supports housing safety and resilience by requiring assessments and mitigation in areas at risk of subsidence. It ensures that homes are structurally sound and adaptable to future climate conditions. **IIA15 – Economy and Employment** Policy CR7 contributes positively to economic resilience by reducing the risk of costly structural failures and insurance claims. It supports long-term viability of commercial buildings and infrastructure, particularly in high-risk areas. **IIA16 – Town Centres** The policy supports town centre resilience by protecting buildings and public spaces from ground movement. This helps maintain the functionality, safety, and attractiveness of commercial areas.	

Table F.2.68: POLICY CR7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR7 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	0	0	0	0	0	+	0	0	0	0	+	0	0	
Interpretation Summary	The NPPF and London Plan do not include policies to address subsidence risk. A no policy alternative in this case would be to rely on the relevant Building Regulations. However, the Building Regulations do not currently require developments to consider the increased forecast risks of subsidence																The alternative option is not recommended.

	due to the effects of climate change. The proposed policies therefore reflect a higher overall score against the sustainability objectives and would result in increased climate resilience and awareness in the borough.	

CR8: Air Quality

Policy CR8 sets out requirements for all new development in Haringey to be at least air quality neutral and to avoid creating or exacerbating areas of poor air quality. It mandates Air Quality Assessments for major developments and for proposals that may affect vulnerable groups or introduce sensitive receptors. The policy prioritises on-site mitigation and supports borough-wide efforts to improve public health and environmental quality.

Table F.2.69: ASSESSMENT OF PROPOSED POLICY CR8 AIR QUALITY

POLICY CR8: AIR QUALITY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	++	+	0	0	+	N/A	+	+	+	N/A	+	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy CR8 supports social infrastructure by requiring development to reduce public exposure to poor air quality and minimise inequalities in exposure to air pollution. Air quality assessments are also required for community infrastructure and other uses likely to be frequented by vulnerable groups, helping to ensure air quality impacts are appropriately considered and mitigated. **IIA2 – Improving Health** Policy CR8 supports health and wellbeing by requiring development to reduce exposure to poor air quality, improve air quality, and comply with relevant standards and guidelines. The policy places particular emphasis on protecting vulnerable groups and reducing inequalities in exposure to air pollution, which can contribute to improved health outcomes. **IIA3 – Education**																Policy CR8 performs strongly across a wide range of IIA objectives, particularly in relation to health, air quality, education, housing, and town centres. It has neutral or indirect impacts on water, waste, and climate adaptation, which are addressed through complementary policies. Its emphasis on air quality neutrality, protection of vulnerable groups, and on-

	Policy CR8 may support education objectives by requiring development to reduce exposure to poor air quality and comply with relevant air quality standards. Air quality assessments are required for schools and other facilities used by large numbers of children, helping to ensure air quality impacts are appropriately considered and mitigated. This can contribute to healthier learning environments for pupils and staff. **IIA4 – Air, Light and Noise Pollution** The policy aims to reduce emissions and concentrations of harmful atmospheric pollutants, prevent the creation of new air pollution hotspots, and mitigate cumulative impacts. The policy does not address light or noise pollution, so the impact on those is neutral. **IIA5 – Climate Change Mitigation** Policy CR8 indirectly supports mitigation by discouraging polluting activities and promoting cleaner technologies during demolition and construction. Improved air quality often correlates with reduced greenhouse gas emissions, particularly from transport and energy systems. **IIA6 – Climate Adaptation and Resilience** The policy does not directly address adaptation. However, improved air quality can support respiratory health during extreme weather events, such as heatwaves. **IIA7 – Water Resources and Pollution** Policy CR8 does not directly address water resources. However, reduced air pollution may lower deposition of airborne contaminants into water bodies. **IIA8 – Biodiversity and Open Spaces** The policy indirectly supports biodiversity by reducing airborne pollutants that can harm vegetation and ecosystems. Cleaner air contributes to healthier urban green spaces and supports ecological resilience. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	site mitigation ensures that development in Haringey contributes to a healthier, more equitable urban environment. No negative effects identified which would require mitigation.

	IIA10 - Social Inclusion and Equality The policy supports social inclusion and equality through improvements to air quality. This may particularly benefit groups that are more vulnerable to the effects of air pollution. By reducing health risks and helping to create healthier environments, the policy could contribute to reducing health inequalities and supporting participation in everyday activities. **IIA11 - Historic Environment, Culture and Character** Policy CR8 indirectly supports heritage by reducing pollutants that can degrade historic buildings and materials. Improved air quality helps preserve the physical integrity of heritage assets over time. **IIA12 – Transport and Connectivity** The policy contributes positively to transport objectives by reducing emissions from construction vehicles. Improved air quality may also encourage walking, wheeling and other forms of active travel, particularly amongst groups who may be more sensitive to pollution exposure. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy supports housing quality by ensuring that residential developments are not exposed to poor air quality. It protects occupants from pollution-related health risks and supports healthy living environments. **IIA15 – Economy and Employment** Policy CR8 contributes positively to economic resilience by improving environmental conditions for workers and customers. Cleaner air supports productivity, reduces absenteeism, and enhances the attractiveness of commercial areas. **IIA16 – Town Centres**	

	The policy supports town centre vitality by improving air quality in high-footfall areas. It enhances the public realm, supports outdoor activity, and contributes to the health and wellbeing of visitors and residents.	

Table F.2.70: POLICY CR8 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY CR8 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	+	0	+	0	0	N/A	0	0	0	N/A	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. For example, the proposed policies would contribute to the implementation of the Haringey Air Quality Action Plan 2025-2030. Therefore, this alternative results in a neutral score with a medium-term impact.																The alternative option is not recommended.

Building a Zero Carbon Haringey

This policy theme concentrates on net zero ambitions and contains policies on embodied carbon, the circular economy, renewable energy and other matters. Policies ZC1- ZC7 have been measured against the IIA objectives.

ZC1: Achieving a Zero Carbon Balance

Policy ZC1 sets out a comprehensive framework for achieving a zero carbon balance in all development. It requires proposals to minimise Whole Life-Cycle Carbon emissions, reduce waste through circular economy principles, and achieve net zero operational energy using the "Be Lean, Be Clean, Be Green, Be Seen" hierarchy. The policy discourages offsetting and prioritises on-site energy efficiency and renewable energy generation. It supports Haringey's borough-wide net zero target by 2041 and aligns or exceeds the London Plan and national climate policy.

Table F.2.71: ASSESSMENT OF PROPOSED POLICY ZC1 ACHIEVING A ZERO CARBON BALANCE

POLICY ZC1: ACHIEVING A ZERO CARBON BALANCE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	++	+	++	++	++	N/A	N/A	+	+	+	N/A	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** This policy strongly supports health outcomes by ensuring buildings are comfortable, well-ventilated, and resilient to overheating. It reduces exposure to cold, damp, and mould, particularly in vulnerable communities, and supports mental and physical wellbeing. **IIA3 – Education** Policy ZC1 supports education by improving the energy performance of schools and learning environments. It also promotes environmental awareness and can be used as a teaching tool for sustainability and climate action. **IIA4 – Air, Light and Noise Pollution**																Policy ZC1 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, adaptation and resilience, improving health, housing, waste, and economic resilience. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on

	The policy indirectly supports air quality by reducing reliance on fossil fuels and promoting clean energy. It also encourages passive design, which can reduce noise and light pollution through better building orientation and insulation. **IIA5 – Climate Change Mitigation** The policy strongly supports mitigation by requiring developments to minimise both embodied and operational carbon. It aligns with national and local net zero targets and promotes low-carbon construction and energy systems. **IIA6 – Climate Adaptation and Resilience** Policy ZC1 contributes to climate adaptation and resilience by promoting passive design and energy-efficient buildings that are resilient to extreme temperatures. It supports long-term building performance and reduces the need for retrofitting in the future. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The policy supports sustainable land use by encouraging retrofit and reuse of existing buildings, reducing the need for new development on greenfield sites. It also promotes material efficiency and waste reduction. **IIA10 - Social Inclusion and Equality** Policy ZC1 contributes positively to social inclusion and equality by promoting energy-efficient buildings that reduce operational costs and improve thermal comfort in community facilities. It supports inclusive access to high-quality, climate-resilient infrastructure. **IIA11 - Historic Environment, Culture and Character**	reducing whole-life carbon emissions, energy efficiency, and circularity ensures that development in Haringey contributes meaningfully to the borough's climate emergency response. No negative effects identified which would require mitigation.

	The policy indirectly supports heritage by promoting retrofit-first approaches that can preserve historic buildings. It encourages sensitive adaptation of heritage assets to improve energy performance while maintaining significance. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** The policy strongly supports waste reduction through circular economy principles. It promotes reuse, recycling, and material efficiency, reducing construction and demolition waste and supporting a more sustainable built environment. **IIA14 – Housing** Policy ZC1 supports improved housing quality by requiring energy-efficient, low-carbon homes that are comfortable, affordable to run, and resilient to climate change. It addresses fuel poverty and supports inclusive, healthy living environments. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by indirectly supporting green jobs in construction, retrofit, and renewable energy. It also reduces long-term energy costs for businesses, supporting economic stability. **IIA16 – Town Centres** Policy ZC1 supports town centre vitality by promoting high-quality, energy-efficient commercial and mixed-use buildings. It enhances the sustainability and attractiveness of town centres and supports long-term viability.	

Table F.2.72: POLICY ZC1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	+	+	+	+	N/A	N/A	+	+	+	N/A	+	+	O	O	
Interpretation Summary	The policies proposed in the Local Plan meet or exceed the minimum standards set in the NPPF and London Plan. Adopting the NPPF and London Plan approach would still produce some positive effects against the sustainability objectives related to energy efficiency, carbon reduction and renewable energy however, as their policies are strategic, they do not adequately support the Council's commitments and priorities for becoming a net zero carbon borough by 2041. Policy ZC1 establishes a local zero-carbon framework that supports Haringey's transition towards net zero carbon development, ensuring that new development makes a meaningful contribution to low carbon reduction objectives. Under a no policy alternative, the absence of a locally specific framework would likely result in less ambitious and less consistent carbon reduction outcomes, reducing progress towards the borough's net zero ambitions. As such, this option is considered to result in minor positive effects in the medium to long term.																The alternative option is not recommended.

ZC2: Whole Life-Cycle Carbon and Retrofit

Policy ZC2 seeks to minimise whole life-cycle carbon emissions by requiring development to prioritise the retention, refurbishment and adaptation of existing buildings and materials before demolition is considered. It requires developments to demonstrate that carbon emissions have been minimised through design, retrofit-first principles and whole life-cycle carbon assessment, while supporting retrofit schemes that improve building performance, resilience and longevity.

Table F.2.73: ASSESSMENT OF PROPOSED POLICY ZC2 WHOLE LIFE-CYCLE CARBON AND RETROFIT

POLICY ZC2: WHOLE LIFE-CYCLE CARBON AND RETROFIT	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	+	+	++	+	N/A	O	+	+	++	N/A	++	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy ZC2 contributes positively to social infrastructure by promoting the retention and improvement of existing buildings, including community facilities. Retrofit can enhance the usability, comfort, and accessibility of social infrastructure, particularly in deprived areas. **IIA2 – Improving Health** This policy supports health outcomes by encouraging retrofit which can addresses cold, damp, and mould, which are linked to respiratory and mental health issues. Improved building fabric enhances indoor air quality and thermal comfort, particularly for vulnerable groups. **IIA3 – Education** Policy ZC2 supports education by promoting retrofit of schools and learning environments. It ensures that educational buildings are energy-efficient, comfortable, and resilient, supporting better learning conditions and reduced operational costs. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality and noise reduction through improved insulation and building fabric. Retrofit can reduce exposure to external pollutants and noise, although the impact on light pollution is likely neutral. **IIA5 – Climate Change Mitigation** The policy strongly supports mitigation by reducing whole life-cycle carbon emissions including embodied emissions associated with construction and demolition. It promotes low-carbon materials and reuse, aligning with borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience**																Policy ZC2 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, health, housing, heritage, and waste. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on retrofit, low-carbon materials, and whole-life carbon ensures that development in Haringey contributes meaningfully to the borough's climate emergency response. No negative effects identified which would require mitigation.

	Policy ZC2 contributes to adaptation by improving the resilience of existing buildings to overheating, damp, and extreme weather. Retrofit enhances building performance and supports long-term climate resilience. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy ZC2 does not directly address biodiversity. However, retrofit can reduce development pressure on greenfield sites and support integration of green infrastructure. **IIA9 – Soils and Minerals** The policy supports sustainable land use by prioritising reuse of existing buildings and reducing the need for new development on undeveloped land. It also promotes material efficiency and waste reduction. **IIA10 - Social Inclusion and Equality** The policies encourage retrofit of existing buildings which can result in improved indoor air quality and thermal comfort which can support the health and wellbeing of vulnerable groups, encouraging increased social participation within developments and communities. **IIA11 - Historic Environment, Culture and Character** This policy directly supports heritage by promoting repair and retrofit of historic buildings. It encourages sensitive interventions that maintain significance while improving energy performance, aligning with national heritage guidance. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** The whole life-cycle carbon approach including prioritising the retention, reuse and refurbishment of buildings directly reduces demolition waste and support circular economy outcomes.	

	IIA14 – Housing Policy ZC2 supports housing quality by promoting retrofit of existing homes to improve energy efficiency, comfort, and affordability. It contributes to reduced fuel poverty and supports healthy, resilient living environments. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by supporting green jobs in retrofit, repair, and low-carbon construction. It also reduces long-term energy costs and supports the viability of existing buildings. **IIA16 – Town Centres** Policy ZC2 supports town centre vitality by encouraging retrofit of commercial and mixed-use buildings. It enhances the sustainability and attractiveness of town centres and supports long-term viability.	

Table F.2.74: POLICY ZC2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	+	+	+	+	+	N/A	O	+	+	+	N/A	+	+	+	+	
Interpretation Summary	A no policy alternative would still produce some positive effects against the sustainability objectives, particularly in relation to the London Plan 2021's policies regarding minimising greenhouse gas emissions. However, as their policies are strategic, they do not directly address the challenges and net zero carbon ambitions of Haringey. Policy ZC2 expands the London Plan's whole life-cycle carbon policies by establishing a locally specific approach that prioritises the retrofit and retention of buildings, maximising opportunities to support reduced embodied carbon emissions and reduce waste. It additionally seeks to apply to a lower development threshold compared to the London Plan, recognising that major																The alternative option is not recommended.

	developments (+10 dwellings) can significantly contribute to whole life-cycle carbon objectives. Further, the policy takes a stronger approach to embodied emission benchmarks/targets and applies the newly established UK Net Zero Carbon Buildings Standard 2026 for embodied emissions which sets a robust industry-led framework for assessing and reducing these emissions. The absence of a locally specific retrofit-first and embodied carbon framework would likely result in less ambitious carbon reduction outcomes, increased demolition and material consumption, and fewer opportunities to minimise whole life-cycle emissions. As such, the no policy alternative is considered likely to result in minor positive effects in the medium to long term.	

ZC3: Circular Economy

Policy ZC3 embeds circular economy principles into the design and delivery of development in Haringey. It requires proposals to be designed for longevity, adaptability, disassembly, and reuse. Major developments must meet ambitious targets for construction and demolition waste (95% reuse/recycle/recovery) and excavation waste (95% beneficial use). The policy supports a shift away from the linear "take-make-dispose" model and aligns with the borough's climate, resource efficiency, and zero-waste ambitions.

Table F.2.75: ASSESSMENT OF PROPOSED POLICY ZC3 CIRCULAR ECONOMY

POLICY ZC3: CIRCULAR ECONOMY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	+	+	+	++	+	O	O	+	O	+	+	++	++	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy does not directly contribute to social infrastructure provision but would apply for new social infrastructure developments such as school and healthcare facilities which would present opportunities to minimise waste and support circular economy outcomes. **IIA2 – Improving Health**																Policy ZC3 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, waste, housing, and economic resilience. It has

	The policy indirectly supports health by reducing pollution and environmental degradation associated with waste. Durable, well-maintained buildings also contribute to healthier indoor environments and reduce exposure to construction-related hazards. **IIA3 – Education** Policy ZC3 supports education by encouraging the reuse and adaptation of school buildings and promoting learning about sustainability and resource efficiency. It also supports the development of skills in repair, reuse, and sustainable construction. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality and noise reduction by minimising construction activity and promoting reuse of materials. Reduced demolition and transport of materials can lower dust, emissions, and noise pollution. **IIA5 – Climate Change Mitigation** The policy supports mitigation by reducing emissions associated with material extraction, manufacturing, and waste disposal. It promotes low-carbon construction and supports borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** Policy ZC3 contributes to adaptation by promoting flexible, long-lasting buildings that can be modified to meet changing needs and climate conditions. It supports resilience through design for disassembly and reuse. **IIA7 – Water Resources and Pollution** The policy does not directly address water. However, reduced construction waste and excavation can lower the risk of water pollution and sedimentation. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has neutral relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals**	neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on circularity, durability, and material efficiency ensures that development in Haringey supports a more sustainable, low-waste future. No negative effects identified which would require mitigation.

	The policy supports sustainable land use by reducing excavation and promoting beneficial reuse of soil. It protects soil quality and reduces the environmental impact of construction. **IIA10 - Social Inclusion and Equality** This assessment criteria has neutral relevance to this policy. This is covered by other policies in the Plan. **IIA11 - Historic Environment, Culture and Character** The policy indirectly supports heritage by promoting reuse and repair of existing buildings, including historic assets. It aligns with conservation principles and supports the long-term stewardship of cultural heritage. **IIA12 – Transport and Connectivity** Policy ZC3 indirectly supports sustainable transport by reducing the need for transporting construction materials and waste. It lowers emissions from haulage and supports local reuse and recycling networks. **IIA13 – Waste** The policy strongly supports waste reduction, reuse, and recycling in construction. It aligns with circular economy goals and promotes sustainable material flows. **IIA14 – Housing** The policy supports housing quality by encouraging adaptable, long-lasting homes that can evolve with residents' needs. It reduces lifecycle costs and supports sustainable, affordable living. **IIA15 – Economy and Employment** Policy ZC3 contributes positively to the green economy by supporting jobs in repair, recycling, and sustainable construction. It promotes resource efficiency and reduces long-term costs for developers and occupants. **IIA16 – Town Centres** The policy supports town centre resilience by encouraging reuse of commercial buildings and reducing vacancy. It supports sustainable	

	regeneration and enhances the environmental performance of town centre developments.	

Table F.2.76: POLICY ZC3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	O	+	+	+	+	+	O	O	+	O	+	+	+	+	+	+	
Interpretation Summary	A no policy alternative would continue to produce some positive effects against the sustainability objectives. In particular, the London Plan 2021 includes policies regarding reducing waste and supporting the circular economy. Policy ZC3 largely aligns with the London Plan but sets a more ambitious implementation threshold, requiring major development proposals to submit a Circular Economy Statement compared to referrable application requirements in the London Plan. Therefore, the alternative option is considered to result in minor positive effects in the medium to long term, compared with the moderate to significant positive effects anticipated from Policy ZC3.															The alternative option is not recommended.

ZC4: Energy Efficiency

Policy ZC4 requires development to minimise energy demand through passive design and ambitious energy efficiency standards, including operational energy targets for new-build and retrofit development. The policy also supports the energy-efficient retrofit of heritage assets through a whole-building approach.

Table F.2.77: ASSESSMENT OF PROPOSED POLICY ZC4 ENERGY EFFICIENCY

POLICY ZC4: ENERGY EFFICIENCY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	++	+	+	++	+	N/A	N/A	+	+	+	N/A	N/A	++	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy ZC4 indirectly contributes to social infrastructure objectives by ensuring that community buildings are energy-efficient, comfortable, and affordable to operate. This supports the long-term viability of schools, libraries, and healthcare facilities. **IIA2 – Improving Health** This policy strongly supports health outcomes by improving indoor air quality, thermal comfort, and resilience to overheating and cold. It reduces the risk of damp and mould, particularly in older buildings, and supports occupant wellbeing. **IIA3 – Education** Policy ZC4 supports education by improving the energy performance of schools and learning environments. Comfortable, well-ventilated classrooms enhance concentration, attendance, and learning outcomes. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality and noise reduction through improved insulation and airtightness. **IIA5 – Climate Change Mitigation** The policy strongly supports mitigation by reducing energy demand and associated emissions. It aligns with borough-wide net zero targets and promotes low-carbon building design. **IIA6 – Climate Adaptation and Resilience** Policy ZC4 contributes to adaptation by promoting buildings that are resilient to extreme temperatures and weather events. Passive design measures introduced into design schemes to increase energy performance dually helps to reduce overheating risk and supports long-term climate resilience. **IIA7 – Water Resources and Pollution**																Policy ZC4 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, health, housing, and economic resilience. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on passive design, energy performance, and retrofit ensures that development in Haringey contributes meaningfully to the borough's climate emergency response. No negative effects identified which would require mitigation.

	The policy does not directly address water. However, energy-efficient buildings may reduce water heating demand. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The policy supports sustainable land use by encouraging retrofit and efficient use of existing buildings. It reduces the need for new development on greenfield sites and promotes compact, efficient design. **IIA10 - Social Inclusion and Equality** This policy supports social inclusion and equality by encouraging energy efficient buildings which lower energy demand, reducing household energy costs and help to address fuel poverty. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage by encouraging sensitive energy improvements to historic buildings. It promotes a whole-building approach that respects architectural significance while improving performance. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Policy ZC4 supports housing quality by requiring energy-efficient homes that are comfortable, affordable to run, and resilient to climate change. It addresses fuel poverty and supports inclusive, healthy living environments. **IIA15 – Economy and Employment**	

	The policy contributes positively to economic resilience by reducing energy costs for businesses and households. It supports green jobs in energy-efficient construction and retrofit. **IIA16 – Town Centres** Policy ZC4 supports town centre vitality by promoting high-quality, energy-efficient commercial and mixed-use buildings. It enhances the sustainability and attractiveness of town centres.	

Table F.2.78: POLICY ZC4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	+	+	+	+	+	N/A	N/A	+	+	+	N/A	N/A	+	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives by requiring development to minimise energy demand, improve energy efficiency and reduce operational carbon emissions. Policy ZC4 strengthens expectations for passive design, operational energy performance and the energy-efficient retrofit of existing buildings, helping to secure energy savings and carbon reductions more consistently across a wider range of development proposals. The policy adopts a locally specific approach to energy efficiency and reducing operational energy demand that supports the Council's ambition to become a net zero carbon borough by 2041 that set higher standards under an alternative no policy alternative. For example, the policies adopts the evidence-based targets for space heating demand and Energy Use Intensity (EUI) established in the Delivering Net Zero Carbon Development Study (2023) and additionally applies																The alternative option is not recommended.

	the UK Net Zero Carbon Buildings Standard targets for retrofit and residential conversion schemes. Therefore, the no policy alternative is considered likely to result in minor positive effects in the medium to long term, compared with the significant positive effects anticipated from Policy ZC4.	

ZC5: Low Carbon Heat

Policy ZC5 requires development to utilise the lowest-cost, lowest-carbon heating solution, prioritising waste heat recovery, heat networks and renewable heat sources. It supports heat network expansion and limits reliance on fossil fuel heating systems.

Table F.2.79: ASSESSMENT OF PROPOSED POLICY ZC5 LOW CARBON HEAT

POLICY ZC5: LOW CARBON HEAT	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	++	+	++	++	+	N/A	+	+	+	+	N/A	+	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy ZC5 indirectly contributes to social infrastructure objectives by requiring new schools, healthcare and community facilities to minimise carbon emissions associated with the heating of buildings. **IIA2 – Improving Health** This policy strongly supports health outcomes by reducing exposure to air pollution from fossil fuel combustion. It promotes clean heating systems that improve indoor air quality and reduce risks associated with cold homes and fuel poverty. **IIA3 – Education** Policy ZC5 supports education by improving the energy performance and comfort of schools and learning environments. Clean, efficient heating systems contribute to healthier, more productive spaces for students and staff. **IIA4 – Air, Light and Noise Pollution**																Policy ZC5 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, health, housing, and air quality. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on clean energy, network integration, and fossil fuel phase-out ensures that heating infrastructure in

	The policy directly supports air quality by phasing out gas boilers and promoting low-emission heating. It also reduces noise pollution associated with mechanical systems, particularly in densely populated areas. **IIA5 – Climate Change Mitigation** The policy supports mitigation by promoting low-carbon heating technologies and reducing reliance on fossil fuels. It aligns with borough-wide net zero targets and national decarbonisation pathways. **IIA6 – Climate Adaptation and Resilience** Policy ZC5 contributes to adaptation by promoting heating systems that are compatible with energy-efficient buildings and resilient to climate variability. It supports long-term energy security and system flexibility. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy ZC5 does not directly address biodiversity. However, reduced emissions and noise from heating systems may benefit nearby habitats. The impact is indirect and minor unless integrated with green infrastructure. **IIA9 – Soils and Minerals** The policy supports sustainable land use by encouraging compact, efficient energy systems and reuse of waste heat. It reduces the need for extensive infrastructure and supports integration with existing networks. **IIA10 - Social Inclusion and Equality** Requiring the lowest-cost heating solution over the building lifetime may help reduce energy costs for occupiers, supporting housing affordability and wellbeing. **IIA11 - Historic Environment, Culture and Character** The policy indirectly supports heritage by promoting heating systems that can be sensitively integrated into historic buildings. It encourages retrofit solutions that respect architectural significance while improving performance.	Haringey supports the borough's climate emergency response and long-term sustainability. No negative effects identified which would require mitigation.

	IIA12 – Transport and Connectivity This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** The policy indirectly supports waste reduction by promoting efficient, long-lasting heating systems and reuse of waste heat. It complements circular economy principles and reduces lifecycle waste. **IIA14 – Housing** Policy ZC5 supports housing quality by requiring clean, efficient heating systems that reduce energy bills and improve comfort. It addresses fuel poverty and supports healthy, resilient homes. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by supporting green jobs in heat network development and clean energy installation. It reduces long-term energy costs and supports local energy infrastructure. **IIA16 – Town Centres** Policy ZC5 supports town centre vitality by promoting clean, efficient heating in commercial and mixed-use buildings. It enhances environmental quality and supports the viability of district energy systems.	

Table F.2.80: POLICY ZC5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	O	+	+	+	+	N/A	+	+	O	+	N/A	+	+	+	+	
	Interpretation Summary The National Planning Policy Framework and London Plan would continue to provide a policy framework for reducing greenhouse gas emissions from development. As a result, a no policy approach would still be expected to																The alternative option is not recommended.

	generate positive effects in relation to climate change mitigation and a range of associated sustainability objectives. However, reliance on national and regional policy alone would provide less certainty that development in Haringey is designed to minimise energy demand through high standards of fabric energy efficiency. Policy ZC5 is informed by evidence demonstrating that a fabric-first approach can achieve greater reductions in operational energy use and carbon emissions in practice, compared with approaches that rely more heavily on offsetting or technological solutions. In the absence of a locally-specific policy framework, opportunities to secure highly energy-efficient buildings across the borough may be reduced. This could result in higher operational energy demand, increased energy costs for occupiers and a reduced contribution towards tackling fuel poverty. The no policy alternative may therefore generate less positive effects in relation to climate change mitigation, health and equality objectives, particularly for households that are more vulnerable to fuel poverty or the impacts of rising energy costs. The proposed policy also supports wider health and wellbeing outcomes by helping to deliver buildings that are more comfortable to occupy throughout the year and less susceptible to cold indoor environments. These benefits would be less certain under a no policy approach. Furthermore, the policy provides a locally tailored framework to support the transition to low-carbon heating and future heat network infrastructure, reflecting the borough's evidence base and net zero ambitions. Whilst positive effects would still occur under the no policy alternative as a result of national and regional policy requirements, these effects would be less certain and are likely to be less significant than those expected under Policy ZC5.	

ZC6: Renewable Energy and Offsetting

Policy ZC6 requires developments to maximise on-site renewable energy generation to meet their operational energy needs. It sets minimum generation thresholds and discourages offsetting, which is only permitted in exceptional circumstances. Where offsetting is necessary, the policy introduces a new kilowatt-hour-based offsetting mechanism, replacing the previous carbon-based approach. It also supports community energy projects and the installation of solar panels, including in conservation areas where appropriate.

Table F.2.81: ASSESSMENT OF PROPOSED POLICY ZC6 RENEWABLE ENERGY AND OFFSETTING

POLICY ZC6: RENEWABLE ENERGY AND OFFSETTING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	++	++	+	N/A	+	+	+	+	+	+	++	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy ZC6 contributes positively to social infrastructure by supporting energy self-sufficiency in public buildings and reducing long-term operational costs. **IIA2 – Improving Health** The policy supports health outcomes by reducing reliance on fossil fuels and improving air quality. Clean, renewable energy systems reduce emissions and contribute to healthier indoor and outdoor environments. **IIA3 – Education** Policy ZC6 supports education by encouraging renewable energy in schools and learning environments. It could also promote environmental awareness and can be used as a teaching tool for sustainability and climate action. **IIA4 – Air, Light and Noise Pollution** The policy directly supports air quality by promoting zero-emission energy sources. It also reduces noise pollution from mechanical systems and discourages fossil fuel combustion. **IIA5 – Climate Change Mitigation** The policy strongly supports mitigation by requiring developments to meet their energy needs through on-site renewables. It aligns with borough-wide net zero targets and reduces emissions from building operations.																Policy ZC6 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, health, housing, and economic resilience. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on on-site generation, minimal offsetting, and community energy ensures that renewable energy is central to Haringey's climate emergency response. No negative effects

	IIA6 – Climate Adaptation and Resilience Policy ZC6 contributes to adaptation by promoting decentralised, resilient energy systems. On-site renewables reduce dependence on the grid and support energy security during extreme weather events or supply disruptions. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Policy ZC6 indirectly supports biodiversity by reducing pollution and promoting integration of renewables with green infrastructure (e.g. solar green roofs). It also protects existing renewable installations from overshadowing or obstruction. **IIA9 – Soils and Minerals** The policy supports sustainable land use by encouraging rooftop and building-integrated renewables. It avoids land take for energy infrastructure and promotes efficient use of developed sites. **IIA10 - Social Inclusion and Equality** The community renewable energy projects proposed in this policy may provide wider community benefits and opportunities for participation in the low-carbon transition. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage by allowing solar panels in conservation areas where compatible with heritage significance and character. It encourages sensitive integration of renewables into historic environments, supporting long-term use and resilience. **IIA12 – Transport and Connectivity** Policy ZC6 does not directly address transport. However, on-site renewables can support electric vehicle charging infrastructure and reduce transport-related emissions. **IIA13 – Waste**	identified which would require mitigation.

	The policy indirectly supports waste reduction by promoting durable, low-maintenance energy systems. It complements circular economy principles and reduces lifecycle waste from energy infrastructure. **IIA14 – Housing** Policy ZC6 supports housing quality by reducing energy bills and improving energy security. It ensures that homes are powered by clean, renewable energy and are resilient to future energy price volatility. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by supporting green jobs in renewable energy installation and maintenance. It reduces long-term energy costs and supports local energy generation. **IIA16 – Town Centres** Policy ZC6 supports town centre vitality by promoting clean, efficient energy in commercial and mixed-use buildings. It enhances environmental quality and supports the viability of town centre developments.	

Table F.2.82: POLICY ZC6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	+	O	+	+	O	N/A	+	+	O	O	O	O	+	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. Policy ZC6 establishes a locally specific approach to renewable energy generation that supports the Council's ambition to become a net zero carbon borough by 2041. Additionally, it provides clarity regarding where the circumstances in which carbon offsetting will be permitted, including setting a local offset rate and establishing the Haringey Energy Offset Fund mechanism.																The alternative option is not recommended.

	Therefore, the no policy alternative is considered to result in minor positive outcomes compared with the proposed ZC6 policy.	

ZC7: Assuring Energy Performance

Policy ZC7 requires development to use assured performance methods, disclose predicted energy use and monitor actual operational energy demand after occupation. The policy seeks to ensure buildings perform as intended and that predicted carbon savings are achieved in practice.

Table F.2.83: ASSESSMENT OF PROPOSED POLICY ZC7 ASSURING ENERGY PERFORMANCE

POLICY ZC7: ASSURING ENERGY PERFORMANCE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	+	++	+	N/A	N/A	+	+	N/A	N/A	N/A	++	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy ZC7 contributes positively to social infrastructure by ensuring that community buildings are energy-efficient and perform as designed. This supports long-term affordability and usability of public facilities such as schools, libraries, and health centres. **IIA2 – Improving Health** This policy supports health outcomes ensuring healthcare buildings are comfortable, well-ventilated, and resilient to overheating or cold demonstrated through assured performance standards. **IIA3 – Education** ZC7 supports education by ensuring that schools and learning environments meet high energy performance standards. This improves comfort, reduces operational costs, and supports environmental education through demonstrable sustainability. **IIA4 – Air, Light and Noise Pollution** The policy indirectly supports air quality and noise reduction by ensuring buildings are airtight and energy-efficient. This reduces reliance on polluting																Policy ZC7 performs strongly across a wide range of IIA objectives, particularly in relation to climate mitigation, health, housing, and economic resilience. It has neutral or indirect impacts on water, biodiversity, and transport, which are addressed through complementary policies. Its emphasis on performance assurance, transparency, and accountability ensures that development in

	heating systems and improves acoustic insulation. The impact on light pollution is neutral. **IIA5 – Climate Change Mitigation** The policy supports mitigation by requiring developments to meet operational energy targets and verify performance. It ensures that buildings contribute meaningfully to borough-wide net zero goals. **IIA6 – Climate Adaptation and Resilience** Policy ZC7 contributes to adaptation by promoting buildings that are resilient to climate extremes. Assured performance standards help ensure that buildings remain comfortable and functional under future climate conditions. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** Policy ZC7 aims to achieve improved building operational performance which may help ensure anticipated energy cost savings are realised by occupiers. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste**	Haringey delivers on its climate commitments and supports a high-quality built environment. No negative effects identified which would require mitigation.

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Policy ZC7 supports housing quality by ensuring that homes are energy-efficient, affordable to run, and comfortable. It addresses fuel poverty and supports healthy, resilient living environments, particularly for vulnerable groups. **IIA15 – Economy and Employment** The policy contributes positively to economic resilience by supporting green jobs in energy modelling, certification, and performance monitoring. It also reduces long-term energy costs for businesses and households. **IIA16 – Town Centres** Policy ZC7 supports town centre vitality by ensuring that commercial and mixed-use buildings perform as designed. It enhances environmental quality and supports the long-term viability of town centre developments.	

Table F.2.84: POLICY ZC7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY ZC7 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	+	+	+	+	N/A	N/A	+	+	N/A	N/A	N/A	+	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives, particularly the London Plan 2021 policies regarding, the requirement to be seen – monitor, verify and report on energy performance. Policy ZC7 builds upon this approach by providing greater clarity and certainty regarding how operational energy performance should be demonstrated throughout the development process, from design and planning through to construction and occupation. By strengthening local requirements for energy performance assurance																The no policy alternative is not recommended.

	and accountability, the policy is expected to improve the delivery of predicted energy and carbon savings in practice and support the Council's net zero ambitions. The absence of a locally specific framework would likely reduce certainty that developments perform as intended and achieve predicted energy savings. As such, the no policy alternative is considered likely to result in minor positive effects in the medium to long term.	

Sustainable Travel

This policy theme concentrates on transport and contains policies on walking, cycling, public transport, parking standards and other matters. Policies T1- T8 have been measured against the IIA objectives.

T1: Achieving Sustainable Travel

Policy T1 promotes a vision-led approach to transport planning, delivering safe, healthy and inclusive sustainable transport systems in Haringey. It seeks to prioritise sustainable travel modes, placing pedestrians and wheeling users at the top of the transport hierarchy. It supports the creation of safe, accessible, and equitable streets, aligning with the Healthy Streets and Vision Zero objectives. The policy encourages modal shift away from private vehicles, contributing to improved air quality, reduced emissions, and enhanced public health. It also supports social equity by addressing the needs of vulnerable groups and improving access to opportunities.

Table F.2.85: ASSESSMENT OF PROPOSED POLICY T1 ACHIEVING SUSTAINABLE TRAVEL

POLICY T1: ACHIEVING SUSTAINABLE TRAVEL	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	++	+	N/A	+	N/A	+	+	++	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy contributes to the delivery of transport infrastructure improvements and other transport initiatives, supporting improved access to social infrastructure destinations such as health facilities, education institutions and community centres. **IIA2 – Improving Health** T1 strongly supports health outcomes by promoting active travel, reducing transport-related emissions, and enhancing road safety. The Healthy Streets approach and Vision Zero objective directly address physical and mental wellbeing, particularly in areas of deprivation. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.																Policy T1 performs strongly across a wide range of IIA objectives, particularly in relation to improving health, climate mitigation, transport and connectivity, social inclusion and equity, and town centres. It has indirect positive impacts on housing, economy and employment, climate adaptation and resilience and biodiversity

	IIA4 – Air, Light and Noise Pollution The policy contributes positively by reducing reliance on motor vehicles, thereby lowering air and noise pollution. Measures to improve road safety and reduce emissions support cleaner, quieter environments. **IIA5 – Climate Change Mitigation** T1 makes a strong contribution to climate change mitigation by prioritising low-carbon transport modes, reducing car dependency, and supporting sustainable freight. These measures align with borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** The policy encourages a design-led approach that seeks to optimise the use of streets and transport infrastructure as multifunctional spaces including the integration of climate resilient design principles. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** The policy encourages a design-led approach that seeks to optimise the use of streets and transport infrastructure as multifunctional spaces including the integration of biodiversity design principles. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T1 supports social inclusion and equality through inclusive design of streets and transport infrastructure. It also seeks to improve equity of access, prioritising the travel needs of vulnerable groups, helping to reduce social isolation and promote fairness across communities. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	and open space, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	IIA12 – Transport and Connectivity This is the core focus of the policy. T1 strongly supports sustainable transport, active travel, and improved connectivity. It aligns with the Mayor of London's mode share targets and promotes equity of access, safety, and efficiency. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** T1 indirectly supports housing objectives by ensuring new developments are well-connected and accessible without reliance on private vehicles. This enhances the sustainability and inclusivity of residential areas. **IIA15 – Economy and Employment** The policy supports economic resilience by improving access to jobs and services, reducing transport costs, and enhancing the attractiveness of local centres. Sustainable freight provisions also support business operations. **IIA16 – Town Centres** T1 contributes positively to town centre vitality by promoting sustainable travel and reducing car dominance and subsequently air pollution. Improved accessibility and public realm enhancements also supports inclusive, vibrant centres.	

Table F.2.86: POLICY T1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	O	O	N/A	+	+	O	N/A	O	N/A	O	O	++	N/A	+	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the objectives for sustainable travel. However, as their policies are strategic, they do not directly address the local needs of Haringey. For example, Policy T1 defines how developments are expected to apply the vision-led approach to transport planning in their proposals, requiring applicants to set out and deliver on a transport vision aligned with Haringey's strategic documents including the Transport Strategy, Local Implementation Plan, Infrastructure Delivery Plan, Climate Change Action Plan and Air Quality Action Plan. Policy T1 additionally sets the preferred transport hierarchy, aligning with the transport, climate change and health and wellbeing commitments of the Council. Compared with the reasonable alternative, the proposed policy provides a more comprehensive and locally tailored framework for achieving sustainable travel outcomes. Its stronger emphasis on a people, active travel and climate mitigation and resilience is therefore expected to result in greater positive effects across the IIA objectives that would occur under the no policy option.																The alternative option is not recommended.

T2: Walking and Wheeling

Policy T2 prioritises walking and wheeling as essential modes of travel that includes all types of foot/pedestrian-based mobility as well as wheeled mobilities such as wheelchairs, mobility scooters and rollators.. The policy supports the creation of safe, inclusive, and high-quality pedestrian environments. It promotes permeability, accessibility, and walking and wheeling infrastructure, particularly in areas of high footfall such as town

centres and around schools. The policy aligns with the borough's ambitions to improve health, reduce emissions, and create socially inclusive public spaces.

Table F.2.87: ASSESSMENT OF PROPOSED POLICY T2 WALKING AND WHEELING

POLICY T2: WALKING AND WHEELING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	N/A	+	+	+	N/A	+	N/A	++	N/A	++	N/A	N/A	N/A	+	
Interpretation Summary	**IA1 – Social Infrastructure** T2 indirectly supports social infrastructure objectives by improving access to local services and facilities through enhanced pedestrian connectivity. **IIA2 – Improving Health** The policy makes a strong contribution to health outcomes by encouraging walking, which supports physical activity and mental wellbeing. Improvements to pedestrian infrastructure reduce exposure to traffic hazards and pollution, particularly in deprived areas, aligning with the Healthy Streets approach. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** By promoting walking and wheeling over private vehicles, the policy helps reduce air and noise pollution. Enhancements to pedestrian environments can also reduce exposure to harmful emissions, particularly in areas with high footfall or vulnerable populations. **IIA5 – Climate Change Mitigation** T2 contributes positively to climate change mitigation by encouraging modal shift from private vehicles by prioritising walking and wheeling. This reduces transport-related carbon emissions and supports borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** The policy supports adaptation through the creation of multifunctional, climate-resilient public spaces. Shaded, green, and permeable pedestrian environments																Policy T2 performs strongly across a wide range of IIA objectives, particularly in relation to improving health, social inclusion, transport and connectivity, town centres, climate mitigation and resilience and biodiversity. It has neutral or indirect impacts on social infrastructure, water, waste, and, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	can help mitigate overheating and manage surface water, depending on design implementation. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** This policy supports walking and wheeling access to existing green infrastructure and open spaces. It also contributes to the delivery of walking and wheeling infrastructure enhancements designed for high-quality streetscapes such as integrating tree planting, supporting local biodiversity outcomes. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T2 fosters social interaction and reduces isolation by creating safe, attractive, and accessible and walking environments, particularly benefiting children, older people, and those with disabilities. The policy encourages inclusive design considerations to ensure equitable access including making sure pavements are wide enough to support walking and wheeling, safe crossings, reducing street clutter and encouraging opportunities to site and rest. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This is a core focus of the policy. T2 strongly supports active travel, improves pedestrian safety, and enhances connectivity. It aligns with the borough's transport strategy and contributes to a more equitable and sustainable transport system.	

	IIA13 – Waste This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** T2 contributes positively to town centre vitality by enhancing pedestrian access, safety, and comfort. It supports active travel, reduces car dominance, and creates more attractive, inclusive public spaces.	

Table F.2.88: POLICY T2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	0	0	0	N/A	N/A	N/A	0	N/A	+	N/A	N/A	N/A	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the objectives for transport connectivity and health. However, as their policies are strategic, they do not directly address the local needs of Haringey. Policy T2 is a dedicated policy on Walking and Wheeling, demonstrating the Council's priority and commitment to protecting and enhancing walking and wheeling movement, suitable to meet the needs of all people. This approach builds on the London Plan's Health Streets Approach with a greater focus on social inclusion, equity. It additionally aims to encourage behaviour change to make																The alternative option is not recommended.

	walking and wheeling the first choice where able to do so thus promoting a mode shift away from private vehicle use. Therefore, a no policy comparable alternative would result in a neutral score with a medium-term impact.	

T3: Cycling

Policy T3 seeks to prioritise cycling as a key sustainable travel mode and supports the enhancement and expansion of Haringey's local cycling network as well as connections to the London Strategic Cycle Network. It encourages the design and delivery of safe, inclusive, and accessible cycling environments suitable for a wide range of users. It requires provision of high-quality cycle parking and storage facilities for non-standard cycle such as disability and cargo bikes and expects major developments that include places of work to provide supporting facilities to promote cycling as a choice of travel.

Table F.2.89: ASSESSMENT OF PROPOSED POLICY T3 CYCLING

POLICY T3: CYCLING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	N/A	+	++	N/A	N/A	+	N/A	+	N/A	++	N/A	N/A	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** T3 supports equitable access to social services and other key destinations by improving cycling infrastructure for all users, including those with disabilities and lower socio-economic groups. **IIA2 – Improving Health** The policy contributes positively to health outcomes by promoting cycling, which supports physical activity and mental wellbeing. Safe and accessible cycling environments reduce barriers to active travel and help address health inequalities. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.																Policy T3 performs strongly across a wide range of IIA objectives, particularly in relation to improving health, climate change mitigation, transport connectivity, town centres, and social inclusion and equality. It indirectly supports economy and

	IIA4 – Air, Light and Noise Pollution By prioritising cycling over motorised travel, the policy helps reduce air and noise pollution. Improved cycling infrastructure can also reduce exposure to harmful emissions, particularly in congested areas. **IIA5 – Climate Change Mitigation** T3 makes a strong contribution to climate change mitigation by promoting low-carbon travel including electric cycle use and reducing reliance on private vehicles. It supports borough-wide net zero targets and supports the implementation of the Haringey Walking and Cycling Action Plan. **IIA2IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** This policy promotes the delivery of cycle infrastructure to expand the local and strategic cycle network. This could integrate greening elements into the design as well as increase access to open spaces, supporting this objective. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T3 fosters social inclusion by enabling more residents to travel independently and affordably. The policy also supports equality by requiring the provision of accessible cycle parking, storage and facilities suitable for a wide range of users such as people with disabilities, older people, children, people with reduced mobility. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	employment and biodiversity and open space objectives, which are directly addressed through complementary policies. No negative effects identified which would require mitigation.

	IIA12 – Transport and Connectivity This is a core focus of the policy. T3 strongly supports active travel, improves cycling safety and connectivity, and contributes to a more equitable and sustainable transport system. It aligns with borough and regional transport strategies. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This policy indirectly supports economy and employment objectives by encouraging major developments that include places of work to deliver cycle facilities such as such as changing rooms, showers and lockers so that cycling can be a convenient, comfortable and healthy travel to work option. **IIA16 – Town Centres** T3 supports high-quality, inclusive design of cycling infrastructure that enhances townscape character and contributes to placemaking. Cycle-friendly environments improve the visual and functional quality of public spaces.	

Table F.2.90: POLICY T3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	0	+	N/A	N/A	N/A	N/A	0	N/A	++	N/A	N/A	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the objectives for transport connectivity, climate change mitigation, and health. However, as their policies are strategic, they do not directly address the needs of Haringey. For example, the proposed cycling parking standards are higher than the standard set in the London Plan to encourage continued and increased cycling use. This is to																The alternative option is not recommended.

	respond to the context of Haringey where there it has been identified that there are a higher proportion of cyclists than other outer London boroughs. The proposed policies additionally score comparatively higher against social inclusion and equity objectives due to the greater focus on facilitating accessible and secure parking for all users. Therefore the no policy alternative tends toward a neutral / slight positive score with a medium-term impact.	

T4: Public Transport

Policy T4 supports the enhancement of public transport infrastructure and services across Haringey including safeguarding strategic planned infrastructure such as Crossrail 2. It seeks to ensure that development contributes to a safe, accessible, and integrated public transport system, particularly for those who currently face barriers to access to and from public transport interchanges. The policy promotes improvements to bus and rail networks and supporting bus facilities, prioritises step-free access at stations aligning with borough-wide goals for sustainable mobility and social equity.

Table F.2.91: ASSESSMENT OF PROPOSED POLICY T4 PUBLIC TRANSPORT

POLICY T4: PUBLIC TRANSPORT	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	++	N/A	N/A	N/A	N/A	+	N/A	++	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This policy directly supports enhanced connectivity to allow improved public transport access to education, health services, and community facilities that may not be within walking and wheeling distance from home.. **IIA2 – Improving Health** The policy supports health outcomes by reducing reliance on private vehicles, thereby lowering emissions and improving air quality. Improved access to public transport also facilitates access to health services and supports active travel through better interchanges with walking and cycling routes.																Policy T4 performs strongly across a wide range of IIA objectives, particularly in relation to transport and connectivity, health, climate change mitigation, social infrastructure, social inclusion and equity, and economy and

	IIA3 – Education This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by encouraging modal shift from private vehicles to public transport, reducing emissions and noise pollution. Safeguarding and improving infrastructure can help reduce exposure to harmful pollutants, especially in congested areas. **IIA5 – Climate Change Mitigation** T4 makes a strong contribution to climate change mitigation by promoting low-carbon transport options. Enhancing public transport capacity and reliability supports borough-wide efforts to reduce greenhouse gas emissions and meet net zero targets. **IIA2IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.. **IIA8 – Biodiversity and Open Space** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T4 supports high-quality, accessible transport infrastructure to ensure public transport is a viable option for everyone, reducing social isolation and promoting fairness. Improvements to stations and interchanges that are integrated with the transport system can provide an opportunity to strengthen local character and improve the overall user experience.	employment. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	IIA11 - Historic Environment, Culture and Character This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. regeneration. **IIA12 – Transport and Connectivity** This is the core focus of the policy. T4 strongly supports sustainable transport by improving the safety, accessibility, and integration of public transport networks. It aligns with regional and local transport strategies and promotes equity of access. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** T4 indirectly supports housing objectives by ensuring new developments are well-served by public transport. This enhances the sustainability and inclusivity of residential areas and supports higher-density development in accessible locations. **IIA15 – Economy and Employment** The policy supports economic growth by improving access to jobs, services, and markets. Reliable and accessible public transport is essential for workforce mobility and business connectivity, particularly in deprived areas. **IIA16 – Town Centres** T4 contributes positively to town centre vitality by improving public transport access and interchange facilities. This supports footfall, reduces congestion, and enhances the attractiveness of town centres for residents and visitors.	

Table F.2.92: POLICY T4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	+	0	N/A	N/A	N/A	N/A	0	N/A	++	N/A	0	+	+	
Interpretation Summary	The NPPF and London Plan would still produce positive effects against the objectives as public transport infrastructure and services are largely planned, funded managed at the national and regional level. However, the proposed policies establish a clear mechanism for development proposals to support and contribute towards improvements to public transport infrastructure and accessibility in the borough. As a result, the proposed policies are expected to facilitate a greater level of enhanced and new public transport provision than would occur under the no policy alternative, resulting in stronger positive effects against the IIA objectives.																The alternative option is not recommended.

T5: Car Parking

Policy T5 seeks to reduce car usage and promote active travel by applying strict parking standards to new development. It prioritises car-free and car-lite development in areas with good public transport accessibility, ensures equitable allocation of parking spaces, and supports infrastructure for electric and ultra-low emission vehicles. The policy also promotes the redevelopment of existing car parks and garages for more sustainable uses, aligning with borough-wide goals for climate action, health, and inclusive mobility.

Table F.2.93: ASSESSMENT OF PROPOSED POLICY T5 CAR PARKING

POLICY T5: CAR PARKING	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	+	N/A	+	+	N/A	N/A	N/A	N/A	+	N/A	++	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure**																Policy T5 performs strongly across a wide

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** The policy seeks to encourage sustainable modes of travel, to reduce car dependency. For example, restricting parking provision support health and wellbeing outcomes including reduced air pollution and additionally would encourage increased walking and cycling contributing to improved physical and mental wellbeing. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** T5 indirectly supports this objective through its approach to car-free development in well located areas and encouraging all other areas to be car-free as the starting point, where achievable. It additionally encourages the provision of electric vehicle infrastructure. These policy directions would in turn help to reduce air and noise pollution in the borough. **IIA5 – Climate Change Mitigation** T5 makes a strong contribution to climate change mitigation by discouraging car use and promoting electric vehicle infrastructure. It aligns with borough-wide net zero targets and supports modal shift to low-carbon transport. **IIA2IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	range of IIA objectives, particularly in relation to climate change mitigation, improving health, social inclusion and equality transport and connectivity, town centres and housing. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T5 contributes positively by promoting equitable access to parking for disabled users and ensuring fair allocation across tenures. It supports inclusive mobility and helps reduce barriers for vulnerable groups, particularly in areas of higher deprivation. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** T5 contributes positively to transport objectives by promoting sustainable travel, reducing car dependency, and supporting car club networks. It aligns with borough and regional strategies for sustainable mobility. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** T5 supports housing objectives by ensuring parking provision is equitable and appropriate to local needs. It promotes inclusive design and supports sustainable residential development, particularly in accessible locations. Deprioritising space for car-parking would allow for more efficient uses of land such as housing and new green spaces. **IIA15 – Economy and Employment**. This policy would indirectly support economy and employment through encouraging the delivery of increased car club infrastructure which can improve access to employment and support local businesses. **IIA16 – Town Centres** T5 contributes positively to town centre vitality by discouraging excessive car parking and promoting sustainable travel. It also supports shared parking, reduced on-street	

	parking stress and congestion which would result in improved public realm, enhancing the attractiveness of town centres.	

Table F.2.94: POLICY T5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	0	0	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the objectives for sustainable travel. However, as their policies are strategic, they do not directly address the local needs of Haringey. This is particularly the case for the context of Haringey where there is a high demand for disabled parking and existing areas of on-street parking stress, requiring local policies to respond to these issues. As a result, the alternative option tends toward a neutral / slight positive score with a medium-term impact.															The alternative option is not recommended.

T6: Vehicle Crossovers and Front Gardens

Policy T6 sets out criteria to discourage the provision of new vehicle crossovers and loss of landscape due to parking in front gardens. It aims to protect pedestrian and highway safety, maintain on-street parking capacity, safeguard trees and drainage systems, and preserve the character of the street scene. The policy supports the borough's wider goals of reducing car dominance, promoting active travel, and enhancing the quality and safety of the public realm.

Table F.2.95: ASSESSMENT OF PROPOSED POLICY T6 VEHICLE CROSSOVERS AND FRONT GARDENS

POLICY T6: VEHICLE CROSSOVERS AND FRONT GARDENS	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	+	N/A	N/A	N/A	N/A	N/A	+	N/A	+	N/A	++	N/A	0	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** The policy supports health outcomes by reducing potential conflicts between vehicles and pedestrians, thereby improving safety. It also contributes to more walkable, less car-dominated environments, which support physical activity and mental wellbeing. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** The policy supports biodiversity by protecting high-quality trees and discouraging unnecessary hard surfacing. Preserving green features in the streetscape contributes to ecological value and urban greening.																Policy T6 performs positively across a range of IIA objectives, particularly in relation to improving health, social inclusion and equality and transport and connectivity. It has neutral or indirect impacts on housing, economy, and waste, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T6 contributes positively by protecting pedestrian safety and maintaining accessible, inclusive streets. By resisting unnecessary crossovers, the policy helps preserve public space and supports safe and equitable access for all users, including those with mobility impairments. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** T6 supports transport objectives by prioritising pedestrian safety and discouraging infrastructure that facilitates car use. It aligns with the borough's strategy to promote walking and reduce car dominance. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** T6 has a neutral impact on housing. However, by maintaining safe and attractive streets, it supports the liveability and accessibility of residential areas, particularly for those without access to private vehicles. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.96: POLICY T6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	0	N/A	N/A	
Interpretation Summary	The NPPF and London Plan policies do not include specific policies to address issues relating to vehicle crossovers and parking in front gardens. Therefore the no policy alternative would not support the IIA objectives.																The alternative option is not recommended.

T7: Freight, Deliveries and Servicing

Policy T7 promotes safe, efficient, and sustainable freight, deliveries, and servicing arrangements in new development. It encourages on-site servicing, consolidation strategies, and the use of low-emission vehicles. The policy aims to minimise congestion, reduce environmental impacts, and support inclusive access for residents and businesses. It additionally seeks to safeguard railheads fir rail-based freight handling. The policy aligns with borough-wide goals for climate action, public health, and transport efficiency.

Table F.2.97: ASSESSMENT OF PROPOSED POLICY T7 FREIGHT, DELIVERIES AND SERVICING

POLICY T7: FREIGHT, DELIVERIES AND SERVICING	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	+	N/A	+	+	N/A	N/A	N/A	N/A	+	N/A	++	+	0	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** The policy supports health outcomes by reducing congestion and transport-related emissions. Promoting off-peak deliveries and low-emission vehicles contributes to improved air quality and reduced noise, enhancing wellbeing.																Policy T7 performs strongly across a wide range of IIA objectives, particularly in relation to transport and connectivity, waste, climate change mitigation, air, light and noise pollution, improving

	IIA3 – Education This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by encouraging consolidation, off-peak deliveries, and low-emission vehicles. These measures help reduce air and noise pollution, particularly in dense residential developments and high-footfall areas. **IIA5 – Climate Change Mitigation** T7 makes a strong contribution to climate mitigation by promoting sustainable freight and servicing practices. It supports modal shift, reduces vehicle trips, and encourages the use of zero-emission delivery and servicing methods. **IIA2IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Space** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** T7 contributes positively by ensuring deliveries and servicing do not compromise pedestrian safety or accessibility. It supports inclusive design and helps maintain safe, usable public spaces, particularly benefiting vulnerable groups. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity**	health, economy and employment, and town centres. It has neutral or indirect impacts on housing, water, biodiversity, and heritage, which are addressed through complementary policies. No negative effects identified which would require mitigation.

	This is a core focus of the policy. T7 supports efficient and sustainable transport by minimising freight impacts, promoting consolidation, and improving safety. It aligns with borough and regional transport strategies. **IIA13 – Waste** T7 contributes positively by encouraging consolidation and efficient servicing, which can reduce waste from deliveries and support circular economy principles. It also promotes coordinated refuse collection strategies. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** T7 supports economic resilience by improving freight efficiency and reducing transport costs for businesses. Sustainable servicing arrangements enhance operational viability and support local enterprise. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by reducing servicing-related disruption and improving the pedestrian environment. Efficient deliveries support retail and hospitality sectors while maintaining public realm quality.	

Table F.2.98: POLICY T7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY T7 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	N/A	+	+	N/A	N/A	N/A	N/A	N/A	N/A	++	0	0	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for transport. However, as their policies are strategic, they do not directly address local circumstances or establish detailed requirements for the management of servicing and deliveries. The proposed policy provides a clearer framework for ensuring that servicing and delivery																The alternative option is not recommended.

	activity is accommodated safely and efficiently, minimising disruption to residents and the transport network. Therefore, the no policy alternative is considered likely to result in neutral to minor positive effects in the medium term	

Green and Blue Infrastructure Policies

This policy theme concentrates on open spaces and biodiversity and contains policies on the protection of open space, Green Belt, Biodiversity Net Gain and other matters. Policies G1- G8 have been measured against the IIA objectives.

G1: Green and Blue Infrastructure

Policy G1 establishes a strategic approach for the conservation, enhancement, and expansion of green and blue infrastructure across Haringey. It sets out principles for integrating nature into development, addressing inequalities in access, and supporting climate resilience, biodiversity, and placemaking. The policy requires major developments to submit a Green and Blue Infrastructure Plan and aligns with the Green Infrastructure Principles.

Table F.2.99: ASSESSMENT OF PROPOSED POLICY G1 GREEN AND BLUE INFRASTRUCTURE

POLICY G1: GREEN AND BLUE INFRASTRUCTURE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	N/A	+	++	++	++	++	N/A	++	++	++	N/A	N/A	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G1 contributes positively to social infrastructure by promoting equitable access to and the multifunctionality of green and blue spaces. It supports inclusive design and addresses deficiencies in provision. **IIA2 – Improving Health** The Green Infrastructure Principles recognise the benefits that nature provides for health and wellbeing, including encouraging physical activity and active travel, reducing urban heat, improving mental health, enabling food growing, and addressing pollution. **IIA3 – Education** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution**																Policy G1 performs strongly across many IIA objectives, particularly in relation to social infrastructure, health, biodiversity, climate resilience, and social inclusion. Its emphasis on equity, multifunctionality, and long-term stewardship ensures that green and blue infrastructure is

	The Green Infrastructure Principles support the objective of addressing air, noise and water pollution. **IIA5 – Climate Change Mitigation** The Green Infrastructure Principles support climate change mitigation, including through the provision of cooling and shading to reduce urban heat. **IIA6 – Climate Adaptation and Resilience** The Green Infrastructure Principles support the delivery of environmental net gain by restoring and enhancing ecosystems and contributing to the Council's Net Zero Carbon targets. **IIA7 – Water Resources and Pollution** The Green Infrastructure Principles support the objective by addressing water pollution and enhancing the quality, accessibility and multifunctionality of blue spaces. **IIA8 – Biodiversity and Open Spaces** The Green Infrastructure Principles support the delivery of environmental net gain, protection and enhancement of open spaces, and the optimisation of the variety and multi-functionality of green and blue infrastructure. **IIA9 – Soils and Minerals** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The Green Infrastructure Principles highlight the importance of ensuring and enhancing the accessibility, connectivity and inclusivity of green and blue infrastructure, while addressing inequities. **IIA11 - Historic Environment, Culture and Character** The Green Infrastructure Principles support the strengthening of local character, fostering social integration, enabling learning, reinforcing a sense of place and maximising community benefits of green and blue infrastructure. **IIA12 – Transport and Connectivity** The Green Infrastructure Principles encourage physical activity and active travel. **IIA13 – Waste**	embedded in sustainable development across Haringey. No negative effects identified which would require mitigation.

	This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.100: POLICY G1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	0	+	+	+	0	+	+	+	0	0	N/A	N/A	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the green and blue infrastructure principles. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G2: Green Belt, Local Green Space and Metropolitan Open Land

Policy G2 provides strong protection for Green Belt, Local Green Space (LGS) and Metropolitan Open Land (MOL) in Haringey, in line with national and regional planning frameworks. It restricts inappropriate development and supports enhancements that improve the quality, accessibility, and multifunctionality of these strategic open spaces. The policy recognises the role of Green Belt, LGS and MOL in delivering environmental, recreational, and climate resilience benefits, particularly in a densely developed borough.

Table F.2.101: ASSESSMENT OF PROPOSED POLICY G2 GREEN BELT, LOCAL GREEN SPACE AND METROPOLITAN OPEN LAND

POLICY G2: GREEN BELT, LOCAL GREEN SPACE AND METROPOLITAN OPEN LAND	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	++	++	++	+	++	++	++	+	+	N/A	0	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G2 contributes positively to social infrastructure by safeguarding open spaces that support community facilities, recreation, and social interaction. Enhancements to MOL can improve access to green infrastructure, particularly in areas with limited provision. **IIA2 – Improving Health** The policy supports health outcomes by protecting spaces that enable physical activity, relaxation, and mental wellbeing. Green Belt, LGS and MOL areas provide vital breathing spaces in urban environments, contributing to healthier lifestyles and reduced stress. **IIA3 – Education** G2 indirectly supports education by preserving outdoor learning environments and spaces used by schools and community groups. It ensures that future generations continue to benefit from access to nature and outdoor recreation. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality and noise reduction by protecting vegetated areas that act as buffers and filters. These spaces help mitigate urban pollution and provide quieter environments, particularly near busy roads. **IIA5 – Climate Change Mitigation** G2 supports mitigation by preserving green spaces that sequester carbon, reduce the urban heat island effect, and support low-carbon lifestyles. It aligns with borough-wide efforts to reduce emissions and enhance environmental quality.																Policy G2 performs strongly across a wide range of IIA objectives, particularly in relation to social infrastructure, health, biodiversity, and climate resilience. It has neutral or indirect impacts on transport, waste, and housing, which are addressed through complementary policies. Its emphasis on protection, enhancement, and multifunctionality ensures that Green Belt, LGS and MOL continue to deliver critical environmental and social benefits for Haringey.

	IIA6 – Climate Adaptation and Resilience G2 enhances adaptation by maintaining flood storage capacity, supporting biodiversity, and providing shade and cooling. It ensures that strategic open spaces remain resilient to climate impacts. **IIA7 – Water Resources and Pollution** The policy indirectly supports water objectives by protecting permeable landscapes that contribute to sustainable drainage and water quality. Green Belt, LGS and MOL areas can help manage runoff and reduce pressure on drainage infrastructure. **IIA8 – Biodiversity and Open Space** G2 strongly supports biodiversity by protecting habitats and ecological corridors within Green Belt, LGS and MOL. It contributes to the borough's nature recovery goals and supports the delivery of biodiversity net gain. **IIA9 – Soils and Minerals** The policy supports sustainable land use by preventing development on greenfield sites and protecting soil quality. It aligns with objectives to avoid soil sealing and preserve natural land functions. **IIA10 - Social Inclusion and Equality** G2 promotes social inclusion and equality by safeguarding continued public access to strategic open spaces and protecting them from inappropriate development. It further supports equitable access by ensuring that any reconfiguration proposals on MOL improve the quality, capacity, use and/or accessibility of the space, while helping to address identified open space deficiencies. **IIA11 - Historic Environment, Culture and Character** The policy indirectly supports heritage by protecting the setting of historic landscapes and buildings located within or adjacent to Green Belt, LGS and MOL. These spaces often have cultural significance and contribute to local identity. **IIA12 – Transport and Connectivity** G2 supports sustainable transport by contributing to green corridors and active travel routes and enhances connectivity and comfort for pedestrians and cyclists. **IIA13 – Waste**	

	This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** G2 has a mixed effect on housing delivery, as restrictions on development within the Green Belt, LGS and MOL may constrain housing delivery in some locations. **IIA15 – Economy and Employment** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.102: POLICY G2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	+	0	+	+	+	0	+	+	+	0	0	N/A	-	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects based on protection they provide for Green Belt, LGS and MOL protection. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G3: Open Space

Policy G3 provides a robust framework for the protection, enhancement, and provision of open space in Haringey. It establishes a presumption against the loss of designated open space and sets clear criteria for when development may be acceptable. The policy also requires new open space provision in major residential developments and supports multifunctional recreational uses, particularly in areas of deficiency. It aligns with the Council's Parks and Greenspaces Strategy and supports inclusive, healthy, and climate-resilient communities.

Table F.2.103: ASSESSMENT OF PROPOSED POLICY G3 OPEN SPACE

POLICY G3: OPEN SPACE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	++	++	++	++	+	++	+	+	+	+	N/A	N/A	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G3 contributes strongly to social infrastructure by protecting and enhancing spaces that support community interaction, recreation, and wellbeing. It ensures that open spaces remain accessible and inclusive, particularly in areas of deprivation or population growth. **IIA2 – Improving Health** This is a core strength of the policy. G3 directly supports physical and mental health by safeguarding and expanding access to high-quality open spaces. It promotes active lifestyles, reduces stress, and supports social cohesion, particularly in areas with poor air quality or limited green space. **IIA3 – Education** The policy supports education by protecting outdoor learning environments and encouraging the integration of play and recreation into new developments. It enhances opportunities for environmental education and informal learning. **IIA4 – Air, Light and Noise Pollution** G3 contributes positively to air quality and noise reduction by preserving vegetated areas that act as buffers and filters. Open spaces also reduce light pollution in dense urban areas, contributing to environmental quality. **IIA5 – Climate Change Mitigation** The policy supports mitigation by protecting green spaces that sequester carbon and reduce the urban heat island effect. It encourages multifunctional landscapes that contribute to borough-wide sustainability goals. **IIA6 – Climate Adaptation and Resilience** G3 enhances adaptation by maintaining flood storage capacity, supporting biodiversity, and providing shade and cooling. Open spaces are critical to managing extreme weather events and ensuring long-term community resilience. **IIA7 – Water Resources and Pollution**																Policy G3 performs strongly across many IIA objectives, particularly in relation to social infrastructure, health, and biodiversity. It has neutral or indirect impacts on waste and heritage, which are addressed through complementary policies. Its emphasis on protection, accessibility, and multifunctionality ensures that open space and recreation remain central to sustainable development in Haringey. No negative effects identified which would require mitigation.

	The policy indirectly supports water objectives by preserving permeable surfaces and supporting sustainable drainage. Open spaces can help manage runoff and improve water quality, particularly when integrated with SuDS. **IIA8 – Biodiversity and Open Space** This is a central focus of the policy. G3 protects and enhances open spaces that support habitats and ecological connectivity. It aligns with biodiversity objectives and supports the delivery of multifunctional green infrastructure. **IIA9 – Soils and Minerals** The policy supports sustainable land use by protecting open space from development and promoting soil health. It discourages soil sealing and supports natural processes, particularly in flood-prone areas. **IIA10 - Social Inclusion and Equality** G3 promotes social inclusion and equality by protecting open spaces from inappropriate development and safeguarding continued public access to them. The policy further supports equitable access by requiring new development to provide open space, address existing deficiencies, and contribute to the delivery of green infrastructure objectives and open space standards. **IIA11 - Historic Environment, Culture and Character** The policy indirectly supports heritage by protecting historic parks and landscapes. It encourages community engagement and cultural events in open spaces, contributing to local identity and cultural vitality. **IIA12 – Transport and Connectivity** G3 supports sustainable transport by promoting green corridors and active travel routes. It enhances connectivity between neighbourhoods and encourages walking and cycling through well-designed public spaces. **IIA13 – Waste** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing**	

	This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.104: POLICY G3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	0	+	+	+	0	+	+	+	0	0	N/A	N/A	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the open space, landscape and climate mitigation objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G4: Urban Greening

Policy G4 requires all development proposals to integrate green infrastructure and, for major developments, to meet minimum Urban Greening Factor (UGF) scores in line with the London Plan. It promotes a wide range of greening measures including living roofs and walls, rain gardens, and tree planting. The policy prioritises biodiversity, climate resilience, and local character, and supports off-site contributions where on-site greening is not feasible. It ensures that urban greening is embedded in the design process and maintained over the lifetime of the development.

Table F.2.105: ASSESSMENT OF PROPOSED POLICY G4 URBAN GREENING

POLICY G4: URBAN GREENING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	N/A	+	++	++	++	++	++	N/A	N/A	+	N/A	+	N/A	+	
Interpretation Summary	**IIA1 – Social Infrastructure** G4 contributes positively to social infrastructure by enhancing the quality and accessibility of public and communal spaces. Urban greening supports inclusive environments that encourage social interaction, particularly in areas with limited access to nature. **IIA2 – Improving Health** This policy strongly supports health outcomes by improving air quality, reducing urban heat, and providing opportunities for physical activity and mental restoration. Greening measures such as trees and green roofs contribute to healthier living environments. **IIA3 – Education** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality and noise reduction through vegetation and green surfaces. It does not directly address light pollution, but the overall impact is beneficial for environmental quality and comfort. **IIA5 – Climate Change Mitigation** G4 supports mitigation by promoting vegetation that sequesters carbon and reduces energy demand through shading and insulation. It discourages high-carbon materials and supports low-carbon design, aligning with borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** This is a core strength of the policy. G4 enhances adaptation by reducing surface water runoff, managing overheating, and supporting biodiversity. It ensures that developments are resilient to future climate impacts through integrated greening. **IIA7 – Water Resources and Pollution**																Policy G4 performs strongly across most IIA objectives, particularly in relation to health, biodiversity, climate resilience and housing. It has neutral or indirect impacts on waste and heritage, which are addressed through complementary policies. Its emphasis on early integration, multifunctionality, and long-term maintenance ensures that urban greening is a core component of sustainable development in Haringey. No negative effects are identified which would require mitigation.

	The policy supports water objectives by encouraging SuDS features such as rain gardens and green roofs. These measures help manage runoff, improve water quality, and reduce pressure on drainage infrastructure. **IIA8 – Biodiversity and Open Space** G4 strongly supports biodiversity by requiring greening that complements local habitats and delivers measurable ecological benefits. It aligns with the Biodiversity Action Plan and supports the delivery of biodiversity net gain. **IIA9 – Soils and Minerals** The policy supports sustainable land use by promoting permeable surfaces and reducing soil sealing. It encourages the use of natural materials and supports soil health through green infrastructure. **IIA10 - Social Inclusion and Equality** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA11 - Historic Environment, Culture and Character** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** G4 supports sustainable transport by promoting green corridors and improving the comfort of walking and cycling routes. Greening can enhance connectivity and reduce the environmental impact of transport infrastructure. **IIA13 – Waste** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** G4 supports housing quality by requiring greening in residential developments. It improves amenity, reduces overheating, and supports healthy, liveable neighbourhoods, particularly in high-density areas. **IIA15 – Economy and Employment**	

	This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** G4 supports town centre vitality by improving the public realm and enhancing the visual and environmental quality of commercial areas. Greening can attract footfall, support outdoor activity, and reinforce local identity.	

Table F.2.106: POLICY G4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	0	+	+	+	+	+	+	N/A	0	N/A	0	N/A	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the biodiversity, landscape and climate mitigation objectives. Policy G4 sets more ambitious Urban Greening Factor requirements than the London Plan by setting the threshold for UGF assessment at 5 homes and above (net). The alternative policy option tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G5: Biodiversity and Biodiversity Net Gain

Policy G5 sets out a comprehensive framework for protecting and enhancing biodiversity across Haringey. It applies to both designated and undesignated sites and requires development proposals to avoid harm, deliver measurable biodiversity net gain (BNG), and contribute to local and regional nature recovery strategies. The policy prioritises on-site habitat creation, supports ecological connectivity, and mandates long-term monitoring and management. It aligns with national legislation, the London Plan, the London Local Nature Recovery Strategy (LNRS), and Haringey's Biodiversity Action Plan. It seeks 20% BNG on sites which are subject to statutory BNG requirements which exceeds the legislative requirement of 105.

Table F.2.107: ASSESSMENT OF PROPOSED POLICY G5 BIODIVERSITY AND BIODIVERSITY NET GAIN

POLICY G5: BIODIVERSITY AND BIODIVERSITY NET GAIN	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	+	+	++	+	++	+	++	N/A	+	N/A	0	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G5 contributes positively to social infrastructure by enhancing natural environments that support community wellbeing and informal recreation. Biodiverse spaces can foster social interaction, education, and cultural engagement, particularly in underserved areas. **IIA2 – Improving Health** This policy strongly supports health outcomes by improving access to nature, which is linked to reduced stress, improved mental health, and increased physical activity. Biodiverse environments also contribute to cleaner air and more resilient ecosystems. **IIA3 – Education** The policy supports education by protecting biodiversity sites and outdoor learning environments. It enhances opportunities for environmental education and informal learning. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality and noise reduction through vegetation and habitat restoration. Biodiverse landscapes can buffer urban noise and filter pollutants. The impact on light pollution is neutral unless addressed through complementary design policies. **IIA5 – Climate Change Mitigation** G5 supports mitigation by promoting vegetation that sequesters carbon and enhances ecosystem services. Biodiverse habitats contribute to climate regulation and support low-carbon development strategies. **IIA6 – Climate Adaptation and Resilience**																Policy G5 performs strongly across many IIA objectives, particularly in relation to biodiversity, health, climate resilience, and education. It has neutral or indirect impacts on waste and heritage, which are addressed through complementary policies. Its emphasis on measurable net gain, ecological connectivity, and long-term stewardship ensures that biodiversity is embedded in sustainable development across Haringey. No negative effects identified which would require mitigation.

	This is a core strength of the policy. G5 enhances adaptation by improving ecological resilience, supporting flood management, and creating habitats that can withstand climate variability. It ensures that biodiversity is integrated into climate-resilient design. **IIA7 – Water Resources and Pollution** The policy supports water objectives by protecting riparian habitats and promoting natural filtration. Biodiverse landscapes help improve water quality and reduce runoff, aligning with the Thames River Basin Management Plan. **IIA8 – Biodiversity and Open Space** This is the central focus of the policy. G5 protects designated sites, supports nature recovery, and requires biodiversity net gain with a target of 20% on sites which are subject to 20% statutory BNG. It aligns with national and regional strategies and ensures that development contributes to ecological enhancement. **IIA9 – Soils and Minerals** G5 supports sustainable land use by protecting soil-dependent habitats and promoting natural processes. It discourages soil degradation and supports restoration of degraded land, contributing positively to soil health. **IIA10 - Social Inclusion and Equality** G5 promotes social inclusion and equality by protecting biodiversity sites from inappropriate development and safeguarding continued public access to them. The policy further supports equitable access to nature by requiring new development to deliver BNG. **IIA11 - Historic Environment, Culture and Character** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by promoting green corridors and ecological connectivity along transport routes. Biodiverse verges and greenways enhance the experience of walking and cycling and support habitat continuity.	

	IIA13 – Waste This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy supports housing quality by integrating biodiversity into residential developments. It improves amenity, supports healthy living environments, and ensures that new homes contribute to ecological enhancement. Higher levels of BNG does however put additional burdens on new development and has potential to affect delivery of some housing sites which have marginal viability. **IIA15 – Economy and Employment** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.108: POLICY G5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G5 ALTERNATIVE OPTION 1: NO POLICY/RELY ON ENVIRONMENT ACT 2021	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	0	0	+	0	+	0	0	N/A	0	N/A	0	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the biodiversity and climate mitigation objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. If a no policy approach was taken then the Council would only be able to require 10% BNG on sites which are subject to statutory BNG. Policy G5 sets an enhanced policy requirement on 20% BNG which provides opportunity to deliver a substantially higher level of gain overall. The alternative of no policy/reliance of mandatory																The alternative option is not recommended.

	BNG through the Environment Act 2021 would tends toward a slight positive score with a medium-term impact.	

G6: Trees

Policy G6 sets out a comprehensive approach to protecting, maintaining, and enhancing Haringey's urban forest. It prioritises the retention of significant trees, requires arboricultural assessments for development proposals, and supports extensive new tree planting to meet borough-wide canopy cover targets. The policy also introduces a tree replacement standard and the use of the Capital Asset Value for Amenity Trees (CAVAT) to guide compensation for tree loss and ensure net environmental gain. It aligns with the Council's Tree and Woodland Plan and supports climate resilience, biodiversity, and placemaking.

Table F.2.109: ASSESSMENT OF PROPOSED POLICY G6 TREES

POLICY G6: TREES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	N/A	++	++	++	+	++	+	+	+	++	N/A	N/A	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G6 contributes positively to social infrastructure by protecting trees and urban forests that support community wellbeing. **IIA2 – Improving Health** This policy strongly supports health outcomes by improving air quality and reducing urban heat. Trees also contribute to mental wellbeing by providing calming, restorative environments, particularly in dense urban areas. **IIA3 – Education** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively to air quality and noise reduction. Trees filter pollutants, buffer noise, and provide shade that reduces glare and light pollution.																Policy G6 performs strongly across many IIA objectives, particularly in relation to social infrastructure, health, biodiversity, climate resilience and sustainable travel. It has neutral or indirect impacts on waste and heritage, which are addressed through complementary policies. Its emphasis on

	These benefits are particularly important in areas with high traffic or industrial activity. **IIA5 – Climate Change Mitigation** G6 supports mitigation by promoting tree planting and retention, which sequester carbon and reduce energy demand through shading and cooling. It aligns with borough-wide net zero targets and supports low-carbon development. **IIA6 – Climate Adaptation and Resilience** This is a core strength of the policy. G6 enhances adaptation by increasing canopy cover, reducing surface temperatures, and supporting stormwater management. Trees are critical to building climate resilience in urban environments. **IIA7 – Water Resources and Pollution** The policy indirectly supports water objectives by promoting tree planting that reduces runoff and improves infiltration. Tree roots help stabilise soil and filter pollutants, contributing to water quality and sustainable drainage. **IIA8 – Biodiversity and Open Spaces** G6 strongly supports biodiversity by protecting habitats and promoting native species. Trees provide food, shelter, and connectivity for wildlife, and contribute to the ecological value of open spaces and green corridors. **IIA9 – Soils and Minerals** The policy supports sustainable land use by protecting soil structure and reducing erosion. Tree roots stabilise land and support healthy soil ecosystems, particularly in areas prone to compaction or degradation. **IIA10 - Social Inclusion and Equality** G6 promotes equitable access to nature by protecting trees from inappropriate development, and by requiring new development to deliver as many new trees as possible and tree-lined streets where appropriate. **IIA11 - Historic Environment, Culture and Character** The policy indirectly supports heritage by protecting historic trees and enhancing the setting of heritage assets. Mature trees often contribute to the cultural and historical identity of neighbourhoods and conservation areas.	protection, strategic planting, and long-term maintenance ensures that trees remain a central component of sustainable development and urban resilience in Haringey. No negative effects identified which would require mitigation.

	IIA12 – Transport and Connectivity The policy supports sustainable transport by promoting tree-lined streets and enhancing the walking and cycling experience. **IIA13 – Waste** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.110: POLICY G6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	N/A	+	+	+	+	+	0	0	0	N/A	N/A	N/A	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the health, biodiversity, and climate mitigation objectives. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G7: Food Growing

Policy G7 promotes the integration of community food growing into new developments and supports meanwhile use of vacant or underutilised land for this purpose. It encourages a range of growing opportunities—from rooftop gardens to orchards and allotments—and safeguards existing allotments from development. The policy supports health, sustainability, and community cohesion, and aligns with Haringey's broader goals for climate resilience, food security, and inclusive access to green infrastructure.

Table F.2.111: ASSESSMENT OF PROPOSED POLICY G7 FOOD GROWING

POLICY G7: FOOD GROWING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	N/A	N/A	+	+	++	+	+	N/A	N/A	N/A	+	+	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** G7 contributes positively to social infrastructure by creating shared spaces for community interaction, learning, and volunteering. Food growing sites foster social cohesion and provide inclusive, intergenerational spaces that support community wellbeing. **IIA2 – Improving Health** This policy strongly supports health outcomes by promoting access to fresh, healthy food and encouraging physical activity. Gardening and food growing are also linked to improved mental wellbeing and reduced stress, particularly in urban environments. **IIA3 – Education** G7 supports education by providing opportunities for environmental and nutritional learning. Food growing spaces in schools and communities can be used for hands-on education about sustainability, ecology, and healthy eating. **IIA4 – Air, Light and Noise Pollution** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.																Policy G7 performs strongly across a wide range of IIA objectives, particularly in relation to social infrastructure, health, education, housing, and climate resilience. It has neutral or indirect impacts on transport, water quality, and heritage, which are addressed through complementary policies. Its emphasis on inclusivity, sustainability, and multifunctionality ensures that food growing is embedded in Haringey's vision for a healthy, resilient, and equitable urban environment. No

	IIA6 – Climate Adaptation and Resilience The policy contributes to adaptation by promoting green infrastructure that can help manage surface water, reduce urban heat, and increase local resilience. Food growing spaces can be multifunctional, supporting both food security and climate resilience. **IIA7 – Water Resources and Pollution** G7 supports water efficiency by encouraging integration of irrigation infrastructure and rainwater harvesting. However, the impact on water quality is neutral unless supported by sustainable drainage and soil management practices. **IIA8 – Biodiversity and Open Space** The policy supports biodiversity by encouraging planting of fruiting trees, shrubs, and edible landscapes. These features can provide habitat and food sources for pollinators and other wildlife, particularly when integrated with wider green infrastructure. **IIA9 – Soils and Minerals** G7 promotes sustainable land use by making productive use of underutilised land and protecting soil quality. It encourages soil testing and safe growing practices, particularly in urban areas where contamination may be a concern. **IIA10 - Social Inclusion and Equality** G7 promotes equitable access to food growing opportunities by safeguarding existing allotment space, and by requiring new residential development to deliver food growing spaces where possible. **IIA11 - Historic Environment, Culture and Character** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste**	negative effects identified which would require mitigation.

	This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy supports housing quality by integrating food growing into residential developments. It enhances amenity, supports healthy lifestyles, and contributes to the sustainability and self-sufficiency of new communities. **IIA15 – Economy and Employment** G7 contributes positively to the local economy by supporting urban agriculture, local food enterprises, and green jobs. Community growing spaces can also reduce household food costs and support food resilience. **IIA16 – Town Centres** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.112: POLICY G7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G7 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	+	N/A	N/A	N/A	0	0	+	0	N/A	N/A	N/A	N/A	N/A	0		
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the health, biodiversity and open space objectives. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

G8: Watercourses

Policy G8 sets out a proactive approach to protecting, restoring, and enhancing Haringey's watercourses, including the Moselle Brook, Stonebridge Brook, Pymmes Brook, and the River Lee. It requires development adjacent to or over culverted watercourses to avoid harm, incorporate buffer zones, and explore opportunities for deculverting and ecological enhancement. The policy aligns with the Thames River Basin Management Plan and Clean Rivers and Waterways Plan, supporting flood resilience, biodiversity, and climate adaptation

Table F.2.113: ASSESSMENT OF PROPOSED POLICY G8 WATERCOURSES

POLICY G8: WATERCOURSES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	+	+	+	+	++	++	++	++	++	+	+	N/A	N/A	N/A	+	
Interpretation Summary	**IIA1 – Social Infrastructure** G8 contributes positively to social infrastructure by enhancing the amenity value of watercourses and integrating them into the public realm. Restored waterways can support recreation, education, and community engagement, particularly in areas with limited access to natural features. **IIA2 – Improving Health** The policy supports health outcomes by improving access to natural environments, reducing flood risk, and enhancing water quality. Watercourses with accessible green corridors can promote physical activity and mental wellbeing. **IIA3 – Education** While not directly focused on education, the policy supports natural learning environments by encouraging the restoration of watercourses, as well as promoting understanding towards the urban evolution of the area. **IIA4 – Air, Light and Noise Pollution** The policy supports air and noise quality improvements through the integration of vegetated buffer zones and green corridors. The impact on light pollution is likely neutral. **IIA5 – Climate Change Mitigation** While primarily focused on adaptation, G8 supports mitigation by promoting green infrastructure that sequesters carbon and reduces energy demand for cooling. **IIA6 – Climate Adaptation and Resilience**																Policy G8 performs strongly across a wide range of IIA objectives, particularly in relation to water quality, climate adaptation, biodiversity, health, and heritage. It has neutral or indirect impacts on waste, which are addressed through complementary policies. Its emphasis on restoration, resilience, and multifunctionality ensures that watercourses are protected and enhanced as vital components of Haringey's green and blue infrastructure network. No negative effects identified which would require mitigation.

	G8 supports adaptation through reducing fluvial flood risk, improving drainage, and supporting ecological resilience. Deculverting and buffer zones also help manage extreme rainfall and regulate urban heat island effect. **IIA7 – Water Resources and Pollution** G8 strongly supports this objective. It promotes the protection and restoration of watercourses, improves water quality, and aligns with the Water Framework Directive. The policy encourages sustainable water management and pollution prevention. **IIA8 – Biodiversity and Open Space** The policy contributes significantly to biodiversity by restoring aquatic and riparian habitats, enhancing ecological connectivity, and supporting species recovery. It aligns with the London Local Nature Recovery Strategy and Haringey's Biodiversity Action Plan. **IIA9 – Soils and Minerals** G8 supports sustainable land use by protecting riparian zones and reducing soil erosion. Buffer zones and naturalised banks help stabilise soils and support healthy ecosystems. **IIA10 - Social Inclusion and Equality** G8 promotes equitable access to blue infrastructure by enhancing quality and accessibility of existing water spaces, including through opportunities to deculvert watercourses. **IIA11 - Historic Environment, Culture and Character** G8 supports heritage by restoring historic watercourses and enhancing their setting. Waterways often have cultural and historical significance, and their restoration can reinforce local identity and community pride. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by promoting green corridors along watercourses that can accommodate walking and cycling routes. These routes enhance connectivity and help integration to the wider blue and green network.	

	IIA13 – Waste This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criterion has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** The policy supports town centre vitality by improving the public realm and integrating water features into civic spaces. Restored watercourses can attract footfall, support events, and enhance the distinctiveness of commercial areas.	

Table F.2.114: POLICY G8 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY G8 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	0	0	+	+	+	+	+	0	0	N/A	N/A	N/A	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the water quality, biodiversity and open space objectives. However, as their policies are strategic, they do not directly address the specific needs of Haringey. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

Housing

This policy theme concentrates on housing and contains policies on affordable housing, housing mix, specialist housing and other matters. Policies H1-H13 have been measured against the IIA objectives.

H1: Meeting Housing Need

Policy H1: Meeting Housing Needs sets out a comprehensive framework to significantly increase the supply of new homes in Haringey, with a strong emphasis on affordability, quality, and meeting the diverse needs of the borough's communities. It supports development on brownfield and allocated sites, promotes a mix of housing types and tenures, and protects existing housing stock. The policy aligns with the Council's Housing Strategy and London Plan targets, and contributes to inclusive, sustainable neighbourhoods.

Table F.2.115: ASSESSMENT OF PROPOSED POLICY H1 MEETING HOUSING NEED

POLICY H1: MEETING HOUSING NEED	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	+	N/A	+	+	0	N/A	+	++	0	+	N/A	++	+	+	
Interpretation Summary	**IA1 – Social Infrastructure** The policy focuses on increasing the supply, affordability and mix of housing to meet identified needs. It does not include provisions for the delivery or accessibility of education, health or other social infrastructure, however it is acknowledged that additional delivery of new homes may trigger the need for increased social infrastructure provision which is addressed in other policies of the plan. **IIA2 – Improving Health** H1 supports improved health outcomes by promoting high-quality, healthy, and comfortable homes. The policy's focus on reducing overcrowding, delivering family-sized homes, and ensuring inclusive design contributes to better physical and mental wellbeing. The protection of existing housing stock also helps prevent housing insecurity, a key social determinant of health.																Policy H1 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, social inclusion, climate mitigation, and sustainable land use. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies. Its comprehensive

	IIA3 – Education While not directly focused on education, the policy indirectly supports educational outcomes by promoting stable housing for families and vulnerable groups. Secure, affordable homes provide a foundation for children's learning and development, particularly in areas of deprivation. **IIA4 – Air, Light and Noise Pollution** The policy does not directly address pollution **IIA5 – Climate Change Mitigation** H1 supports climate change mitigation by encouraging development on brownfield land and requiring new homes to meet or exceed energy efficiency standards. The Council's own housing delivery programme sets a strong example by delivering net-zero carbon homes to Passivhaus or equivalent standards. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate resilience by promoting future-proofed housing design. While not explicitly focused on adaptation, the emphasis on sustainable, high-quality homes implies consideration of overheating, flood risk, and long-term environmental performance. **IIA7 – Water Resources and Pollution** The requirement for high-quality, sustainable homes means that water efficiency measures will be incorporated, particularly in Council-led developments. **IIA8 – Biodiversity and Open Spaces** The policy does not directly address biodiversity or open space. **IIA9 – Soils and Minerals** H1 promotes efficient land use by prioritising brownfield development and resisting the loss of existing homes. This helps protect greenfield land and supports sustainable land management. The policy contributes positively to this objective. **IIA10 - Social Inclusion and Equality**	approach to meeting housing needs makes it a cornerstone of the Local Plan's spatial strategy. No negative effects are identified which would require mitigation.

	The policy contributes positively by supporting inclusive communities through the delivery of a range of housing types and tenures, including for older people, vulnerable groups, and essential workers. By promoting stable, affordable housing, it helps reduce social isolation and supports equitable access to services and opportunities. The emphasis on protecting existing homes and resisting short-term lets also supports community cohesion **IIA11 - Historic Environment, Culture and Character** While not heritage-focused, the policy's emphasis on design quality and neighbourhood character may support heritage-led regeneration in appropriate contexts. The impact is likely neutral to slightly positive depending on site-specific implementation. **IIA12 – Transport and Connectivity** H1 supports sustainable transport by encouraging development in accessible locations, particularly near town centres and public transport nodes. This reduces reliance on private vehicles and supports active travel, aligning well with transport objectives. **IIA13 – Waste** The policy does not explicitly address waste **IIA14 – Housing** This is the core focus of the policy. H1 strongly supports the delivery of new homes, including genuinely affordable and family-sized housing, and protects existing stock. It addresses the needs of a wide range of groups, including older people, vulnerable residents, and Gypsy and Traveller communities. The policy performs very strongly against this objective. **IIA15 – Economy and Employment** While not an employment policy, H1 indirectly supports economic inclusion by enabling residents to live closer to work, reducing commuting pressures, and supporting essential workers through affordable housing provision. The impact is positive. **IIA16 – Town Centres**	

	The policy supports housing delivery in and around town centres, particularly on small sites and through mixed-use development. This contributes to town centre vitality and supports sustainable growth, aligning well with this objective.	

Table F.2.116: POLICY H1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	0	N/A	0	0	0	N/A	0	0	+	0	N/A	++	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives particularly for housing. However, as their policies are strategic, they do not directly address the housing needs of Haringey and its communities which include genuinely affordable housing and delivery of family-sized homes. This tends toward a slight positive / neutral score with a medium-term impact.																The alternative option is not recommended.

H2: Genuinely Affordable Housing

Policy H2: Genuinely Affordable Housing sets out a robust framework to maximise the delivery of affordable homes in Haringey. It aligns with the Mayor of London's strategic target of 50% affordable housing and prioritises genuinely affordable tenures such as Social Rent, London Affordable Rent, London Living Rent and Key Worker Living Rent. The policy applies to all housing types and tenures, including Build to Rent and smaller schemes, and includes clear requirements for tenure mix, viability testing, and design integration. It plays a central role in addressing housing inequality and supporting inclusive communities.

Table F.2.117: ASSESSMENT OF PROPOSED POLICY H2 GENUINELY AFFORDABLE HOUSING

POLICY H2: GENUINELY AFFORDABLE HOUSING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	++	+	N/A	

Interpretation Summary	**IIA1 – Social Infrastructure** The policy contributes positively by promoting equitable access to secure, affordable housing, which indirectly supports access to education, health, and community services. **IIA2 – Improving Health** H2 supports improved health outcomes by enabling access to stable, affordable homes, a key social determinant of health. The policy's emphasis on high-quality, well-integrated affordable housing helps reduce stress, overcrowding, and housing insecurity, particularly in areas of deprivation. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	Policy H2 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, social inclusion, and economic resilience. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies. Its clear focus on genuinely affordable housing makes it a key driver of equity and sustainability in the Local Plan. No negative effects identified which would require mitigation.

	IIA10 - Social Inclusion and Equality The Policy supports social inclusion and reduces housing-related inequality by prioritising genuinely affordable homes for those in greatest need, including essential workers and low-income households. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This is the core focus of the policy. H2 strongly supports the delivery of genuinely affordable homes across a range of tenures and development types. It prioritises social rent, London Living Rent and Key Worker Living Rent, ensures affordability thresholds are met, and applies rigorous viability testing. The policy performs very strongly against this objective. **IIA15 – Economy and Employment** The policy indirectly supports economic inclusion by enabling low-income households and essential workers to live near employment opportunities. Affordable housing also supports workforce stability and reduces commuting pressures. The impact is positive. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.118: POLICY H2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++	0	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives particularly for housing. However, as their policies are strategic, they do not directly address the affordable housing needs of Haringey which include a strengthened focus on genuinely affordable housing. The London Plan 2021 sets a threshold affordable housing target on 35% on private land. Policy H2 seeks to set a higher threshold target of 40% on private land in line with the Haringey Local Plan 2017 and based on viability evidence that 40% is deliverable on some schemes in the borough. The alternative option tends toward a slight positive / neutral score with a medium-term impact.																The alternative option is not recommended.

H3: Housing Mix

Policy H3: Housing Mix sets out a clear framework to ensure that new housing developments in Haringey provide a balanced mix of unit sizes and tenures, with a strong emphasis on family-sized homes and genuinely affordable housing. It is informed by local evidence of need, including the Haringey Strategic Housing Market Assessment and Housing Strategy, and seeks to address overcrowding, support inclusive communities, and rebalance the housing stock. The policy applies to all tenures and includes specific requirements for housing size mix, while allowing flexibility where justified.

Table F.2.119: ASSESSMENT OF PROPOSED POLICY H3 HOUSING MIX

POLICY H3: HOUSING MIX	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	+	+		N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	++	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure**																Policy H3 performs strongly across a wide

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H3 supports improved health outcomes by addressing overcrowding and promoting homes that are suitable for long-term occupation. The emphasis on high-quality, appropriately sized homes contributes to better physical and mental wellbeing, particularly for families and vulnerable groups. **IIA3 – Education** The policy supports educational outcomes by prioritising homes suitable for families. Larger homes reduce overcrowding and housing instability, which are known to negatively affect children's learning and development. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality**	range of IIA objectives, particularly in relation to housing, health, social inclusion, and sustainable land use. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies. Its focus on delivering the right mix of homes makes it a key tool for addressing overcrowding and supporting inclusive neighbourhoods No negative effects are identified which would require mitigation.

	The policy contributes positively by supporting inclusive communities through the delivery of a diverse mix of housing types and sizes. By prioritising family-sized homes and resisting over-concentration of small units, it helps foster stable, mixed communities with equitable access to local services and facilities, aligning to the demographic and needs of Haringey. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This is the core focus of the policy. H3 strongly supports the delivery of homes that meet the full range of local needs, particularly for families and those requiring larger homes. It is informed by robust evidence and provides clear guidance on housing mix by tenure. The policy performs very strongly against this objective. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.120: POLICY H3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H3 ALTERNATIVE OPTION 1:	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

NO POLICY																	
Assessment Score	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives particularly for housing. However, as their policies are strategic, they do not directly address the specific housing needs of Haringey which include delivery of a large proportion of family-sized homes. This alternative option tends toward a slight positive / neutral score with a medium-term impact.																The alternative option is not recommended.

H4: Build to Rent

Policy H4: Build to Rent (BtR) supports the delivery of purpose-built rental housing in Haringey, recognising it as a distinct tenure that can contribute to housing supply and choice. The policy sets clear requirements for affordable housing provision within BtR schemes, including tenure mix, management standards, and long-term affordability. It prioritises social rent and London Living Rent tenures and requires a minimum 25-year covenant period. The policy ensures that BtR developments are well-integrated, inclusive, and contribute to mixed communities.

Table F.2.121: ASSESSMENT OF PROPOSED POLICY H4 BUILD TO RENT

POLICY H4: BUILD TO RENT	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	N/A	0	+	0	0	0	+	+	0	+	0	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H4 supports improved health outcomes by requiring BtR schemes to meet high design and management standards. Long-term tenancies and professionally managed homes contribute to housing stability, which is linked to better mental and physical health. The inclusion of communal spaces and on-site amenities also supports wellbeing. **IIA3 – Education**																Policy H4 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, social inclusion, and sustainable transport. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy does not explicitly address pollution. However, the requirement for high-quality design and management may help mitigate noise and ensure good internal environments. The impact is likely neutral to slightly positive depending on implementation. **IIA5 – Climate Change Mitigation** H4 supports climate mitigation indirectly by requiring BtR developments to meet sustainability standards and encouraging long-term occupation, which can reduce churn and associated emissions. The Council's emphasis on net-zero carbon homes in its own delivery programme sets a strong precedent. The impact is positive when combined with design and energy policies. **IIA6 – Climate Adaptation and Resilience** The policy does not explicitly address adaptation. However, the requirement for high-quality, future-proofed design implies resilience to climate risks such as overheating and flooding. The impact is likely neutral to slightly positive. **IIA7 – Water Resources and Pollution** There is no direct reference to water efficiency or infrastructure. However, the emphasis on quality and sustainability suggests that water-saving measures may be incorporated. The impact is likely neutral unless supported by complementary policies. **IIA8 – Biodiversity and Open Spaces** H4 does not directly address biodiversity. However, the inclusion of communal outdoor space in BtR schemes supports access to green infrastructure and may contribute to urban greening. The impact is neutral to slightly positive depending on site design. **IIA9 – Soils and Minerals**	complementary policies. Its clear framework for affordable housing within BtR schemes ensures that this tenure contributes meaningfully to Haringey's housing strategy. No negative are effects identified which would require mitigation.

	The policy supports efficient land use by enabling BtR development on large or complex sites, often in urban areas. This helps optimise brownfield land and reduce pressure on greenfield sites. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy contributes positively by supporting inclusive neighbourhoods through the integration of affordable housing within BtR schemes. By requiring high-quality management and equitable access to amenities, it helps foster social cohesion and reduces barriers to participation, particularly for renters who may otherwise face housing insecurity. **IIA11 - Historic Environment, Culture and Character** The policy does not directly address heritage. However, its emphasis on context-sensitive design and integration may support heritage-led regeneration in appropriate locations. The impact is likely neutral. **IIA12 – Transport and Connectivity** H4 supports sustainable transport by encouraging BtR development in accessible locations and requiring good connectivity. This reduces reliance on private vehicles and supports active travel. The impact is positive. **IIA13 – Waste** The policy does not explicitly address waste. However, the requirement for long-term management plans may support effective waste separation and maintenance of communal facilities. The impact is likely neutral unless reinforced by design policies. **IIA14 – Housing** This is a key focus of the policy. H4 supports the delivery of high-quality rental housing, including affordable tenures, and ensures long-term affordability and stability. It contributes to meeting diverse housing needs and performs strongly against this objective. **IIA15 – Economy and Employment** The policy indirectly supports economic inclusion by enabling access to secure rental housing for a range of income groups, including essential workers. BtR	

	schemes may also support local employment through on-site services and management. The impact is positive. **IIA16 – Town Centres** H4 supports BtR development in town centre and accessible locations, contributing to town centre vitality and mixed-use development. The inclusion of affordable workspace in some schemes further supports local economic activity. The impact is positive.	

Table F.2.122: POLICY H4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	0	N/A	0	0	0	0	0	0	0	0	0	0	++	0	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives particularly for housing. This tends toward a slight positive / neutral score with a medium-term impact. Policy H4 builds upon the London Plan approach to Build to Rent by requiring the affordable element to be delivered as social rent housing where possible helping meet identified Haringey needs.															The alternative option is not recommended.

H5: Small Sites and Smaller Housing Developments

Policy H5: Small Sites and Smaller Housing Development supports the delivery of new homes on sites smaller than 0.25 hectares, contributing to Haringey's housing target and diversifying housing supply. It promotes development in accessible locations, encourages innovative design, and protects garden land from piecemeal development. The policy aligns with the London Plan's emphasis on small site capacity and supports context-sensitive intensification that respects local character and amenity.

Table F.2.123: ASSESSMENT OF PROPOSED POLICY H5 SMALL SITES AND SMALLER HOUSING DEVELOPMENTS

	IIA Objective	

POLICY H5: SMALL SITES AND SMALLER HOUSING DEVELOPMENTS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	N/A	+	+	0	0	+	+	+	0	++	0	++	0	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy indirectly supports social infrastructure objectives by enabling housing delivery in existing communities, supporting social integration and access to local services. **IIA2 – Improving Health** H5 supports health outcomes by requiring high-quality design that protects amenity, including daylight, privacy, and outlook. The policy's emphasis on avoiding harm to neighbouring properties and promoting liveable homes contributes to mental and physical wellbeing. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by requiring careful design to avoid harm to amenity, including noise and light impacts. Development in accessible locations may also reduce reliance on private vehicles, supporting improved air quality. **IIA5 – Climate Change Mitigation** H5 supports climate mitigation by promoting development in areas with good public transport accessibility, reducing car dependency. The encouragement of modular and sustainable construction methods also supports lower carbon emissions. The impact is positive. **IIA6 – Climate Adaptation and Resilience** The policy contributes to adaptation by requiring context-sensitive design that responds to site constraints. While not explicitly focused on climate resilience, the emphasis on high-quality, future-proofed homes implies																Policy H5 performs strongly across a wide range of IIA objectives, particularly in relation to housing, climate mitigation, biodiversity, transport, and townscape. It has neutral or indirect impacts on water, waste, and heritage, which are addressed through complementary policies. Its focus on unlocking small sites and protecting garden land makes it a key component of Haringey's housing strategy. No negative effects are identified which would require mitigation.

	consideration of overheating and flood risk. The impact is neutral to slightly positive. **IIA7 – Water Resources and Pollution** There is no direct reference to water resources. However, the protection of garden land and encouragement of green infrastructure may support sustainable drainage and water management. The impact is likely neutral. **IIA8 – Biodiversity and Open Spaces** H5 contributes positively by resisting piecemeal development of garden land and encouraging retention of green infrastructure. This helps protect urban biodiversity and supports access to green space. The policy aligns well with biodiversity objectives. **IIA9 – Soils and Minerals** The policy strongly supports efficient land use by unlocking underused small sites and protecting garden land from inappropriate development. This helps avoid development on greenfield land and supports soil protection. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and accessibility objectives by directing housing development towards locations with good public transport accessibility and proximity to town centres and public transport hubs. The delivery of additional housing and the support for community-led housing may also help meet a range of housing needs. **IIA11 - Historic Environment, Culture and Character** The policy does not directly address heritage. However, its emphasis on context-sensitive design may support heritage-led regeneration and protect historic character in appropriate locations. The impact is likely neutral to slightly positive. **IIA12 – Transport and Connectivity**	

	H5 supports sustainable transport by prioritising development in areas with good public transport accessibility. This reduces reliance on private vehicles and supports active travel. The impact is strongly positive. **IIA13 – Waste** The policy does not explicitly address waste. However, the encouragement of modular and innovative construction may support circular economy principles. The impact is likely neutral. **IIA14 – Housing** This is a core focus of the policy. H5 supports the delivery of at least 2,600 homes on small sites, contributing to Haringey's housing target and diversifying supply. It promotes high-quality, well-integrated housing and protects existing stock. The policy performs strongly against this objective. **IIA15 – Economy and Employment** While not directly focused on employment, the policy may support local economic activity by enabling housing delivery in town centres and accessible locations. The impact is neutral to slightly positive. **IIA16 – Town Centres** H5 supports housing delivery near town centres and transport nodes, contributing to town centre vitality and mixed-use development. The emphasis on design quality and integration supports healthy, inclusive environments. The impact is positive.	

Table F.2.124: POLICY H5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	N/A	0	+	0	0	+	0	0	0	+	0	++	0	+	

Interpretation Summary	The NPPF and the London Plan would still produce some positive effects against the sustainability objectives for housing.. This tends toward a neutral score with a medium-term impact.	The alternative option is not recommended.

H6: Self-build, Custom Build and Community-Led Housing

Policy H6: Self-build, Custom-build and Community-led Housing supports alternative housing delivery models that promote innovation, community involvement, and housing diversity. It encourages the inclusion of serviced plots and community-led housing on larger development sites . The policy aligns with national guidance and aims to expand consumer choice, support sustainable development, and empower residents to shape their own homes and communities.

Table F.2.125: ASSESSMENT OF PROPOSED POLICY H6 SELF-BUILD, CUSTOM BUILD AND COMMUNITY-LED HOUSING

POLICY H6: SELF-BUILD, CUSTOM BUILD AND COMMUNITY-LED HOUSING	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	N/A	0	+	+	0	0	+	+	0	0	0	++	+	0	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. . **IIA2 – Improving Health** H6 supports health outcomes by enabling residents to design homes that meet their specific needs, including for accessibility, comfort, and wellbeing. Community-led housing can also reduce housing stress and promote mental health through increased control and stability. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution**																Policy H6 performs strongly across a range of IIA objectives, particularly in relation to housing, climate mitigation, and social inclusion. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies. Its support for community-led and

	The policy does not directly address pollution. However, self-build and custom-build homes often incorporate high environmental standards, which may reduce exposure to poor air quality and noise. The impact is likely neutral to slightly positive depending on implementation. **IIA5 – Climate Change Mitigation** H6 supports climate mitigation by encouraging innovative and sustainable construction methods. Self-builders often adopt low-carbon technologies and energy-efficient designs, contributing to reduced emissions. The impact is positive. **IIA6 – Climate Adaptation and Resilience** The policy contributes to adaptation by enabling bespoke housing design that can incorporate resilience measures such as passive cooling, flood resistance, and sustainable drainage. The impact is positive where best practice is followed. **IIA7 – Water Resources and Pollution** There is no direct reference to water efficiency. However, custom-built homes may include water-saving technologies and sustainable drainage systems. The impact is likely neutral to slightly positive depending on design standards. **IIA8 – Biodiversity and Open Spaces** H6 does not directly address biodiversity. However, community-led schemes may be more likely to incorporate green infrastructure and protect local habitats due to their place-based approach. The impact is neutral to slightly positive. **IIA9 – Soils and Minerals** The policy supports efficient land use by encouraging small-scale, infill, or underused sites to be brought forward for housing. This helps avoid development on greenfield land and supports sustainable land management. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy contributes positively by promoting community-led housing models that foster social interaction, empowerment, and inclusion. It supports local	innovative housing models makes it a valuable tool for diversifying supply and empowering residents. No negative effects identified which would require mitigation.

	involvement in housing delivery, which can strengthen community ties and ensure that homes reflect the needs of diverse groups. **IIA11 - Historic Environment, Culture and Character** The policy may support heritage-led regeneration where community groups seek to restore or repurpose historic buildings. It also promotes cultural identity through locally driven design. The impact is neutral to slightly positive. **IIA12 – Transport and Connectivity** H6 indirectly supports sustainable transport by encouraging development on larger sites that are likely to be well-located. Community-led schemes may also prioritise walkability and local connectivity. The impact is neutral to slightly positive. **IIA13 – Waste** The policy does not explicitly address waste. However, self-build and custom-build projects often use sustainable materials and construction methods that reduce waste. The impact is likely neutral to slightly positive. **IIA14 – Housing** This is a core focus of the policy. H6 supports the diversification of housing supply and empowers residents to meet their own housing needs. It contributes to housing choice, innovation, and affordability. The policy performs strongly against this objective. **IIA15 – Economy and Employment** The policy supports local economic activity by enabling small builders, tradespeople, and suppliers to participate in housing delivery. It may also support skills development and social enterprise. The impact is positive. **IIA16 – Town Centres** While not directly focused on town centres, the policy may support small-scale development in or near centres, contributing to vitality and mixed-use environments. The impact is neutral to slightly positive.	

Table F.2.126: POLICY H6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	0	N/A	0	0	0	0	0	0	0	0	0	0	++	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for housing. However, their policies do not have the level of specificity proposed in the Local Plan, particulalry for comunitu-led housing. The alternative option tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

H7: Housing Older People and Vulnerable People

Policy H7: Housing Older People and Vulnerable People sets out a comprehensive framework to support the delivery and protection of specialist housing for older residents and vulnerable groups. It promotes accessible, inclusive, and well-located accommodation that enables independent living and social integration. The policy includes detailed criteria for new developments and safeguards existing provision, aligning with the borough's Strategic Housing Market Assessment and Housing Strategy. It supports dignity, health, and equality for those most in need.

Table F.2.127: ASSESSMENT OF PROPOSED POLICY H7 HOUSING OLDER PEOPLE AND VULNERABLE PEOPLE

POLICY H7: HOUSING OLDER PEOPLE AND VULNERABLE PEOPLE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	N/A	N/A	+	+	N/A	0	+	+	N/A	++	N/A	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy contributes to social infrastructure objectives by ensuring that older and vulnerable residents have equitable access to housing that supports independence and integration through the delivery of housing that is well connected to public transport, shops, social and health services and community facilities. **IIA2 – Improving Health**																Policy H7 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, social infrastructure, climate adaptation, and transport.

	H7 performs strongly against health objectives. It directly supports physical and mental wellbeing by requiring high-quality, accessible housing with appropriate facilities, care provision, and design standards. The policy helps reduce health inequalities and supports ageing in place. **IIA3 – Education** This objective is not relevant to this policy **IIA4 – Air, Light and Noise Pollution** The policy does not explicitly address pollution. **IIA5 – Climate Change Mitigation** H7 supports climate mitigation indirectly by requiring new developments to meet sustainability and energy efficiency standards. The emphasis on modern, fit-for-purpose accommodation supports lower emissions and reduced fuel poverty. The impact is positive. **IIA6 – Climate Adaptation and Resilience** The policy contributes positively to adaptation by requiring buildings to be designed for long-term resilience, including accessibility, overheating mitigation, and safe servicing. This is particularly important for vulnerable groups who are more affected by climate risks. **IIA7 – Water Resources and Pollution** This objective is not relevant to this policy **IIA8 – Biodiversity and Open Spaces** H7 supports access to communal outdoor space in specialist housing schemes, contributing to wellbeing and urban greening. While not focused on biodiversity, the policy may support green infrastructure in appropriate developments. The impact is neutral to slightly positive. **IIA9 – Soils and Minerals** The policy supports efficient land use by promoting appropriate locations for specialist housing and resisting the loss of existing provision. This helps avoid unnecessary development on greenfield land and supports sustainable land management. The impact is positive.	It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies. Its detailed and inclusive approach makes it a key policy for supporting vulnerable residents and promoting equitable development.

	IIA10 - Social Inclusion and Equality The policy promotes inclusive communities and safeguards accommodation that meets specific needs of older and vulnerable people, helping to reduce social isolation and improve access to local services. **IIA11 - Historic Environment, Culture and Character** The policy does not directly address heritage. **IIA12 – Transport and Connectivity** H7 supports sustainable transport by requiring specialist housing to be well-located in relation to public transport and essential services. This reduces reliance on private vehicles and supports accessibility for residents with mobility needs. The impact is strongly positive. **IIA13 – Waste** The policy does not explicitly address waste. **IIA14 – Housing** This is the core focus of the policy. H7 strongly supports the delivery and protection of housing for older and vulnerable people, including affordable provision. It ensures that homes are inclusive, accessible, and tailored to specific needs. The policy performs very strongly against this objective. **IIA15 – Economy and Employment** The policy indirectly supports employment in care and support services and may contribute to local economic activity through specialist housing provision. The impact is positive. **IIA16 – Town Centres** H7 supports specialist housing in accessible locations, including near town centres, contributing to mixed-use development and inclusive communities. The impact is positive.	

Table F.2.128: POLICY H7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H7 ALTERNATIVE OPTION 1:	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

NO POLICY																	
Assessment Score	+	+	N/A	N/A	0	0	N/A	0	0	+	N/A	+	N/A	++	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for health and housing. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

H8: Large-scale Purpose-Built Shared Living

Policy H8: Large-scale Purpose-built Shared Living (LSPBSL) sets out a restrictive framework for co-living developments in Haringey. It limits such schemes to site allocations as part of larger mixed-tenure developments and requires them to meet high standards of design, management, and affordability. The policy ensures that LSPBSL does not displace conventional housing, particularly affordable homes, and includes criteria to prevent overconcentration and ensure integration with surrounding communities. It aligns with the London Plan and reflects local housing priorities.

Table F.2.129: ASSESSMENT OF PROPOSED POLICY H8 LARGE-SCALE PURPOSE-BUILT SHARED LIVING

POLICY H8 LARGE-SCALE PURPOSE-BUILT SHARED LIVING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	N/A	+	0	+	N/A	N/A	+	+	N/A	+	N/A	++	0	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H8 supports health outcomes by requiring high-quality design, including adequate daylight, amenity space, and communal facilities. The emphasis on long-term management and avoidance of overcrowding helps protect mental and physical wellbeing. The policy also discourages poor-quality, transient accommodation. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.																Policy H8 performs well across a range of IIA objectives, particularly in relation to housing, health, townscape, and sustainable transport. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies.

	IIA4 – Air, Light and Noise Pollution The policy contributes positively by requiring good internal environments and high design standards, which help minimise exposure to noise and ensure access to daylight and ventilation. The impact is positive when design guidance is followed. **IIA5 – Climate Change Mitigation** H8 indirectly supports climate mitigation by requiring high-quality, sustainable design and encouraging efficient use of land. Co-living schemes can reduce per capita energy use through shared facilities. The impact is positive when sustainability measures are implemented. **IIA6 – Climate Adaptation and Resilience** The policy contributes to adaptation by requiring developments to be designed for long-term occupation and resilience. Communal living arrangements may also support resource sharing and reduce vulnerability to climate impacts. The impact is positive. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The policy supports efficient land use by allowing LSPBSL only on allocated sites as part of larger developments. This helps optimise urban land and avoids displacement of conventional housing. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy contributes positively by ensuring that LSPBSL schemes are only permitted where they support inclusive, mixed communities. It prevents overconcentration of single-person accommodation and requires integration with local neighbourhoods, helping to reduce social isolation and promote equality of access to services.	Its cautious and criteria-based approach ensures that co-living schemes contribute positively to the borough's housing mix without undermining core priorities. No negative effects are identified which would require mitigation.

	IIA11 - Historic Environment, Culture and Character This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** H8 supports sustainable transport by requiring LSPBSL schemes to be located in accessible areas and well-integrated with local infrastructure. This reduces reliance on private vehicles and supports active travel. The impact is positive. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy performs positively by ensuring that LSPBSL does not displace conventional housing, particularly affordable homes. It supports housing diversity while protecting the borough's core housing priorities. The impact is positive when implemented as part of a balanced housing strategy. **IIA15 – Economy and Employment** H8 may support local economic activity by including affordable workspace and providing housing for young professionals. However, its restrictive approach ensures that economic benefits do not come at the expense of housing need. The impact is neutral to slightly positive. **IIA16 – Town Centres** The policy supports town centre vitality by allowing LSPBSL only in appropriate, well-connected locations and encouraging mixed-use development. The inclusion of affordable workspace can further enhance local centres. The impact is positive.	

Table F.2.130: POLICY H8 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H8 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

Assessment Score	N/A	0	N/A	0	0	0	N/A	N/A	0	+	N/A	0	N/A	-	0	+	
Interpretation Summary	The NPPF and London Plan do not place any restrictions on LSPBSL and risk compromising the supply of conventional housing to meet Haringey's identified local needs. This would produce probable negative effects against the sustainability objectives for housing.															The alternative option is not recommended.

H9: Purpose Built Student Living

Policy H9: Purpose-built Student Accommodation (PBSA) establishes a restrictive approach to PBSA in Haringey, reflecting the borough's current housing priorities and limited identified need for student housing. It permits PBSA only on allocated sites as part of larger mixed-tenure developments and requires schemes to meet high standards of design, management, and affordability. The policy ensures that PBSA does not displace conventional housing and contributes to inclusive, well-integrated communities. It aligns with the London Plan and the borough's Housing Strategy.

Table F.2.131: ASSESSMENT OF PROPOSED POLICY H9 PURPOSE-BUILT STUDENT LIVING

POLICY H9: PURPOSE-BUILT STUDENT LIVING	**IIA Objective**																
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**Conclusion**
Assessment Score	N/A	+	++	+	0	+	N/A	N/A	+	++	N/A	+	N/A	++	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** . This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H9 supports health outcomes by requiring high-quality design, including adequate daylight, amenity space, and communal facilities. The emphasis on long-term management and avoidance of overcrowding helps protect student wellbeing and minimises impacts on neighbouring residents. **IIA3 – Education** This is a key focus of the policy. H9 ensures that PBSA is only delivered where there is a demonstrable need linked to local or London-based educational institutions. It supports access to appropriate student housing while protecting																Policy H9 performs well across a range of IIA objectives, particularly in relation to education, housing, health, townscape, and sustainable transport. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies.

	land for other housing needs. The policy performs positively against this objective. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by requiring good internal environments and high design standards, which help minimise exposure to noise and ensure access to daylight and ventilation. The impact is positive when design guidance is followed. **IIA5 – Climate Change Mitigation** H9 indirectly supports climate mitigation by requiring PBSA to meet sustainability standards and be located in accessible areas, reducing reliance on private vehicles. The impact is positive when combined with complementary energy and design policies. **IIA6 – Climate Adaptation and Resilience** The policy contributes to adaptation by requiring PBSA to be designed for long-term resilience, including overheating mitigation and safe servicing. The impact is positive. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The policy supports efficient land use by restricting PBSA to allocated sites and ensuring it does not displace conventional housing. This helps optimise urban land and protect greenfield sites. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy contributes positively by ensuring that PBSA is only permitted where it supports mixed and inclusive neighbourhoods. It prevents overconcentration of single-person accommodation and requires integration with local communities,	Its cautious and evidence-based approach ensures that PBSA contributes positively to the borough's housing mix without undermining core priorities. No negative are effects identified which would require mitigation.

	helping to reduce social isolation and promote equitable access to services. It additionally includes provision of at least 10% of student rooms to be wheelchair accessible with suitable access embedded into the design scheme, supporting social inclusion and equity objectives. . **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** H9 supports sustainable transport by requiring PBSA to be located in accessible areas and well-integrated with local infrastructure. This reduces reliance on private vehicles and supports active travel. The impact is positive. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy performs positively by ensuring that PBSA does not displace conventional housing, particularly affordable homes. It supports a balanced housing strategy and protects land for priority housing needs. The impact is positive. **IIA15 – Economy and Employment** H9 may support local economic activity by providing housing for students who contribute to the local economy. However, its restrictive approach ensures that economic benefits do not come at the expense of housing need. The impact is neutral to slightly positive. **IIA16 – Town Centres** The policy supports town centre vitality by allowing PBSA only in appropriate, well-connected locations and encouraging integration with local services. The impact is positive.	

Table F.2.132: POLICY H9 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H9 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	0	+	0	0	0	N/A	N/A	0	0	N/A	0	N/A	-	0	+	
Interpretation Summary	The NPPF and London Plan do not place any restrictions on PBSA and risk compromising the supply of conventional housing to meet Haringey's identified local needs. This would produce probable negative effects against the sustainability objectives for housing.																The alternative option is not recommended.

H10: Gypsy and Traveller Accommodation

Policy H10: Gypsy and Traveller Accommodation sets out a proactive and inclusive approach to meeting the accommodation needs of Gypsy, Roma, and Traveller (GRT) communities in Haringey. It safeguards existing sites, identifies new permanent pitches will be delivered by the council, and supports windfall proposals where they meet clear criteria. The policy aligns with national planning policy, the London Plan, and the borough's Housing Strategy, and reflects a strong commitment to equality, inclusion, and the right to a safe, secure home for all residents.

Table F.2.133: ASSESSMENT OF PROPOSED POLICY H10 GYPSY AND TRAVELLER ACCOMMODATION

POLICY H10: GYPSY AND TRAVELLER ACCOMMODATION	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	++	0	N/A	+	+	+	+	++	+	+	+	++	N/A	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** . The policy supports social infrastructure by safeguarding existing Gypsy and Traveller sites and requiring new sites to have access to essential services and good access to schools, health services, public transport and other facilities. It also seeks to meet identified accommodation needs through the provision of additional pitches. **IIA2 – Improving Health**																Policy H10 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, education, social inclusion, and environmental protection. It has a clear focus on

	H10 contributes positively to health outcomes by supporting the delivery of safe, secure, and well-serviced accommodation for GRT households. It helps address the poor health outcomes often experienced by these communities due to insecure or inadequate housing. The policy also ensures access to essential services, including healthcare. **IIA3 – Education** The policy supports educational access by requiring new sites to be located near schools and other services. Stable accommodation is essential for improving attendance and attainment among GRT children, who often face barriers to consistent education. The impact is strongly positive. **IIA4 – Air, Light and Noise Pollution** While not directly focused on pollution, the policy includes criteria to ensure that new sites are located in safe, healthy environments, away from sources of pollution or incompatible land uses. This helps protect residents from exposure to poor air quality and noise. The impact is positive. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** H10 contributes to adaptation by requiring sites to avoid areas at high risk of flooding and to be designed for long-term resilience. This protects vulnerable residents from climate-related risks. The impact is positive. **IIA7 – Water Resources and Pollution** The policy supports access to essential services, including water, sewerage, and drainage. This helps ensure that new sites are safe, sanitary, and compliant with environmental standards. The impact is positive. **IIA8 – Biodiversity and Open Spaces** The policy includes safeguards to prevent harm to designated natural assets, such as Sites of Importance for Nature Conservation and Metropolitan Open	equality and rights-based planning, ensuring that GRT communities are supported through well-designed, sustainable, and inclusive accommodation. No negative effects are identified which would require mitigation.

	Land. It ensures that new sites are compatible with their surroundings and do not result in biodiversity loss. The impact is positive. **IIA9 – Soils and Minerals** H10 promotes efficient land use by identifying appropriate sites and avoiding development on protected or unsuitable land. It supports sustainable land management and protects soil quality. The impact is positive. **IIA10 - Social Inclusion and Equality** The policy performs strongly against this objective. It promotes equality of access to housing and services for GRT communities which often face systemic exclusion and discrimination. By safeguarding and expanding provision, it supports social integration, reduces isolation, and ensures equitable access to education, health, and community facilities. **IIA11 - Historic Environment, Culture and Character** The policy contributes positively by recognising and supporting the cultural identity of GRT communities. It promotes inclusive planning and may support heritage-led approaches where appropriate. The impact is positive. **IIA12 – Transport and Connectivity** H10 supports sustainable transport by requiring sites to be accessible from the public highway and located near public transport and essential services. This reduces isolation and supports mobility for residents. The impact is strongly positive. **IIA13 – Waste** The policy requires that sites are adequately serviced, including provision for waste disposal. This supports environmental health and sustainable site management. The impact is positive. **IIA14 – Housing** This is the core focus of the policy. H10 strongly supports the delivery of appropriate, secure, and affordable accommodation for GRT communities, addressing a critical area of housing need. It performs very strongly against this objective.	

	IIA15 – Economy and Employment This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.134: POLICY H10 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H10 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	+	0	N/A	0	0	0	0	+	0	0	0	++	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for education and housing. However, their policies would not deliver a completely robust criteria-based approach to windfall sites. This alternative option tends toward a neutral score with a medium-term impact.																

H11: Loss of Existing Housing

Policy H11: Loss of Existing Housing sets out a strong presumption against the net loss of self-contained homes in Haringey. It supports the retention of family-sized housing, resists conversions that reduce housing capacity or quality, and ensures that any redevelopment results in no net loss of floorspace or affordable housing. The policy aligns with the London Plan and the borough's Housing Strategy, which prioritises protecting existing stock to meet acute housing need and reduce overcrowding.

Table F.2.135: ASSESSMENT OF PROPOSED POLICY H11 LOSS OF EXISTING HOUSING

POLICY H11: LOSS OF EXISTING HOUSING	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	++	N/A	N/A	

Interpretation Summary	**IIA1 – Social Infrastructure** The policy protects existing housing stock and permits the loss of homes only where justified, including where required to deliver an essential community use or infrastructure for which there is a demonstrable need. This may support the provision of social infrastructure, although the policy's primary focus is the retention and replacement of housing. **IIA2 – Improving Health** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	Policy H11 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, land use, waste, and townscape. It has neutral or indirect impacts on biodiversity, water, and transport, which are addressed through complementary policies. Its clear focus on protecting existing homes makes it a key policy for addressing overcrowding, affordability, and housing stability in Haringey. No negative effects identified which would require mitigation.

	IIA10 - Social Inclusion and Equality The policy supports social inclusion and equality by protecting existing homes, requiring replacement of affordable housing on at least an equivalent floorspace basis, and safeguarding social rent housing where it is lost. These measures help maintain access to affordable housing and reduce inequalities in housing provision. .**IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This is the core focus of the policy. H11 strongly supports the protection of existing housing stock, particularly affordable and family-sized homes. It ensures that redevelopment does not result in a net loss of housing capacity or quality. The policy performs very strongly against this objective. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.136: POLICY H11 - ASSESSMENT OF ALTERNATIVE OPTION 1

	IIA Objective	

POLICY H11 ALTERNATIVE OPTION 1: NO POLICY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for housing. The London Plan in particualar has a robust approach around loss of affordable housing. This tends toward a neutral score with a medium-term impact.																The alternative option is not recommended.

H12: Residential Conversions and Houses in Multiple Occupation

Policy H12 sets out detailed criteria for managing residential conversions and HMOs in Haringey. It aims to protect family-sized housing, ensure high-quality accommodation, and prevent overconcentration of shared housing types. The policy supports balanced communities, safeguards housing standards, and aligns with the borough's Housing Strategy and Article 4 Direction.

Table F.2.137: ASSESSMENT OF PROPOSED POLICY H12 RESIDENTIAL CONVERSIONS AND HOUSES IN MULTIPLE OCCUPATION

POLICY H12: RESIDENTIAL CONVERSIONS AND HOUSES IN MULTIPLE OCCUPATION	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	++	+	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++	+	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H12 performs strongly for health objectives. It ensures that all residential conversions and HMOs meet minimum space and amenity standards, reducing overcrowding and																Policy H12 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, townscape, waste, and social inclusion. It has

	poor living conditions. The policy also supports wellbeing through stable, well-managed housing. **IIA3 – Education** The policy indirectly supports educational outcomes by protecting family housing and ensuring stable accommodation for households with children. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion by requiring a mix of housing sizes, retaining family-sized homes, supporting HMOs in appropriate locations with access to shops, services and public transport, and requiring adequate access and space standards for occupiers. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	neutral or indirect impacts on biodiversity, water, and climate adaptation, which are addressed through complementary policies. Its detailed and balanced approach ensures that shared housing types contribute positively to neighbourhoods while protecting housing quality and community cohesion. No negative effects are identified which would require mitigation.

	IIA12 – Transport and Connectivity This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This is a core focus of the policy. H12 strongly supports the protection of family-sized homes, ensures high-quality shared accommodation. It performs very strongly against this objective. **IIA15 – Economy and Employment** The policy indirectly supports economic inclusion by providing low-cost housing options for young people and those on lower incomes. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.138: POLICY H12 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H12 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	+	+	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	-	0	N/A	
Interpretation Summary	The Council could choose to take a less active approach to managing residential conversions and HMOs relying on the NPPF and London Plan. This would likely lead to negative effects against the sustainability objectives for housing by reducing the supply of family housing to an unacceptable level and facilitating the conversion of larger numbers of homes to flats and HMOs with impacts on local character and amenity. The alternative option tends toward a negtive score with a medium-term impact.															The alternative option is not recommended.

H13: Temporary Accommodation

Policy H13 sets out in principle support for high-quality temporary accommodation in appropriate locations to meet local needs and sets out detailed criteria that schemes must meet to be considered acceptable.

Table F.2.139: ASSESSMENT OF PROPOSED POLICY H13 TEMPORARY ACCOMMODATION

POLICY H13: TEMPORARY ACCOMMODATION	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	++	+	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++	+	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA2 – Improving Health** H12 performs strongly for health objectives. It helps ensure a supply of healthy, high-quality accommodation for individuals and families who are in highest and most acutehousing need. The policy also supports wellbeing through stable, well-managed housing. **IIA3 – Education** The policy indirectly supports educational outcomes by providing stable accommodation for households with children. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience**																Policy H12 performs strongly across a wide range of IIA objectives, particularly in relation to housing, health, and social inclusion. It has neutral or indirect impacts on biodiversity, water, and climate adaptation, which are addressed through complementary policies. Its detailed approach ensures that temporary accommodation is of a high-quality and meets local needs and requirements.

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion by meeting the housing needs of individuals and families and supporting them to live well and particpate fully in the community and other opportunities. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This is a core focus of the policy. H12 strongly supports the provision of high-quality temporary accommodation to help meet the signiifcant needs of Haringey's residents for this type of accommodation. It performs very strongly against this objective. **IIA15 – Economy and Employment**	

	The policy indirectly supports economic inclusion by providing low-cost housing options for individuals and families. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.140: POLICY H12 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY H12 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	+	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	+	0	N/A	
Interpretation Summary	The NPPF and London Plan provide strategic support for housing for vulnerable people but do not provide detailed crieteria to ensure specialist housing such as temporary accommodation meets locla needs and requirements. The alternative option tends toward a positive score with a medium-term impact.																The alternative option is not recommended.

Social Infrastructure

This policy theme concentrates on ensuring infrastructure supports growth and contains policies on the provision of timely infrastructure, the protection of community assets and other matters. Policies S1- S5 have been measured against the IIA objectives.

S1: Social Infrastructure

Policy S1 sets out a strategic framework for the delivery of an integrated and efficient social infrastructure network across Haringey. It promotes safeguarding of existing facilities, timely provision of new infrastructure, and locality-based approaches to service delivery. The policy supports inclusive access contributing to the borough's placemaking priorities and enabling residents to live well.

Table F.2.141: ASSESSMENT OF PROPOSED POLICY S1 SOCIAL INFRASTRUCTURE

POLICY S1: SOCIAL INFRASTRUCTURE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	++	N/A	+	N/A	N/A	N/A	N/A	++	+	+	N/A	+	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy S1 directly supports the delivery, protection and enhancement of an integrated social infrastructure network, including education, health, community and emergency service facilities. It requires development to respond to social infrastructure needs and secure new provision or improvements where necessary, helping ensure residents have access to essential services. **IIA2 – Improving Health** Directly supports health through improved access to health and wellbeing services. Locality-based approaches enable early intervention and integrated care. **IIA3 – Education** Supports education by encouraging co-location and integration of services, including youth centres and libraries. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** Moderately positive. Encourages efficient use of resources and sustainable infrastructure design. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan																Policy S1 performs strongly across a wide range of IIA objectives, particularly in relation to social infrastructure, health, and town centres. Its strategic approach to safeguarding and delivering infrastructure supports inclusive growth and community resilience. While impacts on objectives like pollution, water, and waste are not relevant, these are addressed through complementary policies elsewhere in the Plan.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** Strongly positive. The policy promotes accessible, inclusive and place-based social infrastructure that supports social integration and responds to the needs of vulnerable communities. **IIA11 - Historic Environment, Culture and Character** Moderately positive. Supports co-location with cultural facilities and community-led design. **IIA12 – Transport and Connectivity** Moderately positive. Encourages accessible locations and walkable neighbourhoods. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** Positive. Ensures infrastructure provision alongside housing growth, supporting inclusive communities. **IIA15 – Economy and Employment** Moderately positive. Community hubs may support local employment and skills development. **IIA16 – Town Centres** Strongly positive. Supports integration of infrastructure into town centres and cultural quarters.	

Table F.2.142: POLICY S1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY S1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

Assessment Score	+	+	+	N/A	0	N/A	N/A	N/A	N/A	0	0	0	N/A	0	0	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for the provision of infrastructure. However, as their policies are strategic, they do not directly address the soicla infrastructure needs of Haringey. This tends toward a neutral score with a long-term impact.															

S2: Protecting Social Infrastructure

Policy S2 provides protection for existing social infrastructure and detailed criteria for the location, design, and management of replacement social infrastructure. It emphasises accessibility, inclusivity, climate resilience, and community ownership. The policy safeguards existing facilities and promotes co-location and multifunctional spaces that reflect local aspirations and needs.

Table F.2.143: ASSESSMENT OF PROPOSED POLICY S2 PROTECTING SOCIAL INFRASTRUCTURE

POLICY S2: PROTECTING SOCIAL INFRASTRUCTURE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	N/A	+	N/A	N/A	N/A	N/A	+	++	+	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy S2 safeguards existing social infrastructure facilities and requires replacement provision where loss occurs. This helps maintain access to health, community, youth, faith and other essential facilities and prevents a reduction in service provision across the borough. **IIA2 – Improving Health** Promotes health through inclusive design, co-location with health services, and community engagement. **IIA3 – Education** Moderately positive. Supports informal learning and co-location with educational facilities. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** Positive. Encourages climate-resilient and energy-efficient infrastructure. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan																Policy S2 aligns well with IIA objectives focused on health, social inclusion, and culture. Its emphasis on accessible, adaptable, and community-shaped infrastructure contributes positively to placemaking and service equity. Impacts on pollution, water, and waste are limited but will be enhanced through integration with related policies.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** Positive. The policy protects facilities relied upon by local communities, helping maintain access to services that support vulnerable groups and social inclusion. Retaining community facilities and Assets of Community Value can help sustain social networks and community cohesion. **IIA11 - Historic Environment, Culture and Character** The policy supports integration with cultural facilities and community-led design. **IIA12 – Transport and Connectivity** Moderately positive. Promotes accessible locations and walkable environments. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** Positive. Supports infrastructure provision alongside housing development. **IIA15 – Economy and Employment** Social infrastructure may support local employment and community enterprise and so has a positive indirect impact. **IIA16 – Town Centres** Encourages social infrastructure to be integrated with town centres and cultural quarters.	

Table F.2.144: POLICY S2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY S2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	0	N/A	0	N/A	N/A	N/A	N/A	0	+	0	N/A	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for the provision of infrastructure. However, as their policies are strategic, they do not directly address the needs of Haringey. This tends toward a neutral score with a long-term impact.																The alternative option is not recommended.

S3: New and Enhanced Social Infrastructure

Policy S3 provides detailed criteria for the location, design, and management of new and enhanced social infrastructure. It emphasises accessibility, inclusivity, climate resilience, and community ownership. The policy safeguards existing facilities and promotes co-location and multifunctional spaces that reflect local aspirations and needs.

Table F.2.145: ASSESSMENT OF PROPOSED POLICY S3 NEW AND ENHANCED SOCIAL INFRASTRUCTURE

POLICY S3: NEW AND ENHANCED SOCIAL INFRASTRUCTURE	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	+	N/A	+	N/A	N/A	N/A	N/A	++	++	+	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy S3 supports the provision of new and enhanced social infrastructure in accessible locations and seeks to address gaps in existing provision. The policy promotes well-designed, adaptable and accessible facilities that can meet the needs of current and future communities. **IIA2 – Improving Health** Promotes health through inclusive design, co-location with health services, and community engagement.																Policy S3 aligns well with IIA objectives focused on health, social inclusion, and culture. Its emphasis on accessible, adaptable, and community-shaped infrastructure contributes positively to placemaking

	IIA3 – Education Moderately positive. Supports informal learning and co-location with educational facilities. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** Positive. Encourages climate-resilient and energy-efficient infrastructure. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** Strongly positive. The policy requires social infrastructure to provide welcoming, safe and accessible spaces for people of all ages, abilities and backgrounds. **IIA11 - Historic Environment, Culture and Character** The policy supports integration with cultural facilities and community-led design. **IIA12 – Transport and Connectivity** Moderately positive. Promotes accessible locations and walkable environments. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan	and service equity. Impacts on pollution, water, and waste are limited but will be enhanced through integration with related policies.

	IIA14 – Housing Positive. Supports infrastructure provision alongside housing development. **IIA15 – Economy and Employment** Social infrastructure may support local employment and community enterprise and so has a positive indirect impact. **IIA16 – Town Centres** Encourages social infrastructure to be integrated with town centres and cultural quarters.	

Table F.2.146: POLICY S3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY S2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	0	N/A	0	N/A	N/A	N/A	N/A	0	+	0	N/A	0	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for the provision of infrastructure. This tends toward a neutral score with a long-term impact.																The alternative option is not recommended.

S4: Play Space

Policy S4 sets out requirements for the provision, design, and safeguarding of play space in new development. It promotes inclusive, accessible, and stimulating environments for children and young people, with a focus on spatial equity, community engagement, and integration into the public realm.

Table F.2.147: ASSESSMENT OF PROPOSED POLICY S3 PLAY SPACE

POLICY S3: PLAY SPACE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	+	N/A	N/A	+	N/A	+	+	++	N/A	+	N/A	+	N/A	N/A	

Interpretation Summary	**IIA1 – Social Infrastructure** Strongly positive. The policy supports the provision and protection of play space as an important element of community infrastructure for children and young people. It improves access to recreational facilities and helps create family-friendly neighbourhoods. **IIA2 – Improving Health** Strongly positive. Supports physical and mental health through active play and inclusive design. **IIA3 – Education** Moderately positive. Encourages informal learning and creative development. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** Incorporating natural elements and shade support adaptation to heat and climate impacts. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** The Policy promotes greening, biodiversity, and multifunctional public spaces. **IIA9 – Soils and Minerals** Positive. Encourages efficient use of land and integration into existing public realm. **IIA10 - Social Inclusion and Equality** Strongly positive. The policy strongly promotes inclusive play through requirements for accessibility with consideration of neurodiversity and engagement with under-represented groups.	Policy S4 performs strongly in relation to health, social infrastructure, and housing. It supports inclusive, high-quality environments for children and young people, contributing to wellbeing and spatial equity.

	IIA11 - Historic Environment, Culture and Character This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** The location criteria support walkable, child-friendly environments. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** The incorporation of play space enhances residential quality and supports family-friendly development. **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan	

Table F.2.148: POLICY S4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY S3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	0	N/A	N/A	+	N/A	0	0	0	N/A	0	N/A	0	N/A	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for the provision of infrastructure. The London Plan sets robust standards for play space that the Local Plan builds upon with extra policy detail to ensure provision is locally appropriate and fully inclusive. The alternative option tends toward a neutral score with a long-term impact.															The alternative option is not recommended.

S5: Public toilets

Policy S4 requires provision of public toilets in large-scale developments and public realm schemes, particularly in areas of deficiency. It emphasises accessibility, dignity, and inclusion, with support for Changing Places and gender-neutral facilities. The policy addresses barriers to mobility and participation, especially for vulnerable groups.

Table F.2.149: ASSESSMENT OF PROPOSED POLICY S4 PUBLIC TOILETS

POLICY S4: PUBLIC TOILETS	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Strongly positive. Enhances access to essential facilities, supporting inclusion and dignity. **IIA2 – Improving Health** Strongly positive. Supports physical and mental health, particularly for older and disabled residents. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan																Policy S5 contributes positively to health, social inclusion, and town centre vitality. It addresses key barriers to mobility and participation, particularly for vulnerable groups. Whilst many of the objectives are not strictly relevant, the policy's emphasis on accessibility and dignity supports broader placemaking and equity goals.

	IIA7 – Water Resources and Pollution This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** Strongly positive. The policy specifically addresses barriers experienced by disabled people, older people, families and those with health conditions through the provision of accessible and Changing Places toilets. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA16 – Town Centres** Positive. Enhances accessibility and usability of high streets and public spaces.	

Table F.2.150: POLICY S5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY S4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for the provision of infrastructure. The London Plan has a dedicated public toilets policy which the Local Plan builds upon. The alternative option tends toward a slight positive score with a long-term impact.																The alternative option is not recommended.

Employment and Industry

This policy theme concentrates on employment land and economic growth and contains policies on the intensification of employment floorspace, protection of employment land, affordable workspace and other matters. Policies E1- E8 have been measured against the IIA objectives.

E1: Inclusive and Resilient Economy

Policy EI1 sets out a strategic framework to support a fairer, greener, and more inclusive economy in Haringey. It safeguards designated employment land, promotes intensification and modernisation of employment floorspace. The policy supports job creation, inward investment, and skills development, with a focus on improving opportunities for residents and enhancing the quality of employment areas.

Table F.2.151: ASSESSMENT OF PROPOSED POLICY EI1 INCLUSIVE AND RESILIENT ECONOMY

POLICY EI1: INCLUSIVE AND RESILIENT ECONOMY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	++	0	++	0	N/A	N/A	+	+	0	+	N/A	N/A	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy EI1 supports social infrastructure by promoting inclusive economic growth and job creation, particularly in deprived areas. By encouraging investment in local employment and skills development, it helps reduce social isolation and supports equitable access to opportunities. The emphasis on community wealth building fosters fairness and respect across diverse communities. **IIA2 – Improving Health** The policy contributes positively to health outcomes by supporting good quality employment, which is a key social determinant of health. Enhancing the local environment in employment areas can also improve mental wellbeing. The policy's support for green industries and sustainable development indirectly benefits public health. **IIA3 – Education** EI1 promotes education and training through its requirement for development to contribute to skills development, apprenticeships, and training. This aligns well																Policy EI1 performs strongly across a wide range of IIA objectives, particularly in relation to economy and employment, town centres, education, health, and climate mitigation. It has neutral or indirect impacts on biodiversity, water, and waste, which are addressed through complementary policies.

	with the objective of improving access to education and lifelong learning, particularly for underrepresented groups. **IIA4 – Air, Light and Noise Pollution** While not directly focused on pollution, the policy's support for modern, energy-efficient employment buildings and green industries may help reduce emissions and improve air quality. However, the impact on noise and light pollution is likely neutral. **IIA5 – Climate Change Mitigation** The policy strongly supports climate change mitigation by encouraging refurbishment and retrofit of employment floorspace, inclusion of renewable energy installations, and promotion of green industries. These measures contribute to reducing greenhouse gas emissions and support the borough's net zero carbon targets. **IIA6 – Climate Adaptation and Resilience** Although not a primary focus, the policy's emphasis on modern, future-proofed employment buildings implies a degree of climate resilience. However, explicit adaptation measures such as flood risk management are not addressed and are covered elsewhere in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** By promoting intensification and reuse of existing employment land, the policy supports efficient land use and avoids unnecessary development on greenfield sites. This contributes positively to soil protection and sustainable land use. **IIA10 - Social Inclusion and Equality**	

	This policy promotes social inclusion and equality by supporting job creation, skills development and affordable workspace for residents and businesses. It seeks to ensure that economic growth benefits a diverse range of communities across the borough. **IIA11 - Historic Environment, Culture and Character** While not heritage-focused, the policy supports creative industries and cultural production, particularly in areas like South Tottenham. This indirectly contributes to cultural vitality and may support heritage-led regeneration in relevant contexts. **IIA12 – Transport and Connectivity and Connectivity** EI1 promotes sustainable transport by encouraging development in accessible locations and improving connectivity in employment areas. This supports active travel and reduces reliance on private vehicles, aligning well with transport objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** This is the core focus of the policy. EI1 strongly supports economic growth, job creation, skills development, and inclusive access to employment. It promotes affordable workspace, supports SMEs, and aligns with the borough's economic strategy. The policy is highly positive against this objective. **IIA16 – Town Centres** The policy supports office development in town centres and encourages the reuse of vacant or underused town centre commercial space for employment	

	uses. This contributes to town centre vitality and diversification, aligning well with this objective.	

Table F.2.152: POLICY EI1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	+	0	+	0	N/A	N/A	0	0	0	+	N/A	N/A	++	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for economy and employment and town centres. However, they would not provide a locally-specific evidence based strategy for an inclusive and resilient economy. This alternative option tends toward a neutral / slight positive score with a medium-term impact.																

EI2: Designated Employment Land

Policy EI2 protects and promotes employment uses within Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), and Local Employment Areas (LEA). It supports intensification, renewal, and modernisation of employment floorspace, while resisting residential development and net loss of industrial uses. The policy encourages flexible, high-quality design, improved public realm, and retention of existing businesses, ensuring employment land continues to meet the borough's economic needs.

Table F.2.153: ASSESSMENT OF PROPOSED POLICY EI2 DESIGNATED EMPLOYMENT LAND

POLICY EI2 DESIGNATED EMPLOYMENT LAND	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	+	N/A	N/A	+	+	+	+	+	+	0	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan																Policy EI2 performs strongly across economic, environmental, and

	IIA2 – Improving Health The policy contributes to health and wellbeing by promoting high-quality environments in employment areas, including improved public realm and active travel infrastructure. These enhancements can reduce stress, promote physical activity, and improve mental wellbeing for workers and nearby residents. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** The policy encourages intensification of industrial uses, which may increase emissions and noise if not properly managed. However, it also promotes environmental improvements and better design, which can mitigate these impacts. Locating heavier industrial uses in Strategic Industrial Locations (SILs) away from residential areas is a positive mitigation measure. **IIA5 – Climate Change Mitigation** EI2 supports climate mitigation through the promotion of modern, energy-efficient employment buildings and the reuse of existing sites. Encouraging refurbishment and intensification reduces the need for new land take and supports compact, low-carbon development patterns. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** The policy supports greening of employment areas and encourages biophilic design principles. These measures can enhance biodiversity and	social objectives. It supports efficient land use, economic resilience, and improved urban environments. The policy is particularly strong on employment, land use, and climate mitigation.

	improve access to green infrastructure, particularly in areas with limited open space. This is a positive contribution to this objective. **IIA9 – Soils and Minerals** By focusing development on existing designated employment land, the policy avoids greenfield development and supports efficient land use. This contributes positively to soil protection and sustainable urban form. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by safeguarding employment land and supporting the growth of a diverse range of businesses and jobs. It also seeks to retain existing businesses, support small enterprises, and create accessible employment opportunities that benefit local residents and communities. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** The policy supports active travel and improved access by foot and cycle, which aligns well with sustainable transport objectives. Ensuring adequate servicing and vehicle access also supports efficient logistics while minimising conflicts with other users. **IIA13 – Waste** The policy supports the continued operation of waste-related uses in appropriate locations and encourages intensification of industrial land, which may include circular economy activities. This is a positive contribution, though further integration with waste policies would be beneficial. **IIA14 – Housing** The policy restricts residential development in employment areas to protect industrial functions. While this may limit housing supply, it is necessary to	

	safeguard employment land and prevent land use conflicts. The policy allows for co-location only where appropriate, which balances housing and employment needs. **IIA15 – Economy and Employment** This is the core focus of the policy. EI2 strongly supports economic growth by protecting and intensifying employment land, promoting flexible and modern workspace, and encouraging a range of employment-generating uses. It is highly positive against this objective. **IIA16 – Town Centres** The policy supports employment uses in town centres where appropriate, particularly office and creative uses. This contributes to town centre vitality and diversification, especially where retail uses are no longer viable.	

Table F.2.154: POLICY EI2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI2 ALTERNATIVE OPTION 1: ALLOW RESIDENTIAL DEVELOPMENT ON DESIGNATED EMPLOYMENT LAND	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	+	0	N/A	N/A	0	0	0	0	0	0	+	--	0	
Interpretation Summary	The Local Plan only allows for residential uses in Locally Significant Industrial Sites and Local Employment Areas under very limited circumstances and no residential development in Strategic Industrial Land at all. The Council could choose to take a less restrictive approach which would enable housing delivery on some employment land and therefore support higher levels of housing delivery overall. However, this would have a significant impact on the operation of employment land and the overall supply of land to meet																The alternative option is not recommended.

	identified employment needs. It would also reduce local employment and impact the borough's creative economy. This alternative option would tend towards a significant negative effect over the medium-term.	

EI3: Non-Designated Employment Sites

Policy EI3 provides a flexible framework for the redevelopment of non-designated employment sites. It supports mixed-use schemes that retain or increase employment floorspace and requires engagement with existing businesses. The policy includes safeguards against net loss of employment space and promotes affordable workspace provision, ensuring continued support for SMEs and local economic activity.

Table F.2.155: ASSESSMENT OF PROPOSED POLICY EI3 NON-DESIGNATED EMPLOYMENT SITES

POLICY EI3: NON-DESIGNATED EMPLOYMENT SITES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	+	0	+	N/A	N/A	N/A	+	+	N/A	+	N/A	+	++	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy EI3 supports local economic activity by protecting and enhancing employment uses on non-designated sites, many of which are embedded in residential areas. These sites often host valued community services such as garages and small workshops, contributing to local accessibility and social cohesion. The policy's emphasis on retaining existing businesses supports community stability and inclusion. **IIA2 – Improving Health** The policy contributes positively to health by supporting employment close to where people live, reducing commuting stress and promoting work-life balance. Improvements to the quality of employment space and the local environment can also enhance mental wellbeing and reduce exposure to poor working conditions. **IIA3 – Education** While not directly focused on education, the policy supports SMEs and start-ups,																Policy EI3 performs well across economic, social, and environmental objectives. It supports inclusive growth, protects valued local businesses, and promotes sustainable redevelopment. The policy is particularly strong on employment, land use, and social cohesion.

	which often provide informal training and skills development. By requiring affordable workspace and encouraging retention of existing businesses, the policy helps sustain environments where learning and upskilling can occur organically. **IIA4 – Air, Light and Noise Pollution** The policy's support for renewal and modernisation of employment sites offers opportunities to reduce emissions and improve environmental performance. **IIA5 – Climate Change Mitigation** EI3 contributes to climate mitigation by promoting the reuse and intensification of existing sites, which reduces the need for new land take and supports compact development. The requirement for modern, high-quality workspace also implies improved energy efficiency **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** By focusing on existing employment sites, EI3 avoids development on greenfield land and supports efficient land use. The policy also encourages remediation of older sites, which can improve soil quality and reduce contamination risks. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by protecting employment opportunities and supporting local businesses. It also helps secure affordable workspace and maintain access to local jobs for residents.	

	IIA11 - Historic Environment, Culture and Character This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** EI3 supports employment in accessible locations, reducing the need for long commutes and supporting active travel. Ensuring that redevelopment includes appropriate servicing and access infrastructure will further support sustainable transport outcomes. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** The policy balances employment and housing needs by allowing mixed-use development where appropriate, while safeguarding employment floorspace. This supports vibrant, multifunctional communities and helps maintain local job opportunities alongside residential growth. **IIA15 – Economy and Employment** This is the core focus of the policy. EI3 strongly supports economic resilience by protecting small and medium-sized businesses, encouraging affordable workspace, and requiring evidence before employment land can be lost. It is highly positive against this objective. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

Table F.2.156: POLICY EI3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion

Assessment Score	0	0	0	0	0	N/A	N/A	N/A	0	0	N/A	0	N/A	0	-	N/A	
Interpretation Summary	The NPPF and London Plan do not provide the same level of protection for non-designated employment land as is proposed in the Local Pla and would likely produce negative effects against the sustainability objectives for employment and economy due to a loss of employment floorspace and local jobs. This alternative option tends toward a minor negative score with a medium-term impact.																The alternative option is not recommended.

EI4: Data Centres

Policy EI4 sets out a presumption against new data centres in the borough, given the limited supply of developable land, sites should be prioritised for housing, employment floorspace and mixed-use development.

Table F.2.157: ASSESSMENT OF PROPOSED POLICY EI4 DATA CENTRES

POLICY EI4: DATA CENTRES	**IIA Objective**																
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**Conclusion**
Assessment Score	N/A	N/A	N/A	+	+	+	+	N/A	+	+	N/A	N/A	N/A	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy does not directly affect the provision of health, education or community infrastructure. **IIA2 – Improving Health** No direct relationship is identified between the policy and health outcomes. **IIA3 – Education** The policy has no discernible effect on educational facilities or access to training. **IIA4 – Air, Light and Noise Pollution** By preventing energy-intensive data centre development and associated plant and																Policy EI4 has a significant positive effect overall, principally through its strong support economy and employment, housing, efficient use of land. The policy aligns with the borough's priorities to maximise the use of constrained land resources

	servicing infrastructure, the policy may help avoid localised noise and environmental impacts. **IIA5 – Climate Change Mitigation** Data centres are highly energy intensive and place significant demands on electricity infrastructure. The policy contributes positively by avoiding additional energy demand and associated carbon emissions. **IIA6 – Climate Adaptation and Resilience** The policy directly supports climate resilience by reducing pressure on energy infrastructure and avoiding development that can generate significant heat loads. **IIA7 – Water Resources and Pollution** Data centres can require substantial water consumption for cooling. The policy therefore supports the efficient use of water resources within a borough already located in a water-stressed area. **IIA8 – Biodiversity and Open Spaces** The policy does not directly affect biodiversity or access to open space. **IIA9 – Soils and Minerals** The policy supports the efficient use of land by prioritising housing, employment and mixed-use development on scarce brownfield sites. It reduces the risk of strategically important sites being occupied by data centre development. **IIA10 - Social Inclusion and Equality** By safeguarding land for housing and employment-generating uses, the policy may contribute indirectly towards reducing inequalities and supporting inclusive growth **IIA11 - Historic Environment, Culture and Character** No direct effects are identified. **IIA12 – Transport and Connectivity**	for homes, jobs and regeneration, while also generating minor positive effects in relation to climate change and water resource objectives. No significant adverse effects have been identified.

	Whilst data centres form part of digital infrastructure, the policy is not expected to have a significant effect on transport and connectivity outcomes. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** The policy protects sites that could otherwise contribute to housing delivery, helping address the borough's substantial housing needs and affordability challenges. **IA15 – Economy and Employment** The policy safeguards land for employment-generating uses which are likely to generate substantially more jobs than data centre development. **IIA16 – Town Centres** The policy indirectly supports town centre vitality by prioritising development that delivers employment, commercial activity and mixed-use regeneration rather than single-purpose infrastructure uses.	

Table F.2.158: POLICY EI4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	N/A	NA	-	-	-	-	N/A	-	-	0	0	N/A	-	-	-	
Interpretation Summary	Proposals for data centres could come forward on sites that may otherwise be suitable for employment or housing. Given the borough's constrained land supply, this could result in strategically important sites being occupied by development that typically																The alternative option is not recommended.

	provides relatively low levels of employment, or the opportunity for additional housing. This could also result in negative environmental outcomes due to the energy and water resource requirements of data centres. The alternative no policy option tends to strong cumulative negative effects over the medium to long term.	

EI5: Affordable Employment Space

Policy EI5 requires developments over 1,000 sqm of employment floorspace to provide affordable employment space, subject to viability. It sets minimum provision rates and affordability thresholds, and outlines expectations for fit-out, management, and marketing. The policy supports SMEs, start-ups, and social enterprises, helping to maintain a diverse and inclusive business ecosystem in Haringey.

Table F.2.159: ASSESSMENT OF PROPOSED POLICY EI5 AFFORDABLE EMPLOYMENT SPACE

POLICY EI5: AFFORDABLE EMPLOYMENT SPACE	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	0	+	+	N/A	N/A	N/A	+	+	+	+	N/A	N/A	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy EI5 supports social infrastructure by ensuring that affordable workspace is available for a diverse range of businesses, including social enterprises and community organisations. This helps maintain local services and supports inclusive economic participation, particularly for underrepresented and disadvantaged groups. **IIA2 – Improving Health** The policy contributes to health and wellbeing by supporting stable, accessible employment opportunities. Affordable workspace can reduce economic stress for small businesses and entrepreneurs, and the inclusion of high-quality, well-designed spaces can improve working conditions and mental health outcomes. **IIA3 – Education** EI4 indirectly supports education and training by enabling start-ups, incubators,																Policy EI5 performs strongly across economic, social, and environmental objectives. It supports inclusive growth, economic resilience, and sustainable development. The policy is particularly strong on employment and town centre vitality.

	and creative industries to thrive. These environments often provide informal learning, mentoring, and skills development, particularly for young people and those entering the workforce. **IIA4 – Air, Light and Noise Pollution** While not directly focused on environmental quality, the policy encourages refurbishment and fit-out of employment space to high standards, which may include improved ventilation, lighting, and acoustic performance. This can reduce exposure to pollutants and improve indoor environmental quality. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation by encouraging the reuse and retrofit of existing buildings, which reduces embodied carbon. It also aligns with the borough's net zero ambitions by promoting energy-efficient workspace and supporting green industries. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** By focusing on the reuse of existing buildings and sites, EI5 supports efficient land use and avoids unnecessary development on greenfield land. This contributes positively to soil protection and sustainable urban development. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by securing affordable employment space for local businesses, start-ups and small enterprises. It helps	

	broaden access to economic opportunities and supports a diverse and inclusive local economy. **IIA11 - Historic Environment, Culture and Character** EI4 supports creative industries and cultural production, which often rely on affordable space. By enabling these sectors to remain in the borough, the policy helps preserve cultural identity and may support the adaptive reuse of heritage buildings. **IIA12 – Transport and Connectivity** The policy encourages workspace in accessible locations and supports local employment, which can reduce commuting distances and promote active travel. This aligns well with sustainable transport objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** This is the core focus of the policy. EI5 makes a strong contribution to economic inclusion by requiring affordable workspace in larger developments. It supports SMEs, start-ups, and priority sectors, and helps retain economic diversity in the borough. **IIA16 – Town Centres** The policy could support the supply of affordable employment space in town centre office development supporting provision of low-cost affordable space in accessible, attractive locations for many types of business.	

Table F.2.160: POLICY EI4 - ASSESSMENT OF ALTERNATIVE OPTION 1

	IIA Objective	

POLICY EI5 ALTERNATIVE OPTION 1: NO POLICY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	0	0	0	0	N/A	N/A	N/A	0	+	0	0	N/A	N/A	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for employment and economy as the London Plan supports the provision of affordable workspace. However, as their policies are strategic, they do not directly address the needs of Haringey's businesses and industries. This alternative option tends toward a minor positive score with a medium-term impact.																The alternative option is not recommended.

EI6: Employment, Skills Development, and Local Business Growth

Policy EI6 requires major developments to deliver employment, training, apprenticeships, and business growth opportunities for residents. It mandates Employment, Skills and Business Plans (ESBPs), sets targets for local labour, and outlines financial contributions to support priority groups. The policy promotes inclusive economic development and ensures that investment in the borough delivers tangible benefits for its communities.

Table F.2.161: ASSESSMENT OF PROPOSED POLICY EI6 EMPLOYMENT, SKILLS DEVELOPMENT AND LOCAL BUSINESS GROWTH

POLICY EI6 EMPLOYMENT, SKILLS DEVELOPMENT AND LOCAL BUSINESS GROWTH	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	++	+	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	++	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy EI6 directly supports social infrastructure by requiring major developments to																Policy EI6 performs strongly across social,

	deliver employment, training, and apprenticeship opportunities for local residents. This helps reduce social isolation, supports community cohesion, and ensures equitable access to economic opportunities, particularly for disadvantaged groups. **IIA2 – Improving Health** The policy contributes positively to health outcomes by promoting access to good quality employment, which is a key determinant of physical and mental wellbeing. By targeting priority groups and supporting long-term employment, it helps reduce health inequalities and supports healthier lifestyles. **IIA3 – Education** EI5 strongly supports education and lifelong learning by requiring skills development, apprenticeships, and NVQs as part of development obligations. This ensures that residents, especially young people and those furthest from the labour market, gain access to meaningful training and qualifications. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan	economic, and educational objectives. It supports inclusive employment, skills development, and long-term economic resilience. The policy is particularly strong on health, education, and employment.

	IIA9 – Soils and Minerals This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by securing local employment, training, apprenticeships and skills development opportunities through major developments. It helps ensure that the benefits of growth are shared with residents, particularly those facing barriers to employment. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** EI5 supports local employment, which can reduce commuting distances and promote active travel. Encouraging training in sustainable transport infrastructure and logistics would further support this objective. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** This is the core focus of the policy. EI5 makes a strong contribution to inclusive economic growth by requiring developers to provide jobs, training, and apprenticeships for residents. It targets priority groups and supports long-term employment outcomes, making it highly positive against this objective. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan	

Table F.2.162: POLICY EI6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	0	N/A	N/A	++	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for employment and economy. The London Plan sets out expectations for development to support employment and skills but does not provide a detailed framework such as proposed in the Local Plan. The alternative option tends toward a neutral score with a medium-term impact.																

EI7: Contaminated Land

Policy EI7 supports the remediation and safe redevelopment of contaminated land. It sets out a phased approach to risk assessment, remediation, and verification, and requires safeguards for hazardous substances and installations. The policy ensures that development on potentially contaminated sites protects public health, safety, and the environment.

Table F.2.163: ASSESSMENT OF PROPOSED POLICY EI7 CONTAMINATED LAND

POLICY EI7 CONTAMINATED LAND	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	++	N/A	+	N/A	N/A	+	N/A	++	+	N/A	N/A	+	N/A	+	N/A	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy EI7 indirectly supports social infrastructure by ensuring that contaminated land is remediated before development. This protects public health and safety, particularly																Policy EI7 performs strongly across environmental, health, and land use objectives.

	in areas where new housing, schools, or community facilities may be delivered. It contributes to creating safe, inclusive environments for all residents. **IIA2 – Improving Health** This policy makes a strong contribution to health objectives. By requiring thorough risk assessments, remediation strategies, and verification processes, it ensures that land contamination does not pose a risk to human health. This is particularly important in areas of deprivation where environmental health risks may be higher. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** The policy contributes to air quality by managing risks associated with contaminated dust and emissions during remediation. It also ensures that hazardous substances are safely handled, reducing the risk of pollution during and after development. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaption and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This is a key area of alignment. The policy helps protect water quality by requiring that contamination risks to groundwater and surface water are assessed and mitigated. This supports the objectives of the Water Framework Directive and Thames River Basin Management Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This is a core focus of the policy. EI6 promotes the safe and sustainable reuse of	It ensures that contaminated land is safely remediated, enabling sustainable development and protecting public health. The policy is particularly strong on health, water quality, and land reuse.

	previously developed land, protecting soil quality and reducing the need for greenfield development. It also supports the remediation of degraded land, contributing positively to this objective. **IIA10 - Social Inclusion and Equality** The proposal indirectly supports social inclusion and equality by ensuring all residents are protected against harmful land contamination. This is particularly important in areas of deprivation where environmental health risks may be higher. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA13 – Waste** The policy supports sustainable waste management by requiring safe handling and disposal of contaminated materials. Encouraging reuse of materials and alignment with circular economy principles will further enhance this contribution. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** By unlocking previously unusable land for economic development, EI6 supports job creation and business growth. Safe redevelopment of contaminated sites can attract investment and contribute to economic regeneration. **IIA16 – Town Centres** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan	

Table F.2.164: POLICY EI7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY EI6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	+	N/A	+	N/A	N/A	0	N/A	+	+	N/A	N/A	0	N/A	0	N/A	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for land and soils. This tends toward a neutral score with a medium-term impact.																

Town Centres, High Streets and Shops

This policy theme concentrates on Haringey's town centres and managing retail, leisure and food and beverage uses and contains policies on the putting town centres first, managing the concentration and clustering of uses, active uses and other matters. Policies TC1- TC8 have been measured against the IIA objectives.

TC1: Vibrant Town Centres and High Streets

Policy TC1 sets out a strategic framework to support the vitality, viability, and inclusivity of Haringey's town centres and high streets. It promotes a diverse mix of uses, sustainable access, high-quality design, and placemaking that reflects local character and community needs. The policy aligns with the 15-minute city concept and seeks to ensure town centres remain central to civic, cultural, and economic life. It also supports inclusive growth, health and wellbeing, and climate resilience through active travel, green infrastructure, and adaptable spaces.

Table F.2.165: ASSESSMENT OF PROPOSED POLICY TC1 VIBRANT TOWN CENTRES AND HIGH STREETS

POLICY TC1: VIBRANT TOWN CENTRES AND HIGH STREETS	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	0	+	+	N/A	N/A	+	+	++	+	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC1 contributes positively by supporting the provision of social infrastructure within town centres and high streets. It promotes inclusive, barrier-free environments and encourages developments that meet local needs, including																Policy TC1 performs strongly across most IIA objectives, particularly in relation to health, social

	community and cultural spaces. This helps reduce social isolation, particularly in areas of deprivation, and fosters a sense of belonging and fairness. **IIA2 – Improving Health** The policy strongly supports health outcomes by encouraging healthy place-making, active travel, and the avoidance of over-concentration of uses with negative health impacts (e.g. hot food takeaways). It promotes social integration and access to services, contributing to improved physical and mental wellbeing. **IIA3 – Education** While not directly focused on education, TC1 improves access to educational and community facilities by enhancing the role of town centres as accessible hubs. This indirectly supports inclusivity and lifelong learning, particularly for those without access to private transport. **IIA4 – Air, Light and Noise Pollution** TC1 contributes positively by promoting sustainable transport and reducing car dominance, which can help lower air and noise pollution. The emphasis on high-quality public realm and lighting also supports safer, more pleasant environments. **IIA5 – Climate Change Mitigation** The policy supports climate change mitigation by encouraging sustainable patterns of development, reducing the need to travel, and promoting active and public transport. It also supports the circular economy through sustainable servicing and reuse of underused spaces. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces**	infrastructure, townscape quality, economic resilience, and town centre vitality. It has indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. Overall, TC1 provides a robust framework for sustainable, inclusive, and resilient town centres.

	TC1 indirectly supports biodiversity through the integration of green infrastructure and enhancements to the public realm. Greening town centres can improve ecological connectivity and access to nature, particularly in areas with limited open space. **IIA9 – Soils and Minerals** The policy promotes the efficient use of existing urban land and infrastructure, avoiding greenfield development. It supports the reuse of vacant and underused spaces, contributing to sustainable land use. Impacts on soil quality are likely neutral. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by ensuring town centres and high streets are accessible, safe and welcoming for all. It supports a diverse range of services, facilities and community spaces, helping to reduce barriers to participation and strengthen community cohesion **IIA11 - Historic Environment, Culture and Character** The policy supports heritage-led regeneration and encourages development that celebrates local history and culture. It promotes active frontages and design that responds to context, helping to conserve and enhance heritage assets and cultural identity. **IIA12 – Transport and Connectivity** TC1 supports sustainable transport by promoting walking, cycling, and public transport access to town centres. It reduces car dominance and supports inclusive mobility, aligning with borough-wide transport and accessibility objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing**	

	TC1 indirectly supports housing by encouraging mixed-use development above ground floor level. This helps optimise land use in accessible locations and supports the delivery of sustainable, well-connected homes. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by supporting a diverse mix of uses, safeguarding employment space, and promoting inclusive economic growth. It aligns with the Council's Inclusive Economy Framework and supports local enterprise. **IIA16 – Town Centres** This is the core focus of the policy. TC1 strongly supports the vitality and vibrancy of town centres and high streets through strategic placemaking, active frontages, and a diverse mix of uses. It promotes inclusive, safe, and healthy environments that meet local needs.	

Table F.2.166: POLICY TC1 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC1 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	+	0	0	0	N/A	N/A	0	0	0	0	0	N/A	+	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for town centres and employment and economy. However, as their policies are very general and high-level they do not provide a locally appropriate strategy for Haringey's town centres and high streets which have specific strengths, weaknesses, challenges and opportunities. This tends toward a slight positive score with a medium-term impact.																The alternative option is not recommended.

TC2: Town Centres First

Policy TC2 establishes a clear sequential approach to directing main town centre uses to designated centres within Haringey's Town Centres Network. It prioritises development in Metropolitan, Major Centres and District Centres, ensuring that proposals are proportionate to the role and function of each centre. The policy aims to safeguard the vitality and viability of town centres by managing the scale and location of retail, leisure, and cultural uses. It also introduces locally appropriate thresholds for impact assessments and supports sustainable shopping patterns, aligning with national and regional planning guidance.

Table F.2.167: ASSESSMENT OF PROPOSED POLICY TC2 TOWN CENTRES FIRST

POLICY TC2: TOWN CENTRES FIRST	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	+	N/A	N/A	N/A	+	+	+	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC2 supports equitable access to services by directing development to designated centres, which are typically well-served by social infrastructure. This helps ensure that all residents, including vulnerable groups, can access essential services within their communities, promoting fairness and reducing isolation. **IIA2 – Improving Health** The policy contributes positively to health outcomes by supporting accessible, walkable centres and discouraging out-of-centre development that may increase car dependency. By focusing development in well-connected areas, TC2 helps improve access to health-related services and supports healthier lifestyles. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** TC2 contributes positively by promoting development in locations accessible by sustainable transport, helping to reduce emissions and noise associated with car travel. The policy discourages out-of-centre development, which can exacerbate pollution and environmental disruption. **IIA5 – Climate Change Mitigation**																Policy TC2 performs strongly across a wide range of IIA objectives, particularly in relation to transport, climate mitigation, townscape quality, and economic resilience. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. Overall, TC2 provides a robust framework for sustainable and inclusive town centre development.

	The policy supports climate mitigation by encouraging compact, accessible development patterns that reduce the need to travel by car. It aligns with net zero objectives by promoting sustainable locations and discouraging dispersed, car-dependent growth. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** The policy promotes efficient land use by directing development to existing urban centres, avoiding unnecessary land take and protecting greenfield sites. This supports sustainable land management and minimises soil degradation. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by directing shops, services, leisure and cultural uses to accessible town centres. This helps ensure residents can access essential services, jobs and community facilities, while supporting equitable access through sustainable transport connections. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage-led regeneration by prioritising development in established centres, many of which contain historic assets. It encourages proposals that respond to local character and cultural significance, helping to conserve and enhance heritage. **IIA12 – Transport and Connectivity** TC2 strongly supports sustainable transport by directing development to areas with good public transport accessibility. It discourages car-dependent locations	

	and promotes walkable, connected centres, aligning with borough-wide transport objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** TC2 indirectly supports housing by encouraging mixed-use development in accessible locations. This helps optimise land use and supports the delivery of sustainable, well-connected homes above ground floor level. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by safeguarding the role of town centres and supporting appropriate growth. It helps maintain a balanced distribution of employment opportunities and supports local enterprise. **IIA16 – Town Centres** This is the core focus of the policy. TC2 strongly supports the vitality and viability of town centres by managing the location and scale of development. It ensures that centres remain accessible, inclusive, and responsive to local needs.	

Table F.2.168: POLICY TC2 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC2 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	0	0	N/A	N/A	N/A	0	0	+	+	N/A	+	++	++	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for town centres and employment and economy given they promote a town centres first approach to retail provision. However, as their policies are strategic, they do not directly address the specific circumstances of Haringey. This tends toward a slight positive score in the medium-term															The alternative option is not recommended.

TC3: Town Centre Uses

Policy TC3 supports the delivery and retention of main town centre uses within Haringey's designated centres and identified high streets. It promotes active frontages, mixed-use development, and the protection of retail and service functions, particularly within Primary Shopping Areas. The policy seeks to manage the loss of commercial space, encourage meanwhile uses, and ensure that development contributes to the vitality, viability, and inclusivity of town centres. It also introduces marketing and impact assessment requirements to safeguard the role of centres in meeting local needs.

Table F.2.169: ASSESSMENT OF PROPOSED POLICY TC3 TOWN CENTRE USES

POLICY TC3 TOWN CENTRE USES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	+	N/A	N/A	N/A	+	+	+	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC3 contributes positively by supporting the integration of community and cultural uses within town centres. It encourages inclusive, accessible environments and protects spaces that serve social functions, helping to reduce isolation and promote community cohesion. **IIA2 – Improving Health** The policy supports health outcomes by promoting active frontages, walkable centres, and a mix of uses that encourage social interaction. It also helps manage the over-concentration of uses with negative health impacts, such as hot food takeaways, contributing to healthier environments. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** TC3 has an indirect positive impact by supporting compact, accessible development that reduces reliance on private vehicles. Active frontages and public realm improvements can also help reduce perceptions of noise and improve environmental quality.																Policy TC3 performs strongly across a wide range of IIA objectives, particularly in relation to townscape quality, economic resilience, health, and town centre vitality. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. Overall, TC3 provides a flexible yet robust framework for managing town centre uses in a way that supports

	IIA5 – Climate Change Mitigation The policy supports climate mitigation by encouraging the reuse of existing buildings, promoting mixed-use development, and supporting sustainable travel. It aligns with circular economy principles and helps reduce emissions associated with dispersed development. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** The policy promotes efficient land use by supporting the reuse and intensification of existing town centre sites. This avoids greenfield development and supports sustainable urban land management. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by supporting a diverse range of town centre uses that meet local needs and contribute to an inclusive economy. It helps maintain access to shops, services and community facilities, while promoting safe, active and welcoming town centre environments for all residents. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage and culture by encouraging development that responds to local character and protects the retail and cultural identity of centres. It also promotes meanwhile uses that can activate heritage spaces and support cultural engagement. **IIA12 – Transport and Connectivity**	sustainable, inclusive growth.

	TC3 supports sustainable transport by focusing development in accessible locations and discouraging residential uses at ground floor level, which can disrupt active travel corridors. It promotes walkable, connected centres. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** TC3 indirectly supports housing by encouraging mixed-use development above ground floor level. It ensures that residential uses do not undermine the commercial function of centres, supporting balanced and sustainable communities. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by protecting commercial space, supporting small businesses, and encouraging a diverse mix of uses. It aligns with inclusive economy goals and supports local employment. **IIA16 – Town Centres** This is the core focus of the policy. TC3 strongly supports the vitality and viability of town centres by managing change, protecting key uses, and encouraging active, inclusive environments. It ensures centres remain adaptable and responsive to local needs.	

Table F.2.170: POLICY TC3 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC3 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	N/A	0	0	N/A	N/A	N/A	0	0	+	+	N/A	0	++	++	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for town centres and employment and economy. This tends toward a slight positive score in the medium-term																The alternative option is not recommended.

TC4: Redevelopment in Town Centres

Policy TC4 supports the redevelopment, reconfiguration, and intensification of sites within Haringey's designated town centres and identified high streets. It encourages mixed-use development, active frontages, and high-quality design that enhances placemaking and public realm. The policy seeks to optimise the use of space, protect smaller retail units, and ensure commercial viability while contributing to healthy, inclusive, and vibrant environments. It also promotes the delivery of necessary infrastructure to support growth and local economic opportunity.

Table F.2.171: ASSESSMENT OF PROPOSED POLICY TC4 REDEVELOPMENT IN TOWN CENTRES

POLICY TC4: REDEVELOPMENT IN TOWN CENTRES	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	+	+	N/A	0	0	+	+	+	+	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC4 contributes positively by encouraging redevelopment that delivers or supports necessary physical and social infrastructure. It promotes inclusive, accessible public spaces and supports the integration of community uses, helping to reduce social isolation and improve access to services. **IIA2 – Improving Health** The policy supports health outcomes by promoting high-quality public realm, active frontages, and safe, inclusive environments. It encourages redevelopment that enhances walkability, social interaction, and access to healthy spaces, contributing to both physical and mental wellbeing. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** TC4 has an indirect positive impact by supporting compact, accessible development that reduces car dependency. Public realm improvements and high-quality design can help mitigate noise and light pollution and improve environmental quality. **IIA5 – Climate Change Mitigation** The policy supports climate mitigation by promoting the reuse and intensification of existing sites, reducing the need for greenfield development. It encourages sustainable patterns of development and supports active travel, helping to reduce emissions. **IIA6– Climate Adaptation and Resilience**																Policy TC4 performs strongly across a wide range of IIA objectives, particularly in relation to townscape quality, economic resilience, health, and social infrastructure. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. Overall, TC4 provides a flexible and proactive framework for town centre regeneration that supports sustainable, inclusive growth.

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** The policy has a neutral to indirect positive impact. Redevelopment may offer opportunities to incorporate sustainable drainage systems (SuDS) and improve water efficiency, depending on implementation. **IIA8 – Biodiversity and Open Spaces** TC4 has a neutral to indirect positive impact. While not focused on biodiversity, redevelopment can support urban greening and improve access to open space, particularly through enhancements to the public realm. **IIA9 – Soils and Minerals** The policy promotes efficient land use by supporting the redevelopment of brownfield sites in accessible locations. This avoids greenfield development and supports sustainable land management. Impacts on soil quality are likely neutral. **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by supporting the creation of safe, accessible and high-quality town centre environments, alongside the delivery of social infrastructure. It also supports local businesses and mixed-use development, helping to create inclusive places that meet the needs of a diverse community. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage-led regeneration by encouraging redevelopment that responds to local context and character. It promotes design that enhances the historic environment and supports cultural uses where appropriate. **IIA12 – Transport and Connectivity** TC4 supports sustainable transport by encouraging development in well-connected locations and promoting walkable, accessible environments. It	

	discourages car dependency and supports active travel through public realm improvements. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** TC4 indirectly supports housing by encouraging mixed-use development, including residential uses above ground floor level. It promotes efficient land use and supports the delivery of well-located, sustainable homes. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by supporting commercially viable redevelopment, protecting small business space, and encouraging flexible, adaptable commercial units. It aligns with inclusive economy goals. **IIA16 – Town Centres** This is a core focus of the policy. TC4 strongly supports the vitality and viability of town centres by promoting redevelopment that enhances placemaking, supports a mix of uses, and improves the public realm. It ensures centres remain attractive, adaptable, and inclusive.	

Table F.2.172: POLICY TC4 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC4 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	N/A	0	0	N/A	0	0	0	0	+	+	N/A	0	++	++	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for town centres and employment and economy																The alternative option is not recommended.

	but do not take account of Haringey's specific placemaking context. This tends toward a neutral / slight positive score with a medium-term impact.	

TC5: Town Centre Activation

Policy TC5 supports the activation of public realm in town centres and on high streets through markets, events, and creative use of outdoor spaces. It encourages temporary and permanent interventions that enhance vibrancy, support local enterprise, and contribute to the Council's Inclusive Economy Framework. The policy safeguards existing markets and promotes high-quality, well-designed spaces that are inclusive, safe, and responsive to local demand. It also seeks to manage potential impacts on amenity, safety, and the operation of neighbouring uses.

Table F.2.173: ASSESSMENT OF PROPOSED POLICY TC5 TOWN CENTRE ACTIVATION

POLICY TC5: TOWN CENTRE ACTIVATION	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	+	N/A	0	N/A	N/A	N/A	N/A	N/A	+	+	N/A	N/A	0	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC5 contributes positively by supporting spaces that foster social interaction, cultural expression, and community engagement. It encourages inclusive, accessible environments that bring people together and help reduce social isolation, particularly in areas of deprivation. **IIA2 – Improving Health** The policy supports health outcomes by promoting active, sociable, and safe public spaces. It encourages healthy food environments through markets and supports mental wellbeing by enhancing the quality and vibrancy of public life. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** TC5 has a neutral to indirect positive impact. By encouraging local activity and reducing the need to travel, it may help lower emissions. Design requirements help manage noise and light impacts, particularly near residential properties. **IIA5 – Climate Change Mitigation**																Policy TC5 performs strongly across a wide range of IIA objectives, particularly in relation to social infrastructure, health, economic resilience, and town centre vitality. It has neutral or indirect impacts on water, waste, and biodiversity, which are addressed through complementary policies. Overall, TC5 provides a flexible and inclusive framework for activating town centres and

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by supporting markets, events and public spaces that encourage community participation and local economic opportunities. It also helps ensure these spaces remain accessible, safe and welcoming for residents, businesses and visitors. **IIA11 - Historic Environment, Culture and Character** The policy supports cultural vitality by enabling events, markets, and creative uses that celebrate local heritage and identity. It encourages inclusive access to cultural experiences and supports the adaptive reuse of historic spaces. **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing**	supporting community-led regeneration.

	TC5 has a neutral impact on housing. However, by enhancing the public realm and supporting vibrant centres, it can improve the liveability of nearby residential areas and support mixed-use neighbourhoods. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by supporting local enterprise, markets, and creative industries. It provides opportunities for small businesses and start-ups, particularly in underserved communities. **IIA16 – Town Centres** This is a core focus of the policy. TC5 strongly supports the vitality and vibrancy of town centres by activating underused spaces, encouraging footfall, and enhancing the overall experience of town centre environments.	

Table F.2.174: POLICY TC5 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC5 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	0	0	N/A	0	N/A	N/A	N/A	N/A	N/A	0	0	N/A	N/A	0	++	++	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for town centres and employment and economy. However, they would do not provide the same explicit encouragement for town centre activation not necessary safeguards to ensure this is locally appropriate. This tends toward a neutral / slight positive score with a medium-term impact.															The alternative option is not recommended.

TC6: Use Concentration and Clustering

Policy TC6 seeks to manage the concentration and location of uses that may negatively impact public health, safety, and community wellbeing. It introduces criteria for hot food takeaways, gambling premises, pawnbrokers, payday loan shops, and shisha lounges, ensuring these uses do not undermine the vitality, character, or health of town centres and high streets. The policy aligns with London Plan guidance and supports a comprehensive approach to tackling health inequalities, antisocial behaviour, and environmental harm, while promoting community safety and healthier environments.

Table F.2.175: ASSESSMENT OF PROPOSED POLICY TC6 USE CONCENTRATION AND CLUSTERING

POLICY TC6: USE CONCENTRATION AND CLUSTERING	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	++	+	+	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA2 – Improving Health** This is a core focus of the policy. TC6 strongly supports health outcomes by restricting unhealthy uses near schools and youth facilities, promoting healthier food environments, and managing the impacts of gambling and payday lending. It aligns with public health strategies and contributes to reducing health inequalities. **IIA3 – Education** TC6 indirectly supports education by restricting hot food takeaways near schools and youth facilities. This helps create healthier environments for children and young people, supporting their wellbeing and educational outcomes. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by managing uses that may generate noise, odour, and other environmental nuisances. It ensures that proposals do not harm the amenity of surrounding areas, particularly residential neighbourhoods. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution**																Policy TC6 performs strongly across IIA objectives related to health, social infrastructure, townscape quality, and town centre vitality. It has neutral or indirect impacts on water, biodiversity, and climate adaptation, which are addressed through complementary policies. Overall, TC6 provides a targeted and evidence-based framework for promoting healthier, safer town centres.

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soil and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality** This policy promotes social inclusion and equality by supporting healthier, safer and more inclusive town centres. It helps reduce health inequalities and protect vulnerable groups by managing uses that may have negative social, health or financial impacts. **IIA11 - Historic Environment, Culture and Character** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA12 – Transport and Connectivity** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA13 – Waste** The policy contributes positively by requiring litter management plans for food and drink uses. It supports responsible waste practices and helps maintain clean, attractive public spaces. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** The policy supports a balanced economy by managing the concentration of certain uses and promoting healthier, safer environments. It protects the viability of town centres and supports responsible business practices. **IIA16 – Town Centres**	

	This is a core focus of the policy. TC6 strongly supports the vitality and health of town centres by managing uses that may undermine their function, character, or safety. It promotes inclusive, vibrant, and resilient centres.	

Table F.2.176: POLICY TC6 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC6 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	-	0	+	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	0	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for health and town centres given the London Plan introduces a policy to limit hot food takeaways. However, they do not provide a sufficient policy framework to address issues caused by the clustering and concentration of other potential harmful uses such as gambling premises and would therefore give rise to negative effects. This tends toward a slight negative score with a medium-term impact.															The alternative option is not recommended.

TC7: Delivery Oriented Premises

Policy TC7 addresses the emergence of delivery-focused commercial models such as dark kitchens, dark shops, and micro-fulfilment centres. It supports their development in designated employment areas and identified high streets, subject to quality criteria including active frontages, safe access for couriers, and delivery and servicing plans. The policy aims to balance innovation in retail and logistics with the need to protect town centre vitality, public realm quality, and residential amenity. It also promotes coordinated servicing and low-emission last-mile delivery, aligning with adaptive strategies for high streets.

Table F.2.177: ASSESSMENT OF PROPOSED POLICY TC7 DELIVERY ORIENTED PREMISES

POLICY TC7: DELIVERY ORIENTED PREMISES	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	N/A	+	N/A	+	+	N/A	N/A	N/A	N/A	+	0	+	N/A	N/A	+	+	

Interpretation Summary	**IIA1 – Social Infrastructure** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA2 – Improving Health** The policy contributes positively to health by managing the impacts of delivery-oriented uses on amenity, safety, and public realm. Requirements for safe courier facilities and active frontages help reduce antisocial behaviour and support healthier, more sociable environments. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by promoting coordinated servicing and low-emission delivery models. It helps manage noise, odour, and disruption associated with intensive delivery operations, particularly in mixed-use areas. **IIA5 – Climate Change Mitigation** Slight positive through encouraging sustainable and electric last mile delivery **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality**	Policy TC7 performs well across IIA objectives related to transport, climate mitigation, economy, and townscape quality. It has indirect impacts on water, biodiversity, and education, which are addressed through complementary policies. Overall, TC7 provides a balanced framework for integrating delivery-oriented uses into Haringey's urban fabric in a sustainable and inclusive way.

	This policy promotes social inclusion and equality by requiring delivery-oriented premises to provide safe, accessible facilities for drivers and couriers. It also supports active frontages and well-managed operations, helping to ensure these uses contribute positively to local communities and town centre environments. **IIA11 - Historic Environment, Culture and Character** TC7 has a neutral to indirect positive impact. By managing the design and location of delivery premises, it helps protect the character of historic high streets and supports the continued viability of cultural and retail uses. **IIA12 – Transport and Connectivity** This is a key area of impact. TC7 supports sustainable transport by promoting coordinated servicing, safe courier facilities, and low-emission delivery models. It helps reduce congestion and supports active travel in town centres. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by supporting emerging business models and safeguarding employment areas. It enables innovation in logistics while protecting the viability of traditional retail and service uses. **IIA16 – Town Centres** TC7 supports town centre vitality by managing the location and design of delivery premises to avoid disruption and maintain active frontages. It promotes adaptability and supports the evolving role of high streets.	

Table F.2.178: POLICY TC7 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC7 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	N/A	0	N/A	0	0	N/A	N/A	N/A	N/A	+	0	++	N/A	N/A	+	+	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for transport, town centres and employment and economy. However, as their policies are strategic they do not provide necessary detail to address some identified local issues. This tends toward a neutral / slight positive score with a medium-term impact.																The alternative option is not recommended.

TC8: Visitor, Evening and Night Time Economy

Policy TC8 supports the growth and diversification of Haringey's evening and night time economy, particularly in designated centres such as Wood Green, Crouch End, Green Lanes, and Tottenham. It encourages cultural, leisure, and hospitality uses that contribute to vibrancy, employment, and social interaction, while managing potential impacts on residential amenity and community safety. The policy promotes co-location of day and night uses, supports visitor accommodation in appropriate locations, and aligns with the Council's strategy to make Haringey one of the safest boroughs for women and girls.

Table F.2.179: ASSESSMENT OF PROPOSED POLICY TC8 VISITOR, EVENING AND NIGHT-TIME ECONOMY

POLICY TC8: VISITOR, EVENING AND NIGHT-TIME ECONOMY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	+	++	+	N/A	+	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** TC8 contributes positively by supporting cultural and leisure uses that enhance social infrastructure and community life. It promotes inclusive, safe environments that foster social interaction and cultural participation, particularly in the evening and night time. **IIA2 – Improving Health**																Policy TC8 performs strongly across IIA objectives related to culture, economy, townscape quality, and health. It has indirect

	The policy supports health outcomes by managing the location and operation of night time uses to minimise negative impacts such as noise, antisocial behaviour, and unhealthy clustering. It also promotes environments that support mental wellbeing and social inclusion. **IIA3 – Education** TC8 has a neutral to indirect positive impact. By supporting safe, vibrant centres and managing impacts on residential areas, it helps maintain environments conducive to learning and youth engagement, particularly in areas with educational or youth facilities. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by requiring mitigation of noise and light impacts from night time uses. It supports design and operational measures that protect residential amenity and reduce environmental disturbance. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA10 - Social Inclusion and Equality**	impacts on water, biodiversity, and climate adaptation, which are addressed through complementary policies. Overall, TC8 provides a well-balanced framework for supporting a safe, inclusive, and vibrant evening and night time economy in Haringey.

	This policy promotes social inclusion and equality by supporting a safe, accessible and diverse evening and night-time economy. It also promotes community safety and local employment opportunities while enabling cultural and leisure activities for a wide range of residents and visitors. **IIA11 - Historic Environment, Culture and Character** This is a key area of impact. TC8 strongly supports cultural vitality and heritage by promoting venues and activities that celebrate local identity. It encourages the reuse of historic buildings and supports cultural-led regeneration. **IIA12 – Transport and Connectivity** TC8 supports sustainable transport by focusing night time uses in areas with good public transport accessibility. It promotes walkable, safe environments and reduces reliance on private vehicles for evening and night time activities. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** TC8 contributes positively by requiring mitigation of impacts from night time uses on nearby residential areas. It supports the Agent of Change principle and ensures that new housing near night time venues is designed to protect amenity. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic resilience by supporting the evening and night time economy, which provides jobs, attracts visitors, and supports local businesses. It also promotes diversification and inclusive growth. **IIA16 – Town Centres** This is a core focus of the policy. TC8 strongly supports the vitality and vibrancy of town centres by extending activity into the evening and night, enhancing safety, and promoting cultural and leisure uses that attract a wide range of users.	

Table F.2.180: POLICY TC8 - ASSESSMENT OF ALTERNATIVE OPTION 1

POLICY TC8 ALTERNATIVE OPTION 1: NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	0	0	N/A	0	N/A	/A	N/A	N/A	N/A	0	++	0	N/A	0	+	++	
Interpretation Summary	The NPPF and London Plan would still produce some positive effects against the sustainability objectives for culture, town centres and employment and economy. However, as their policies are high-level they do not directly address the needs and circumstances of Haringey. This tends toward a neutral / slight positive score with a medium-term impact.																The alternative option is not recommended.

F.3_Assessment of Spatial Strategy and Neighbourhood Policies

This section sets out the spatial strategy analysis and provides commentary on the performance of neighbourhood policies. Policy SS1 sets out the overarching spatial strategy for Haringey, guiding the distribution of growth, investment, and infrastructure across the borough to 2043. It promotes inclusive, sustainable, and equitable development through a place-based approach, focusing growth in designated Placemaking Focus Areas and Opportunity Areas. The policy supports housing delivery, economic renewal, climate resilience, and infrastructure coordination, underpinned by the Haringey Placemaking Framework. It aims to address spatial inequalities, protect green and blue infrastructure, and ensure that all communities benefit from regeneration and investment.

IIA objectives and significant effects scoring table are provided again here for ease of reference.

Table F.3.1: IIA Objectives

IIA Objective	Description	EQIA	HIA	SEA	SA
IIA1 Social Infrastructure	**Provision of social infrastructure in appropriate, accessible locations including education and health services.**	**Y**	**Y**	**Y**	**Y**
IIA2 Improving Health	**Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.**	**Y**	**Y**	**Y**	**Y**
IIA3 Education	**Improve quality of, and access to, education and training facilities.**	**Y**	**Y**	**Y**	**Y**
IIA4 Air, Light and Noise Pollution	**Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.**	**Y**	**Y**	**Y**	**Y**
IIA5: Climate Change Mitigation	**Minimise greenhouse gas emissions by reducing energy demand, increasing energy efficiency, and supporting the provision of low-carbon and renewable energy infrastructure, enabling a just transition to a net zero carbon and resource-efficient borough.**		**Y**	**Y**	**Y**
IIA6: Climate Adaptation and Resilience	**Adapt to the effects of climate change including building resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.**	**Y**	**Y**	**Y**	**Y**
IIA7: Water Resources and Pollution	**Protect and enhance water quality, minimise pressure on water resources, reduce water consumption and manage wastewater sustainably.**		**Y**	**Y**	**Y**

IIA8: Biodiversity and Open Space	**Safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access to green infrastructure and natural spaces.**	**Y**	**Y**	**Y**	**Y**
IIA9: Soils and Minerals	**Promote the efficient and sustainable use of land and natural resources, prioritise previously developed land where appropriate, and protect natural resources including greenfield land, soil and mineral resources.**			**Y**	**Y**
IIA10: Social Inclusion and Equality	**Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.**	**Y**	**Y**	**Y**	**Y**
IIA11: Historic Environment, Culture and Character	**Protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.**	**Y**		**Y**	**Y**
IIA12: Transport and Connectivity	**To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.**	**Y**	**Y**	**Y**	**Y**
IIA13: Waste	**Minimise waste and support moves towards a circular economy.**				**Y**
IIA14: Housing	**Deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.**	**Y**	**Y**	**Y**	**Y**
IIA:15: Economy and Employment	**Support a strong, diverse, resilient and inclusive economy, providing an adequate supply of employment land suitable for existing and new businesses.**	**Y**		**Y**	**Y**
IIA16: Town Centres	**Enhance the vitality and vibrancy of the borough's town and local centres.**	**Y**		**Y**	**Y**

Table F.3.2: SIGNIFICANCE DEFINITIONS

Significance of effect		Description of effect
++	Significant positive	Likely to result in a major beneficial effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may relate to a particularly important environmental, social or economic asset or community.
+	Minor positive	Likely to result in a limited beneficial effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
O	Neutral	No discernible effect on the present or future baseline situation.
-	Minor negative	Likely to result in a limited adverse effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.

--	Significant negative	Likely to result in a major adverse effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may affect nationally, regionally or locally important assets, vulnerable communities or highly sensitive receptors.
?	Unknown	This significance criterion is applied where there is insufficient information to make a robust assessment, or where an option is likely to result in a mixture of positive and negative effects and the overall significance cannot be determined with confidence.
N/A	Not applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

Spatial Strategy

SS1: Spatial Strategy

Policy SS1 sets the overarching spatial strategy for growth and development across Haringey, focusing investment and development within designated Placemaking Focus Areas and Opportunity Areas to deliver homes, jobs, infrastructure, cultural assets, environmental improvements and sustainable transport. It seeks to create a fairer, healthier, more inclusive and sustainable borough through coordinated placemaking, infrastructure delivery, affordable housing provision, economic growth and improved access to opportunities.

Table F.3.3: ASSESSMENT OF PROPOSED POLICY SS1: SPATIAL STRATEGY

POLICY SS1 SPATIAL STRATEGY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	++	++	++	+	++	++	+	++	++	++	+	+	N/A	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** SS1 requires new homes and employment development to be supported by the coordinated and timely provision of social infrastructure and seeks to optimise infrastructure through the clustering of services and improved access. It also identifies opportunities for improved infrastructure provision, including healthcare facilities and other community services, within Placemaking Focus Areas.																Policy SS1 performs strongly across all IIA objectives, particularly in relation to housing, health, climate resilience, economic

	IIA2 – Improving Health The policy supports health outcomes by embedding health and wellbeing into placemaking. It promotes access to green spaces, active travel, and healthy environments, while addressing the social determinants of health through housing, infrastructure, and economic opportunity. **IIA3 – Education** SS1 contributes positively to education by supporting the timely delivery of educational infrastructure in line with growth. It ensures that new development is aligned with the Infrastructure Delivery Plan, helping to meet demand for school places and training facilities. **IIA4 – Air, Light and Noise Pollution** The policy contributes indirectly to reducing pollution by promoting compact, well-connected development and reducing car dependency. It supports design-led approaches that can mitigate noise and light impacts, particularly in dense urban areas. **IIA5 – Climate Change Mitigation** This is a key strength of the policy. SS1 supports borough-wide net zero-carbon targets by prioritising energy efficiency, low-carbon development, and sustainable transport. It promotes compact growth and reuse of land, helping to reduce emissions and support climate goals. **IIA6 – Climate Adaptation and Resilience** SS1 makes a strong contribution to adaptation by requiring development to incorporate climate resilience measures, including SuDS, green infrastructure, and nature-based solutions. It supports urban cooling, flood mitigation, and long-term environmental resilience. **IIA7 – Water Resources and Pollution** The policy contributes positively by promoting sustainable drainage and protecting watercourses. It supports efficient use of water resources and aligns with the Thames River Basin Management Plan through integrated infrastructure planning. **IIA8 – Biodiversity and Open Spaces**	regeneration, and social infrastructure. It provides a robust and inclusive spatial framework for managing growth and change in Haringey, ensuring that development delivers meaningful benefits for all communities.

	SS1 supports biodiversity through the protection and enhancement of green and blue infrastructure. It promotes tree canopy expansion, improved access to nature, and the safeguarding of Metropolitan Open Land and Green Belt, contributing to ecological connectivity and wellbeing. **IIA9 – Soils and Minerals** The policy promotes efficient land use by directing growth to brownfield and underused urban sites. It avoids unnecessary development on greenfield land and supports remediation and intensification in appropriate locations, particularly in the east of the borough. **IIA10 - Social Inclusion and Equality** The proposed spatial strategy aims to reduce spatial inequalities, deliver genuinely affordable housing and support more inclusive growth across the borough. Redevelopment and comprehensive regeneration would also improve access to services, public transport and employment opportunities, supporting wider social and economic benefits. Public realm improvements associated with growth present opportunities to create safer and more inclusive environments, helping to address deprivation and reduce crime in parts of the borough. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage-led regeneration and encourages development that respects historic character and cultural identity. It promotes the reuse of heritage assets and supports cultural quarters, enhancing access to and engagement with local heritage. **IIA12 – Transport and Connectivity** SS1 supports sustainable transport by focusing growth in accessible locations and promoting active and public transport. It aligns with the Healthy Streets approach and supports infrastructure investment that improves connectivity and reduces car dependency. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	

	IIA14 – Housing This is a core focus of the policy. SS1 supports the delivery of at least 21,535 homes (net) by 2037/8, with a strategic aim of 50% genuinely affordable housing. It promotes inclusive, high-quality housing in accessible locations, including council-led and small site development. **IIA15 – Economy and Employment** SS1 makes a strong contribution to economic resilience by supporting the renewal of employment land, growth of creative industries, and provision of modern, flexible workspaces. It promotes inclusive economic growth and regeneration in areas of need. **IIA16 – Town Centres** The policy supports the vitality and resilience of town centres by directing growth to these areas and promoting mixed-use development. It reinforces the role of centres as hubs of community life, culture, and employment, supporting their long-term sustainability.	

A robust and proportionate assessment of reasonable spatial strategy alternatives was undertaken through the IIA process. Chapter 5 of the main IIA Report sets out the alternatives considered, the assessment of their likely significant effects, and the reasons for selecting the preferred spatial strategy in light of the alternatives examined.

Neighbourhood Placemaking Policies

North Tottenham Neighbourhood Policy

Policy NTN1 sets out a comprehensive and ambitious framework for the transformation of North Tottenham. It promotes inclusive, heritage-led placemaking, the delivery of new homes and jobs, and the enhancement of social infrastructure, public realm, and connectivity. The policy supports the creation of a vibrant new District Centre and Cultural Quarter, while addressing inequalities and improving quality of life for residents. It places strong emphasis on community engagement, safety, and sustainable development, aligning with borough-wide objectives for regeneration and resilience.

Table F.3.6: ASSESSMENT OF PROPOSED POLICY NTN1: SPATIAL STRATEGY

POLICY NTN1: NORTH TOTTENHAM NEIGHBOURHOOD	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	++	N/A	++	++	++	0	++	+	++	++	++	N/A	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** NTN1 supports the delivery of new and enhanced social infrastructure, such as community spaces, integrated support services, cultural, education facilities as well as the new build replacement of the Selby Centre sporting facility. Improved access to services, public transport, green spaces and community facilities will help meet the needs of a growing population and strengthen the neighbourhood's social infrastructure network. **IIA2 – Improving Health** NTN1 supports improved health outcomes through better access to health and recreational facilities, enhanced public realm, and safer, more walkable environments. The policy addresses social determinants of health by tackling deprivation, improving housing quality, and promoting active travel. It also seeks to reduce crime and anti-social behaviour, contributing to improved mental wellbeing.																Policy NTN1 performs strongly across almost IIA objectives, particularly in relation to social infrastructure, health, housing, heritage, and townscape. It provides a comprehensive and inclusive framework for regeneration, with a clear focus on equity, sustainability, and placemaking. The policy's integrated approach ensures

	IIA3 – Education This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by promoting modal shift, reducing traffic dominance, and improving the public realm. Measures to manage event-day crowds and traffic, alongside enhancements to green infrastructure, are likely to reduce air and noise pollution. Lighting strategies are encouraged to improve safety while being sensitive to heritage and residential amenity. **IIA5 – Climate Change Mitigation** NTN1 supports climate mitigation through the promotion of sustainable transport, energy-efficient development, and the intensification of brownfield land. **IIA6 – Climate Adaptation and Resilience** The policy contributes positively to climate resilience by requiring development to contribute to improvements to the accessibility of green and open spaces. **IIA7 – Water Resources and Pollution** NTN1 has a broadly neutral impact on water resources. The policy requires development to protect and enhance the Moselle Brook which may lead to improvements in water quality and infrastructure. **IIA8 – Biodiversity and Open Spaces** The policy supports biodiversity through the creation of new parks, enhancement of existing green spaces, and improved access to the Lee Valley Regional Park. **IIA9 – Soils and Minerals** NTN1 promotes the efficient use of land by focusing development on brownfield and underutilised sites. It avoids greenfield development and supports remediation of contaminated land, particularly in former industrial areas. **IIA10 - Social Inclusion and Equality** NTN1 promotes social inclusion through the delivery of accessible community facilities, improved public realm, better connections to services and enhanced access to cultural, leisure and recreational opportunities. The policy supports community	that growth delivers tangible benefits for local communities while enhancing the neighbourhood's identity and resilience.

	cohesion, reduces barriers to participation and helps ensure the benefits of regeneration and growth are shared by existing and future residents. **IIA11 - Historic Environment, Culture and Character** NTN1 places significant emphasis on heritage conservation and cultural celebration. It supports the restoration of listed buildings, interpretation of underrepresented histories, and integration of heritage into new development. The policy encourages heritage-led regeneration and improved access to cultural assets. **IIA12 – Transport and Connectivity** The policy strongly supports sustainable transport by promoting active travel, improving east-west connectivity, and enhancing access to public transport. It addresses severance caused by major roads and rail lines and supports safer, more inclusive streets, particularly for vulnerable users. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** NTN1 makes a strong contribution to housing objectives by supporting the delivery of at least 4,500 new homes, including affordable and family housing. It promotes inclusive, high-quality development and supports estate regeneration in a resident-led manner, addressing overcrowding and housing need. **IIA15 – Economy and Employment** The policy supports economic resilience by enhancing industrial land, promoting creative and cultural industries, and improving access to jobs. It encourages local employment, supports small businesses, and leverages the economic potential of the Tottenham Hotspur Stadium and Cultural Quarter. **IIA16 – Town Centres** NTN1 contributes positively to town centre vitality by supporting the transformation of North Tottenham District Centre. It promotes a diverse mix of uses, improved public realm, and cultural infrastructure, enhancing the area's attractiveness for residents and visitors alike.	

Table F.3.7: ASSESSMENT OF PROPOSED POLICY NTN1 ALTERNATIVE OPTION 1

POLICY NTN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	-	0	0	-	0	-	-	-	-	-	-	-	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery and enhancement of social infrastructure would be ad hoc and potentially insufficient to meet local needs. Opportunities to co-locate services, improve accessibility, and address gaps in provision may be missed, exacerbating social isolation and inequality. **IIA2 – Improving Health** Health outcomes would likely be negatively impacted. Without coordinated investment in public realm, active travel infrastructure, and access to health services, existing health inequalities may persist or worsen. The opportunity to address mental wellbeing through safer, greener environments would be diminished. **IIA3 – Education** The absence of a policy framework would reduce the likelihood of improved access to educational and training facilities. Informal learning opportunities through cultural and community infrastructure may not be realised, limiting support for lifelong learning and skills development. **IIA4 – Air, Light and Noise Pollution** Without strategic interventions to reduce car dominance and improve the public realm, air and noise pollution levels may remain high, particularly around arterial roads and event venues. Lighting improvements to enhance safety and amenity may not be prioritised. **IIA5 – Climate Change Mitigation**															In a 'no policy' scenario, the North Tottenham neighbourhood would be at risk of fragmented, inequitable, and unsustainable development. The absence of a coordinated framework would limit the area's ability to address deep-rooted challenges and realise its full potential. While some positive change would still occur, the scale, quality, and inclusivity of regeneration would be diminished, with negative or neutral impacts across most IIA objectives.

	The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA8 – Biodiversity and Open Spaces** Without a strategic framework, enhancements to green infrastructure and biodiversity may be piecemeal or omitted altogether. The area's existing deficiencies in open space and tree canopy cover would likely persist, limiting access to nature and ecological benefits. **IIA9 – Soils and Minerals** Development may proceed in a less efficient and sustainable manner, with potential risks to soil quality and missed opportunities for land remediation. The absence of coordinated land use planning could lead to underutilisation of key sites or inappropriate development. **IIA10 - Social Inclusion and Equality** In a no policy alternative, opportunities to improve access to social services, reduce social isolation, and promote inclusive design may be missed, particularly in areas of deprivation. **IIA11 - Historic Environment, Culture and Character** Opportunities to celebrate underrepresented histories, support cultural engagement, and integrate heritage into regeneration would be reduced. **IIA12 – Transport and Connectivity** Severance caused by major roads and rail lines may persist, and opportunities to improve walking, cycling, and public transport access may not be realised, particularly in areas of low accessibility. **IIA13 – Waste**	

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Housing delivery may be less inclusive and responsive to local needs. Without a policy framework, there is a risk of housing provision being poor integrated with infrastructure, and missed opportunities for estate regeneration and placemaking. **IIA15 – Economy and Employment** Economic growth may be uneven and less inclusive. The absence of strategic support for industrial intensification, creative industries, and local employment could limit job creation and economic resilience, particularly in deprived areas. **IIA16 – Town Centres** The transformation of North Tottenham into a vibrant District Centre would be unlikely to occur without policy support.	

North Tottenham Cultural Quarter Policy

Policy NTN2 sets out a strategic framework for the transformation of the North Tottenham Cultural Quarter into an internationally recognised destination for sport, culture, and leisure. It promotes a mix of cultural infrastructure, creative workspace, community facilities, and public realm improvements, anchored by the Tottenham Hotspur Stadium. The policy seeks to enhance cultural engagement, support local creative industries, and ensure that development benefits local communities. It also emphasises inclusive design, heritage sensitivity, and the creation of a vibrant, safe, and accessible environment.

Table F.3.8: ASSESSMENT OF PROPOSED POLICY NTN2: NORTH TOTTENHAM CULTURAL QUARTER

POLICY NTN2: NORTH TOTTENHAM CULTURAL QUARTER	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	+	+	+	?	N/A	N/A	N/A	N/A	+	++	++	+	N/A	N/A	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** NTN2 supports the provision of a wide range of cultural, educational, leisure, recreational and community facilities as part of the North Tottenham Cultural Quarter. The policy promotes accessible cultural infrastructure, community uses and high-quality public spaces that strengthen the borough's social infrastructure network and support community wellbeing. **IIA2 – Improving Health** NTN2 supports health and wellbeing by promoting active lifestyles through improved public realm and access to recreational and cultural activities. The policy addresses mental wellbeing by fostering a sense of belonging and pride in place, and by improving perceptions of safety, particularly through lighting strategies and event management. **IIA3 – Education** While not directly focused on formal education, the policy supports informal learning and skills development through creative workspace, cultural programming, and engagement																Policy NTN2 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, culture, economy, townscape, and social infrastructure. It supports inclusive regeneration and cultural engagement while

	with schools and local institutions. It encourages cultural participation and creative expression, which can support educational outcomes and aspirations. **IIA4 – Air, Light and Noise Pollution** The policy has a mixed impact. While it promotes high-quality lighting and public realm improvements, the intensification of evening and night-time uses may increase noise levels. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The policy promotes the reuse and intensification of previously developed land, supporting efficient land use. The impact on soil quality is likely neutral. **IIA10 - Social Inclusion and Equality** NTN2 promotes social inclusion through measures to enhance cultural engagement and provide a diverse range of cultural, community and recreational opportunities. The policy supports an inclusive and cohesive public realm, encourages participation in cultural activities and helps strengthen social connections, community identity and equality of opportunity. **IIA11 - Historic Environment, Culture and Character** This is a core focus of the policy. NTN2 strongly supports the conservation and celebration of heritage assets, including their reuse for cultural purposes. It promotes heritage-led	managing potential impacts related to noise and crowding. The policy's emphasis on placemaking, heritage sensitivity, and community benefit ensures that the Cultural Quarter evolves as a vibrant and equitable part of North Tottenham.

	regeneration, interpretation of underrepresented histories, and improved access to cultural activities, contributing to a richer and more inclusive cultural landscape. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by encouraging the strengthening of culture in an accessibela nd sustainable location and by enhancing the public realm which will support active travel. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** The policy makes a strong contribution to economic objectives by supporting creative industries, cultural production, and local employment. It promotes inclusive economic growth, supports small businesses and social enterprises, and leverages the economic potential of the stadium and cultural events. **IIA16 – Town Centres** NTN2 contributes positively to town centre vitality by supporting a diverse mix of uses, including cultural, leisure, retail, and hospitality. It enhances the attractiveness of the area as a destination and supports seven-day-a-week activity, contributing to a vibrant and inclusive town centre environment.	

Table F.3.9: ASSESSMENT OF PROPOSED POLICY NTN2 ALTERNATIVE OPTION 1

POLICY NTN2: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	-	-	-	-	N/A	N/A	N/A	N/A	-	-	-	-	N/A	N/A	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery of new or enhanced community and cultural infrastructure would be inconsistent and potentially insufficient. Opportunities to co-locate services, activate public spaces, and support social interaction may be missed, limiting the area's ability to serve local needs and reduce isolation. **IIA2 – Improving Health** Health benefits associated with cultural participation, active travel, and improved public realm would be less likely to materialise. The absence of coordinated lighting and safety strategies could exacerbate perceptions of insecurity, particularly during evening and night-time hours. **IIA3 – Education** Informal learning and skills development through cultural infrastructure and creative workspace would be less supported. Engagement with schools, youth groups, and local institutions may be sporadic or absent, reducing opportunities for educational enrichment and talent development. **IIA4 – Air, Light and Noise Pollution** Without policy-led design and management, intensification of evening and night-time uses could lead to increased noise and disruption. Lighting may not be heritage-sensitive or designed to enhance safety, and air quality improvements through modal shift may be limited. **IIA5 – Climate Change Mitigation**																In a 'no policy' scenario, the North Tottenham Cultural Quarter would be at risk of fragmented, ad hoc development with limited community benefit. The absence of strategic direction would reduce the area's potential to become an inclusive, vibrant, and resilient cultural destination. Impacts across most IIA objectives would be neutral or negative,

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** The absence of coordinated land use planning could lead to development may proceed in a less efficient and sustainable manner. **IIA10 - Social Inclusion and Equality** The absence of a cultural and creative economic strategy would miss opportunities to promote social cohesion within the Cultural Quarter enhance community participation. . **IIA11 - Historic Environment, Culture and Character** Opportunities to celebrate underrepresented histories, reuse historic buildings, and support heritage-led regeneration would be significantly reduced. **IIA12 – Transport and Connectivity** Transport improvements to support cultural engagement and manage event-day crowds may be reactive and insufficient. Active travel infrastructure and pedestrian connectivity may not be prioritised, limiting accessibility and safety. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan.	particularly in relation to heritage, health, economy, and townscape.

	IIA15 – Economy and Employment Economic benefits from cultural and creative industries may be uneven or short-lived without strategic support. Local employment, affordable workspace, and inclusive growth could be deprioritised in favour of commercial or visitor-focused development. **IIA16 – Town Centres** The Cultural Quarter's contribution to town centre vitality would be diminished without policy coordination. Fragmented uses, poor public realm, and lack of integration with surrounding centres could undermine the area's role as a cultural and economic anchor.	

Tottenham Hale Neighbourhood Policy

Policy THN1 sets out a strategic framework for the transformation of Tottenham Hale into a cohesive, inclusive, and vibrant neighbourhood. It supports the delivery of at least 3,000 new homes and a significant uplift in employment, with development focused in designated Placemaking Focus Areas. The policy promotes improved connectivity, public realm enhancements, and integration of green and blue infrastructure. It prioritises inclusive growth, creative industries, and sustainable transport, aligning with borough-wide objectives for climate resilience, social equity, and placemaking.

Table F.3.10: ASSESSMENT OF PROPOSED POLICY THN1: TOTTENHAM HALE NEIGHBOURHOOD

POLICY THN1: TOTTENHAM HALE NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	++	++	+	+	++	+	N/A	++	+	++	+	++	N/A	++	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** THN1 supports strategic improvements to open spaces, recreation opportunities, green infrastructure and accessibility and will strengthen Tottenham Hale's social infrastructure network and improve access to services and community facilities. **IIA2 – Improving Health**																Policy THN1 performs strongly across a wide range of IIA objectives, particularly in relation to health, climate resilience, biodiversity, transport,

	The policy strongly supports health outcomes through investment in green infrastructure, active travel routes, and public realm improvements. It addresses social determinants of health by enhancing access to nature, reducing pollution, and supporting inclusive design, particularly in areas of deprivation. **IIA3 – Education** While not directly focused on education, THN1 supports improved access to educational facilities through enhanced connectivity. **IIA4 – Air, Light and Noise Pollution** THN1 contributes positively by promoting modal shift away from private vehicles, enhancing green infrastructure, and improving street environments. These measures help reduce air and noise pollution and improve environmental quality across the neighbourhood. **IIA5 – Climate Change Mitigation** The policy makes a strong contribution to climate change mitigation by supporting low-carbon transport, green infrastructure, and energy-efficient development. It aligns with borough-wide net zero targets and encourages sustainable land use. **IIA6 – Climate Adaptation and Resilience** THN1 supports climate resilience through public realm improvements that mitigate overheating and flood risk. It promotes tree planting, urban cooling measures, and integration with the Lee Valley Regional Park. **IIA7 – Water Resources and Pollution** The policy has a limited impact on this objective **IIA8 – Biodiversity and Open Spaces** THN1 strongly supports biodiversity through enhancement of green spaces, creation of new open spaces, and integration of ecological corridors. It promotes access to nature, supports designation of new Local Nature Reserves, and encourages community stewardship. **IIA9 – Soils and Minerals**	housing, and townscape quality. It supports inclusive growth and placemaking, with neutral or indirect impacts on waste and soil, which are addressed through complementary policies.

	The policy promotes efficient use of land by intensifying development in appropriate locations and avoiding unnecessary land take. It supports remediation and sustainable reuse of industrial land, with neutral to positive impacts on soil quality. **IIA10 - Social Inclusion and Equality** THN1 promotes social inclusion through improved connectivity, enhanced public realm, better access to green and open spaces and the provision of community and cultural infrastructure. The policy seeks to create an inclusive and attractive neighbourhood that encourages social interaction, supports community cohesion and improves access to opportunities for a diverse range of residents. **IIA11 - Historic Environment, Culture and Character** The policy supports regeneration and cultural vitality by encouraging development that responds to local character and industrial heritage. It promotes creative industries and cultural infrastructure. **IIA12 – Transport and Connectivity** Transport is a core focus of THN1. The policy promotes sustainable and active travel, improved connectivity, and reduced severance. It supports strategic pedestrian and cycling links and aligns with borough and regional transport objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy makes a strong contribution to housing objectives by supporting delivery of 3,000 new homes, including affordable housing. It promotes inclusive, well-connected residential development that supports community integration and access to amenities. **IIA15 – Economy and Employment** THN1 supports economic resilience by enhancing employment areas, supporting creative industries, and improving access to jobs. It will contribute to a diverse and inclusive economy. **IIA16 – Town Centres**	

	The policy contributes positively to town centre vitality by supporting the transformation of Tottenham Hale into an established District Centre. It promotes active uses, placemaking, and integration with surrounding areas, enhancing vibrancy and accessibility.	

Table F.3.11: ASSESSMENT OF PROPOSED POLICY THN1 ALTERNATIVE OPTION 1

POLICY THN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	0	0	0	0	0	-	0	-	-	-	N/A	-	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery of social infrastructure may be fragmented or insufficient to meet the needs of a growing population. Opportunities to co-locate community facilities or address local deficiencies may be missed, leading to inequitable access and reduced social cohesion. **IIA2 – Improving Health** Health outcomes are likely to be negatively impacted due to the absence of coordinated investment in active travel, green infrastructure, and public realm. Without a policy emphasis on wellbeing, opportunities to address health inequalities and environmental determinants of health may be lost. **IIA3 – Education** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution**																In the absence of Policy THN1, the Tottenham Hale neighbourhood would likely experience fragmented development, missed opportunities for placemaking, and weaker performance across most IIA objectives. Key risks include reduced health and environmental outcomes, under-delivery of infrastructure, and a failure to realise the area's potential as a cohesive, inclusive, and sustainable neighbourhood.

	The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA8 – Biodiversity and Open Spaces** Fragmented development may fail to enhance ecological corridors or address deficiencies in open space provision. **IIA9 – Soils and Minerals** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA10 - Social Inclusion and Equality** The absence of a coherent design-led strategy may result in poor-quality development that lacks a sense of place. Public realm improvements may be ad hoc, and the distinctiveness of the neighbourhood could be undermined. **IIA11 - Historic Environment, Culture and Character** Opportunities to integrate historic character and support cultural infrastructure may be overlooked. This could weaken local identity and reduce access to cultural assets. **IIA12 – Transport and Connectivity** Transport outcomes would likely be poorer without a strategic focus on connectivity, active travel, and severance reduction. Car dominance may persist, and opportunities to deliver a legible, walkable street network may be lost. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Without a policy framework, development may not respond effectively to local housing needs or support inclusive communities. **IIA15 – Economy and Employment** Economic resilience may be weakened without a strategy to support employment growth, creative industries, and affordable workspace and sectoral strengths may not be fully realised. **IIA16 – Town Centres**	

	The transformation of Tottenham Hale into a vibrant District Centre may stall or proceed in a fragmented way.	

Tottenham Hale District Centre Policy

Policy THN2 supports the transformation of Tottenham Hale's District Centre into a vibrant, established town centre. It promotes a comprehensive masterplanning approach to key sites, centred around a new north–south high street. The policy encourages a mix of town centre uses including retail, leisure, cultural, and employment, alongside high-quality public realm and sustainable transport infrastructure. It aims to create a pedestrian-friendly, inclusive and active urban environment that supports community life, economic vitality, and placemaking.

Table F.3.12: ASSESSMENT OF PROPOSED POLICY THN2: TOTTENHAM HALE DISTRICT CENTRE

POLICY THN2: TOTTENHAM HALE DISTRICT CENTRE	Scoped IIA Objective and Impact																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	+	N/A	+	+	+	0	+	0	++	+	++	N/A	+	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** THN2 contributes positively by supporting the delivery of social and cultural infrastructure within the District Centre. It promotes inclusive public spaces and encourages development that fosters social interaction, community cohesion, and equitable access to amenities. **IIA2 – Improving Health** THN2 supports the delivery of a broad range of town centre uses, including social and cultural infrastructure, leisure facilities and community-serving uses within Tottenham Hale District Centre. The policy will improve access to services, facilities and public spaces, helping to meet the needs of existing and future residents, workers and visitors. **IIA3 – Education**																Policy THN2 performs strongly across a wide range of IIA objectives, particularly in relation to town centres, economy, transport, health, and townscape quality. It supports inclusive growth, placemaking, and climate resilience, with neutral or

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** THN2 contributes positively by reducing car dominance and promoting sustainable transport. Enhanced public realm and green infrastructure help mitigate air and noise pollution **IIA5 – Climate Change Mitigation** The policy supports climate change mitigation through promotion of low-carbon transport, sustainable building typologies, and integration of green infrastructure. **IIA6 – Climate Adaptation and Resilience** THN2 supports climate resilience by requiring urban greening. It will help address overheating risks and boost flood resilience, particularly in high-density areas and public spaces. **IIA7 – Water Resources and Pollution** The policy has a neutral impact. **IIA8 – Biodiversity and Open Spaces** THN2 contributes positively by integrating green infrastructure into the District Centre and enhancing access to nature in an urban setting. **IIA9 – Soils and Minerals** The policy promotes efficient use of previously developed land and avoids unnecessary land take with neutral impacts on soil quality **IIA10 - Social Inclusion and Equality** THN2 promotes social inclusion through the creation of a vibrant, accessible and pedestrian-focused district centre that provides a range of social, cultural, leisure and employment opportunities. Enhanced public realm, improved connectivity and a diverse mix of uses will support community interaction, accessibility and equality of opportunity for residents, workers and visitors. **IIA11 - Historic Environment, Culture and Character** The policy supports regeneration and cultural vitality to meet a wide range of community needs. **IIA12 – Transport and Connectivity**	no impacts on water, waste, and soil addressed through complementary policies.

	Transport is a core focus of THN2. The policy promotes sustainable and active travel, improved pedestrian and cycling infrastructure, and reduced severance. It supports strategic transport objectives and enhances connectivity across the District Centre. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy indirectly supports housing objectives by ensuring new residential development within the District Centre is well-integrated, inclusive, and supported by appropriate infrastructure. **IIA15 – Economy and Employment** TH2 makes a strong contribution to economic resilience by supporting a mix of employment uses, including affordable workspace and creative industries. It enhances access to jobs, supports SMEs, and promotes a vibrant local economy. **IIA16 – Town Centres** This is the core focus of the policy. THN2 strongly supports the vitality and vibrancy of the District Centre through placemaking, active uses, and inclusive design. It promotes a diverse mix of town centre activities and supports long-term regeneration.	

Table F.3.13: ASSESSMENT OF PROPOSED POLICY THN2 ALTERNATIVE OPTION 1

POLICY THN2: ALTERNATIVE OPTION 1 – NO POLICY	Scoped IIA Objective and Impact																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	0	0	0	0	0	0	-	-	-	-	N/A	0	-	--	

Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery of social and cultural infrastructure within the District Centre may be inconsistent or insufficient. Opportunities to co-locate services and create inclusive community spaces may be missed, reducing accessibility and social cohesion. **IIA2 – Improving Health** Health outcomes are likely to be negatively affected due to the absence of coordinated investment in active travel, public realm, and green infrastructure. **IIA3 – Education** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA8 – Biodiversity and Open Spaces** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA9 – Soils and Minerals** Without a policy promoting efficient land use, there is a risk of underutilisation or inappropriate development of key sites. Opportunities for remediation and sustainable intensification may be missed, with neutral to negative impacts on soil quality. **IIA10 - Social Inclusion and Equality**	In the absence of Policy THN2, the Tottenham Hale District Centre would likely experience fragmented development, missed placemaking opportunities, and weaker performance across most IIA objectives. The area risks remaining car-dominated, underutilised, and disconnected, with reduced capacity to support inclusive growth, economic vitality, and climate resilience.

	The absence of a coherent design-led strategy may result in poor-quality development that lacks a sense of place. Public realm improvements may be ad hoc, and the distinctiveness of the District Centre could be undermined. **IIA11 - Historic Environment, Culture and Character** Without a policy emphasis on heritage and culture, opportunities to integrate historic character and support cultural infrastructure may be overlooked. This could weaken local identity and reduce access to cultural assets. **IIA12 – Transport and Connectivity** Transport outcomes would likely be poorer without a strategic focus on connectivity, active travel, and severance reduction. Car dominance may persist, and opportunities to deliver a legible, walkable street network may be lost. **IIA13 – Waste** In a no-policy scenario, waste infrastructure may be inadequately planned, particularly in mixed-use developments. Opportunities to support circular economy principles through design and logistics may be missed. **IIA14 – Housing** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA15 – Economy and Employment** Economic resilience may be weakened without a strategy to support employment growth, creative industries, and affordable workspace. The District Centre may fail to attract or retain businesses, and sectoral strengths may not be fully realised. **IIA16 – Town Centres** This is the most significant area of impact. Without Policy THN2, the District Centre may not develop into a vibrant, inclusive, and well-functioning town centre. Fragmented development, lack of placemaking, and poor integration with surrounding areas could undermine its long-term success.	

Seven Sisters and South Tottenham Neighbourhood Policy

Policy SSN1 sets out a comprehensive framework for the regeneration and enhancement of the Seven Sisters and South Tottenham neighbourhood. It promotes inclusive placemaking, cultural and creative industry growth, heritage-led development, and improved connectivity. The policy supports the borough's wider regeneration objectives by positioning Seven Sisters as a cultural gateway to Tottenham, enhancing its town centre offer, and addressing local needs through housing, employment, and public realm improvements.

Table F.3.14: ASSESSMENT OF PROPOSED POLICY SSN1: SEVEN SISTERS AND SOUTH TOTTENHAM NEIGHBOURHOOD

POLICY SSN1: SEVEN SISTERS AND SOUTH TOTTENHAM NEIGHBOURHOOD	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	+	0	+	+	+	0	+	+	++	++	+	N/A	++	+	++	
	Interpretation Summary **IIA1 – Social Infrastructure** SSN1 supports the enhancement of social and cultural infrastructure through investment in Seven Sisters District Centre, Tottenham Green Cultural Quarter and Seven Sisters Market. Improved public spaces, cultural facilities, community assets and access to green infrastructure will strengthen the neighbourhood's social infrastructure network and support a growing and diverse population. **IIA2 – Improving Health** The policy supports mental and physical wellbeing through improvements to the public realm, green infrastructure, and access to leisure and cultural facilities. It addresses safety concerns, particularly around Seven Sisters Station and the High Road, and promotes active travel. While not directly addressing healthcare provision, the policy's emphasis on placemaking and environmental quality has indirect health benefits, especially in areas of deprivation. **IIA3 – Education** SSN1 indirectly supports education by enhancing access to educational institutions within the Tottenham Green Cultural Quarter. l																Policy SSN1 performs well across a broad range of IIA objectives, particularly in relation to townscape, heritage, housing, and town centre vitality. It supports inclusive placemaking, cultural and creative industry growth, and improved connectivity, positioning Seven Sisters as a cultural gateway to Tottenham. The policy contributes positively to social infrastructure, health, and biodiversity through enhancements to

	IIA4 – Air, Light and Noise Pollution The policy contributes to pollution reduction by promoting tree-lined corridors, greening interventions, and improved cycling and walking infrastructure. It identifies supports measures to mitigate noise and air pollution, particularly along major roads. These interventions align with objectives to reduce exposure and improve environmental quality. **IIA5 – Climate Change Mitigation** SSN1 supports climate change mitigation through the reuse of existing buildings, promotion of active travel, and integration of green infrastructure. These measures contribute to borough-wide net zero carbon targets. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate adaptation by promoting urban cooling measures, daylighting of culverted brooks, and enhancing ecological corridors. It supports flood resilience through site-specific design requirements and encourages development that can withstand future climate impacts. **IIA7 – Water Resources and Pollution** SSN1 has a limited direct focus on water resources, but it supports improvements to the River Lea towpath and the potential daylighting of the Moselle Brook. These measures may enhance water quality and access. The policy's impact is likely neutral **IIA8 – Biodiversity and Open Spaces** The policy supports biodiversity through creation of new pocket parks and protection of tree-lined streets. It promotes access to nature and greening of public realm, contributing positively to biodiversity net gain and reducing deficiencies in open space. **IIA9 – Soils and Minerals** By promoting ireuse of brownfield sites, and intensification of existing employment land, SSN1 supports efficient land use a. This contributes positively to soil protection and sustainable land management. **IIA10 - Social Inclusion and Equality**	public realm, ecological corridors, and community facilities. It also promotes efficient land use and supports economic resilience through investment in employment land and support for local enterprise.

	SSN1 promotes social inclusion by supporting independent businesses, safeguarding valued community and cultural assets, and improving accessibility throughout the neighbourhood. Enhanced public realm, inclusive access to public transport, new public open spaces and measures to improve safety will help strengthen community cohesion and equality of opportunity for residents, visitors and local businesses. **IIA11 - Historic Environment, Culture and Character** SSN1 is directly aligned with this objective. It provides a robust framework for conserving and enhancing heritage assets, improving access and engagement, and supporting heritage-led regeneration. The policy celebrates local cultural identity, including the Latin Village, and promotes the activation of historic buildings and spaces. **IIA12 – Transport and Connectivity** The policy contributes positively to sustainable transport by promoting step-free access at Seven Sisters Station, enhancing cycling infrastructure, and improving pedestrian connectivity. It addresses severance caused by major roads and railways and supports inclusive, safe movement across the neighbourhood. **IIA13 – Waste** SSN1 indirectly supports waste reduction through the reuse and intensification of existing buildings and sites. While it does not explicitly address circular economy principles, the policy's emphasis on refurbishment and meanwhile uses may reduce construction waste. **IIA14 – Housing** The policy contributes positively to housing by enabling the delivery of over 1,000 new homes, and promoting house extensions to meet the needs of larger families. It encourages inclusive and high-quality housing design and supports housing delivery in accessible locations. **IIA15 – Economy and Employment** SSN1 supports economic resilience by promoting creative industry clusters, affordable workspace, and town centre revitalisation. It encourages investment in employment land and supports local enterprise.	

	IIA16 – Town Centres The policy contributes strongly to town centre vitality by enhancing the Seven Sisters/West Green Road District Centre, supporting independent traders, and promoting a diverse mix of uses. It positions the centre as a cultural gateway and regional destination, aligned with borough-wide regeneration goals.	

Table F.3.15: ASSESSMENT OF PROPOSED POLICY SSN1 ALTERNATIVE OPTION 1

POLICY SSN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	0	-	0	0	0	0	0	-	-	-	N/A	-	-	-	
Interpretation Summary	In the absence of Policy SSN1, the Seven Sisters and South Tottenham neighbourhood would lack a coordinated framework for regeneration, placemaking, and infrastructure investment. Development would proceed without strategic guidance, risking fragmented outcomes, missed opportunities for cultural and economic growth, and insufficient responses to local needs. The area's potential as a cultural gateway and civic hub would be underutilised, and existing challenges—such as overcrowding, poor public realm, and lack of inclusive infrastructure—would likely persist or worsen. **IIA1 – Social Infrastructure** A no policy position would likely have a negative impact on social infrastructure. Without strategic support for community facilities, there is a risk of underinvestment and loss of valuable assets. Opportunities to reuse or enhance redundant infrastructure may be missed, and the needs of diverse communities, including the Charedi and Latin American populations, may not be adequately addressed. **IIA2 – Improving Health** The absence of policy would likely result in negative health outcomes, particularly in areas of deprivation. Without coordinated public realm improvements and active															Without a dedicated policy, development in Seven Sisters and South Tottenham would likely be fragmented and less responsive to local needs. Key opportunities for placemaking, cultural celebration, and infrastructure coordination would be missed, leading to weaker outcomes across most IIA objectives. To mitigate this, borough-wide policies should be applied to safeguard

	travel infrastructure, opportunities to promote physical activity and mental wellbeing would be limited. Safety concerns around Seven Sisters Station and the High Road may remain unaddressed. **IIA3 – Education** Impacts on education would be neutral. Without policy support, the integration of educational facilities into placemaking strategies may not occur. Opportunities for informal learning through cultural programming and creative industries could be lost. **IIA4 – Air, Light and Noise Pollution** The impact would likely be negative. Without policy-led greening and transport interventions, air and noise pollution around major roads would remain high. Opportunities to mitigate pollution through tree planting and active travel infrastructure would be missed. **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA8 – Biodiversity and Open Spaces** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA9 – Soils and Minerals** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA10 - Social Inclusion and Equality** Impacts would be negative. In a no policy alternative, opportunities to improve access to social services, reduce social isolation, and promote safe public realm design may be missed, particularly in areas of deprivation.	heritage assets, support inclusive housing delivery, and improve public realm and transport connectivity. Additional measures may be needed to ensure equitable access to services and protect the area's cultural identity.

	IIA11 - Historic Environment, Culture and Character The area's rich cultural identity, including the Latin Village and civic landmarks, may not be celebrated or protected through development. **IIA12 – Transport and Connectivity** Impacts would be negative. Without strategic interventions, issues of severance, overcrowding, and poor accessibility at Seven Sisters Station would remain. Active travel infrastructure may not be improved, and inclusive access could be compromised. **IIA13 – Waste** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA14 – Housing** Impacts would be negative. Without coordinated housing delivery, the area may fail to meet local needs, particularly for larger family homes. Opportunities for infill and adaptive reuse may be missed, and housing quality could be inconsistent. **IIA15 – Economy and Employment** The impact would be negative. Without policy support, creative industry clusters may not be sustained or expanded. Investment in employment land could be fragmented, and opportunities for local enterprise and job creation may be lost. **IIA16 – Town Centres** Impacts would be negative. The Seven Sisters/West Green Road District Centre may not realise its potential as a cultural gateway. Without coordinated placemaking, the centre could remain fragmented, and its appeal to visitors and residents may decline.	

Tottenham Green Cultural Quarter

Policy SSN2 sets out a place-based strategy to enhance Tottenham Green as the civic heart of Tottenham. It promotes coordinated placemaking, heritage-led regeneration, and the activation of public spaces to support cultural, community, and leisure uses. The policy strengthens the area's identity as a cultural ecosystem, improves access and connectivity, and supports inclusive development that reflects the diversity and creativity of local communities.

Table F.3.16: ASSESSMENT OF PROPOSED POLICY SSN2: TOTTENHAM GREEN CULTURAL QUARTER

POLICY SSN2: TOTTENHAM GREEN CULTURAL QUARTER	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	+	+	+	0	+	+	N/A	+	+	++	++	+	N/A	0	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy SSN2 contributes positively to social infrastructure by supporting and improving access to existing community and leisure facilities, including the Marcus Garvey Library and Tottenham Green Leisure Centre. **IIA2 – Improving Health** The policy supports mental wellbeing by enhancing the quality and accessibility of public spaces, promoting cultural participation, and improving perceptions of safety. It encourages active travel and informal recreation through public realm improvements and better connectivity. While not directly addressing healthcare provision, the policy's emphasis on placemaking and community infrastructure has indirect health benefits. **IIA3 – Education** SSN2 supports education by leveraging the presence of educational institutions such as Capital City College a. **IIA4 – Air, Light and Noise Pollution** The policy makes a neural contribution to pollution reduction. **IIA5 – Climate Change Mitigation** SSN2 supports climate change mitigation by promoting preservation of existing heritage assets. **IIA6 – Climate Adaptation and Resilience**																Policy SSN2 performs well across IIA objectives, particularly in relation to heritage, culture, townscape, and town centre vitality. It supports inclusive placemaking, cultural programming, and public realm improvements that enhance

	The policy contributes to climate adaptation by seeking enhancement of Tottenham Green. And the wider public realm network. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** The policy supports biodiversity through enhancement of Tottenham Green. **IIA9 – Soils and Minerals** By promoting the reuse and intensification of existing sites, SSN2 supports efficient land use. **IIA10 - Social Inclusion and Equality** This policy promotes inclusive access to cultural and civic spaces. This aligns well with objectives to reduce social isolation and improve access to services for all demographic groups. **IIA11 - Historic Environment, Culture and Character** SSN2 is directly aligned with this objective. It provides a robust framework for conserving and enhancing heritage assets, improving public understanding and appreciation, and supporting heritage-led regeneration. The policy celebrates local cultural identity and promotes coordinated activation of historic buildings and spaces. **IIA12 – Transport and Connectivity** The policy contributes positively to sustainable transport by enhancing Tottenham Green and wider public realm. These measures align with objectives to promote active travel and improve transport safety. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan **IIA14 – Housing** The policy is expected to have a neural impact on this objective. **IIA15 – Economy and Employment** SSN2 supports encourages investment in the Cultural Quarter and supports local enterprise, particularly in the creative and cultural sectors. These measures align with objectives to improve access to jobs and stimulate regeneration.	identity and accessibility.

	IIA16 – Town Centres The policy contributes positively to town centre vitality by enhancing Tottenham Green as a cultural and civic hub. It supports a diverse mix of uses, improves public realm, and strengthens the area's identity as a destination. These interventions align with objectives to create inclusive, vibrant, and healthy town centres.	

Table F.3.17: ASSESSMENT OF PROPOSED POLICY SSN2 ALTERNATIVE OPTION 1

POLICY SSN2: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	-	-	-	N/A	N/A	N/A	N/A	-	-	-	-	-	N/A	N/A	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery of new or enhanced community and cultural infrastructure would be inconsistent and potentially insufficient. Opportunities to co-locate services, activate public spaces, and support social interaction may be missed, limiting the area's ability to serve local needs and reduce isolation. **IIA2 – Improving Health** Health benefits associated with cultural participation, active travel, and improved public realm would be less likely to materialise. **IIA3 – Education** Informal learning and skills development through cultural infrastructure and creative workspace would be less supported. Engagement with schools, youth groups, and local institutions may be sporadic. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation**															In the absence of a strategic policy, the Tottenham Green Cultural Quarter risks underutilisation of its civic and cultural assets, with limited coordination of public realm improvements and cultural programming. Impacts on

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** Development may proceed in a less efficient and sustainable manner. **IIA10 - Social Inclusion and Equality** The absence of a cultural and creative economic strategy would miss opportunities to promote community participation and social cohesion opportunities through events and activities. **IIA11 - Historic Environment, Culture and Character** Opportunities to celebrate underrepresented histories, reuse historic buildings, and support heritage-led regeneration would be significantly reduced. **IIA12 – Transport and Connectivity** Public realm investment may not be prioritised, limiting accessibility and safety. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment**	heritage, townscape, and community cohesion would likely be negative or neutral. Mitigation should focus on applying borough-wide design and heritage policies, supporting cultural infrastructure through other mechanisms, and ensuring inclusive access to public spaces and services through complementary planning tools.

	Economic benefits from cultural and creative industries may be uneven or short-lived without strategic support. Local employment and inclusive growth could be deprioritised. **IIA16 – Town Centres** The Cultural Quarter's contribution to town centre vitality would be diminished without policy coordination. Fragmented uses, poor public realm, and lack of integration with surrounding centres could undermine the area's role as a cultural and economic anchor.	

Bruce Grove Neighbourhood Policy

Policy BGN1 sets out a comprehensive and place-specific framework for the regeneration and enhancement of Bruce Grove. It promotes conservation-led development, improved connectivity, and a broader mix of town centre uses, while supporting the delivery of new homes and jobs. The policy places strong emphasis on heritage preservation, public realm improvements, and inclusive economic growth. It also supports the transformation of Broadwater Farm Estate and the enhancement of green infrastructure, aligning with the wider Shaping Tottenham vision.

Table F.3.18: ASSESSMENT OF PROPOSED POLICY BGN1: BRUCE GROVE NEIGHBOURHOOD

POLICY BGN1: BRUCE GROVE NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	++	++	0	0	+	+	+	+	+	++	++	+	N/A	++	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy contributes positively by supporting the enhancement and expansion of cultural, community and leisure facilities in Bruce Grove District Centre. **IIA2 – Improving Health** BGN1 supports improved health outcomes by promoting active travel, enhancing access to green spaces, and improving the quality of the public realm. It addresses social determinants of health through better housing, safer streets, and improved access to community facilities, particularly in Broadwater Farm and along the High Road.																Policy BGN1 performs strongly across most IIA objectives. It makes particularly significant contributions to heritage, townscape, health, housing, and town centre vitality. Its integrated

	IIA3 – Education The transformation of Broadwater Farm includes better integration with surrounding schools and social infrastructure. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by reducing car dominance, promoting walking and cycling, and enhancing green infrastructure. These measures help mitigate air and noise pollution, particularly along the High Road corridor, which is identified as an air quality hotspot. **IIA5 – Climate Change Mitigation** BGN1 supports climate change mitigation through promotion of active travel. **IIA6 – Climate Adaptation and Resilience** The policy supports adaptation by promoting a greener and expanded public realm realm alongside the delivery of new public open space. **IIA7 – Water Resources and Pollution** BGN1 has a neutral to positive impact on water resources. It supports protection and enhancement of the Moselle Brook. **IIA8 – Biodiversity and Open Spaces** The policy contributes positively by enhancing access to green spaces and supporting biodiversity improvements. It promotes new parks and the greening of the High Road, addressing deficiencies in open space in the central neighbourhood. **IIA9 – Soils and Minerals** BGN1 promotes efficient use of previously developed land, particularly through infill and car park redevelopment. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality by promoting a safer, more welcoming and accessible pedestrian environment, enhanced cycling infrastructure, improved access to public open space, and public realm improvements that improve feelings of safety t. **IIA11 - Historic Environment, Culture and Character** This is a core strength of the policy. BGN1 promotes the conservation and celebration of heritage assets, including Bruce Castle and the High Road Conservation Areas. It supports	approach to conservation, connectivity, and community engagement ensures that growth is inclusive, sustainable, and locally distinctive. Neutral or indirect impacts on water and waste are addressed through complementary policies and site-specific proposals.

	heritage-led regeneration and improved access to cultural assets through public art, lighting, and wayfinding. **IIA12 – Transport and Connectivity** BGN1 supports sustainable transport by improving pedestrian and cycle infrastructure, reducing car dominance, and enhancing east–west connectivity. It aligns with the Council's Streets for People programme and promotes inclusive access to public transport. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** BGN1 contributes positively to housing objectives by supporting the delivery of at least 400 new homes, including affordable and family housing. It promotes high-quality, well-connected housing, particularly through the renewal of Broadwater Farm. **IIA15 – Economy and Employment** The policy supports economic resilience by promoting new workspace, retail, and cultural uses. It encourages independent businesses, creative industries, and job creation, particularly in the High Road corridor and Broadwater Farm. **IIA16 – Town Centres** BGN1 strongly supports the vitality of Bruce Grove District Centre by broadening its offer, enhancing the public realm, and promoting a healthier and more diverse mix of uses. It discourages clustering of harmful uses and supports a vibrant, inclusive town centre.	

Table F.3.19: ASSESSMENT OF PROPOSED POLICY BGN1 ALTERNATIVE OPTION 1

POLICY BGN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	0	-	0	0	0	-	-	-	-	-	N/A	-	-	-	

Interpretation Summary	**IIA1 – Social Infrastructure** Without BGN1, there would be no strategic direction for enhancing or integrating social infrastructure. Opportunities to create community hubs or improve access to services—particularly in Broadwater Farm—may be missed, exacerbating inequalities and social isolation. **IIA2 – Improving Health** The absence of a coordinated approach to active travel, public realm, and green infrastructure would limit health benefits. Poor air quality, unsafe streets, and lack of access to green space would likely persist, particularly along the High Road and in deprived areas. **IIA3 – Education** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA4 – Air, Light and Noise Pollution** In the absence of BGN1, car dominance and poor air quality along the High Road and at key junctions may continue unmitigated. There would be no coordinated effort to reduce noise or improve environmental quality through greening and traffic management. **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA8 – Biodiversity and Open Spaces** The absence of a strategic approach to green infrastructure would limit biodiversity enhancements and access to nature. Deficiencies in open space, particularly in the town centre, may persist, and ecological corridors may remain fragmented. **IIA9 – Soils and Minerals**	In a no-policy scenario, Bruce Grove would likely experience fragmented and reactive development, with limited progress on key objectives such as health, housing, heritage, and town centre vitality. The absence of a place-based strategy would reduce the effectiveness of regeneration efforts and risk entrenching existing inequalities and environmental challenges. The area's potential as a vibrant, inclusive, and sustainable neighbourhood would be significantly constrained.

	Without policy guidance, development may not make efficient use of previously developed land or address land contamination. Car parks and underused sites may remain underutilised. **IIA10 - Social Inclusion and Equality** In the absence of BGN1, there would be less certainty that development would deliver improvements to pedestrian accessibility, cycling infrastructure, public realm quality and perceptions of safety, particularly along the High Road corridor. This could reduce opportunities to improve accessibility, community cohesion and inclusive access to local services and amenities, resulting in a less positive effect on social inclusion and equality. **IIA11 - Historic Environment, Culture and Character** The area's rich cultural identity may not be celebrated or integrated into development, reducing community pride and engagement. **IIA12 – Transport and Connectivity** The lack of a vision-led transport strategy would limit improvements to pedestrian and cycle infrastructure. East–west connectivity across the neighbourhood would remain poor, particularly for vulnerable users. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Opportunities to deliver affordable and family housing, particularly through estate renewal and infill, may not be realised. **IIA15 – Economy and Employment** Without policy support, economic growth may be uneven and fail to support local businesses or creative industries. The potential of Bruce Grove as a workspace and cultural hub may remain underdeveloped, limiting job creation and economic resilience. **IIA16 – Town Centres** The absence of a coordinated strategy for Bruce Grove District Centre would limit its ability to diversify, improve its public realm, or address harmful clustering of uses. The centre may continue to underperform and feel unsafe or unwelcoming.	

Wood Green Neighbourhood Policy

Policy WGN1 sets out a comprehensive and ambitious framework for the transformation of the Wood Green Neighbourhood. It supports the delivery of 5,500 new homes and a significant uplift in employment, cultural, and community uses, with a strong emphasis on placemaking, public realm improvements, and sustainable transport. The policy promotes inclusive growth, cultural enrichment, and environmental sustainability, aligning with the aspirations of "Shaping Wood Green" and the borough's wider regeneration objectives. It also prioritises safety, accessibility, and the integration of green infrastructure, contributing to a more liveable and equitable urban environment.

Table F.3.20: ASSESSMENT OF PROPOSED POLICY WGN1: WOOD GREEN NEIGHBOURHOOD

POLICY WGN1: WOOD GREEN NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	++	+	0	+	+	+	+	++	+	++	+	++	N/A	++	++	++	Policy WGN1 performs strongly across almost all IIA objectives, particularly in relation to health, housing, climate mitigation, transport, and town centre vitality. It also makes meaningful contributions to social infrastructure, biodiversity, and cultural enrichment. The policy's integrated approach to placemaking, sustainability, and inclusivity ensures a balanced and forward-looking framework for the
Interpretation Summary	**IIA1 – Social Infrastructure** WGN1 contributes positively by supporting the delivery of new and enhanced social infrastructure, including a health hub. **IIA2 – Improving Health** The policy supports health outcomes by encouraging active travel, enhancing access to green spaces, and improving the quality of the public realm. It also addresses safety concerns, particularly in the evening and night-time, through design-led interventions and community activation of public spaces. **IIA3 –Education** While not directly focused on education, WGN1 supports improved access to educational opportunities through enhanced connectivity. **IIA4 – Air, Light and Noise Pollution** WGN1 contributes positively by promoting modal shift away from private vehicles, enhancing pedestrian and cycling infrastructure, and introducing green infrastructure. These measures help reduce air and noise pollution and improve environmental quality in the town centre and surrounding areas. **IIA5 – Climate Change Mitigation**																

	The policy makes a strong contribution to climate change mitigation by supporting compact, mixed-use development in a highly accessible location. It encourages sustainable transport and green infrastructure, aligning with borough-wide net zero ambitions. **IIA6 – Climate Adaptation and Resilience** WGN1 supports climate resilience through the integration of green infrastructure, new parks, and public realm improvements that mitigate urban heat and manage surface water. The policy also promotes design approaches that consider future climate risks. **IIA7 – Water Resources and Pollution** The policy has a neutral to positive impact on water resources. While not a primary focus, the inclusion of green infrastructure and potential de-culverting of the Moselle River offer opportunities to enhance water quality and support sustainable drainage. **IIA8 – Biodiversity and Open Spaces** WGN1 supports biodiversity through the creation of new parks, pocket parks, and green corridors. It enhances access to nature and contributes to biodiversity net gain by integrating ecological features into the urban fabric. **IIA9 – Soils and Minerals** The policy promotes the efficient use of previously developed land within the Opportunity Area. It supports sustainable land use and may contribute to land remediation on industrial sites in the Cultural Quarter. **IIA10 - Social Inclusion and Equality** WGN1 encourages inclusive and safe access to services and facilities, particularly through improved connectivity and public realm design, helping to reduce social isolation and support community cohesion. **IIA11 - Historic Environment, Culture and Character** The policy supports heritage-led regeneration by enhancing the setting of listed buildings and conservation areas. It also strengthens the cultural identity of Wood Green through investment in the Cultural Quarter and support for creative industries. **IIA12 – Transport and Connectivity**	transformation of Wood Green.

	Transport is a key focus of WGN1. The policy promotes sustainable and active travel, improved east–west and north–south connections, and step-free access to stations via Crossrail 2 potential. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** WGN1 makes a strong contribution to housing delivery, supporting 5,500 new homes in accessible locations. It promotes mixed-use development that integrates housing with services, enhancing inclusivity and sustainability. **IIA15 – Economy and Employment** The policy supports economic resilience by promoting job creation, affordable workspace, and cultural infrastructure. It enhances the attractiveness of Wood Green as a business and cultural destination, supporting inclusive economic growth. **IIA16 – Town Centres** WGN1 contributes positively to town centre vitality by enhancing the public realm, supporting a diverse mix of uses, and promoting active travel. It strengthens Wood Green's role as a Metropolitan Centre and cultural hub.	

Table F.3.21: ASSESSMENT OF PROPOSED POLICY WGN1 ALTERNATIVE OPTION 1

POLICY WGN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	0	0	0	0	-	-	-	0	-	0	N/A	-	-	-	In a no-policy scenario, the Wood Green Neighbourhood would likely experience fragmented and uncoordinated development, with weaker outcomes across nearly all IIA objectives. The absence of a strategic framework would limit the area's ability to deliver inclusive growth, climate resilience, and high-quality placemaking. Opportunities to address long-standing challenges and realise the area's full potential as a Metropolitan Centre and cultural destination would be significantly diminished. No mitigations identified.
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, there would be no coordinated delivery of new or enhanced social infrastructure. Existing deficiencies in health, leisure, and community facilities may persist or worsen, and opportunities to address social isolation or improve access to services would likely be missed. **IIA2 – Improving Health** Health outcomes would be negatively affected by the absence of planned interventions to promote active travel, improve air quality, and enhance public spaces. Without a policy-led approach, the area may continue to experience poor environmental conditions and limited access to healthy lifestyles. **IIA3 – Education** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution**																

	Without a coordinated strategy, opportunities to improve water management or de-culverting the Moselle River may be missed. **IIA8 – Biodiversity and Open Spaces** Biodiversity would be negatively impacted by the lack of a strategic approach to green infrastructure. Existing deficiencies in access to open space may persist, and opportunities for habitat creation and ecological connectivity would be limited. **IIA9 – Soils and Minerals** Development may proceed in a piecemeal fashion, potentially leading to inefficient land use and missed opportunities for land remediation. Without a policy framework, brownfield land may be developed in ways that do not optimise its potential. **IIA10 - Social Inclusion and Equality** The absence of a social and cultural strategy would miss opportunities to enhance community participation and celebrate Wood Green's unique cultural and creative identity. **IIA11 - Historic Environment, Culture and Character** Without a policy to guide heritage-led regeneration, the area's historic assets may be neglected or inappropriately developed. Cultural infrastructure would be less likely to be delivered or retained, weakening the area's identity and appeal. **IIA12 – Transport and Connectivity** Transport outcomes would be weaker. Without support for new connectivity in the area, particularly east-west and Crossrail 2, accessibility, notably for vulnerable groups would be more limited. **IIA13 – Waste** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA14 – Housing** Housing delivery would be less coordinated, potentially resulting in lower overall supply and reduced affordability. **IIA15 – Economy and Employment**	

	Economic growth would be constrained by the lack of a coordinated strategy to deliver workspace, support SMEs, or enhance the cultural and retail offer. The area's potential as a creative and commercial hub would be under-realised. **IIA16 – Town Centres** The vitality of the town centre would be undermined by the absence of a clear vision. Fragmented development, poor public realm, and lack of promotion for cultural and civic anchors would reduce the area's competitiveness and appeal.	

Wood Green Metropolitan Centre Policy

Policy WGN2 seeks to enhance the vitality, viability and economic function of Wood Green Metropolitan Centre by supporting a diverse range of town centre uses, protecting opportunities for both large and small businesses, and strengthening the cultural and evening economy offer. It also supports the creation of an office and workspace hub to boost employment and economic growth.

Table F.3.22: ASSESSMENT OF PROPOSED POLICY WGN2: WOOD GREEN METROPOLITAN CENTRE

POLICY WGN2: WOOD GREEN METROPOLITAN CENTRE	IIA Objective															Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	+	+	+	O	O	++	++	Policy WGN2 performs strongly across IIA objectives relating to employment and town centres with some secondary social inclusion, accessibility, local character and
Interpretation Summary	**IIA1 – Social Infrastructure** Policy WGN2 is focused on retail and town centre uses and does not directly promote the provision of health, education or other social infrastructure. **IIA2 – Improving Health** The policy does not directly affect health outcomes. However, additional employment opportunities, retail offerings and an enhanced vibrant centre may indirectly support wellbeing.															

	IIA3 –Education The policy does not directly support education objectives **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA10 - Social Inclusion and Equality** Retaining or re-providing smaller retail units supports a diverse range of businesses and helps maintain opportunities for smaller and independent operators. The policy also seeks to promote a diverse mix of town centre activities which can support accessibility and social inclusion. **IIA11 - Historic Environment, Culture and Character** By requiring proposals to demonstrate positive effects on the cultural offer and range of town centre activities, the policy may contribute to the vitality and distinctiveness of Wood Green's town centre character. **IIA12 – Transport and Connectivity**	connectivity benefits. Most environmental objectives would be neutral as the policy does not directly influence matters such as energy, flood risk, biodiversity, waste, air quality or housing delivery.

	The policy supports transport and connectivity objectives it directs a range of town centre uses to one of the borough's most accessible and sustainable locations. This would support people to choose sustainable transport modes of travel for their journey tupporting a reduced number of trips by private vehicles. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The policy does not directly influence housing delivery, affordability or quality. **IIA15 – Economy and Employment** The policy strongly supports the vitality, diversity and resilience of Wood Green Metropolitan Centre by directing larger-format comparison retail to the Primary Shopping Area, supporting small businesses through retention of smaller units, and promoting a diverse range of town centre activities. This is likely to support business investment, employment opportunities and economic activity within the borough. **IIA16 – Town Centres** The policy is specifically focused on strengthening Wood Green Metropolitan Centre. It supports the concentration of larger-format retail in the Primary Shopping Area, protects opportunities for smaller businesses and promotes a diverse daytime and evening economy, all of which are likely to make a significant positive contribution to town centre vitality and vibrancy.	

Table F.3.23: ASSESSMENT OF PROPOSED POLICY WGN2 ALTERNATIVE OPTION 1

POLICY WGN2: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	O	-	O	N/A	N/A	N/A	N/A	N/A	N/A	O	O	-	N/A	O	-	-	

Interpretation Summary	**IIA1 – Social Infrastructure** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA2 – Improving Health** The impact is likely to be minor negative, as wellbeing outcomes associated with increased employment opportunities and vibrant town centres may not realise their potential under a no policy alternative. **IIA3 – Education** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA7 – Water Resources and Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA8 – Biodiversity and Open Spaces** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA9 – Soils and Minerals** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA10 - Social Inclusion and Equality**	Without Policy WGN2, development within Wood Green Metropolitan Centre would continue to be guided by national planning policy, the London Plan and the borough-wide town centre policies. These policies would continue to support retail, employment and town centre functions. However, there would be less local direction on the appropriate distribution of larger-format comparison retail, the retention of smaller retail units for independent businesses, and the promotion of a diverse mix of town centre, cultural, evening and night-time activities. This could reduce the effectiveness of efforts to strengthen Wood Green's role as a

	The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA11 - Historic Environment, Culture and Character** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA12 – Transport and Connectivity** Without a Metropolitan Centre Policy in Wood Green there would not be a comprehensive strategy in place that supports and guides employment, retail and cultural uses to cluster in areas that benefit from being highly connected by public transport. **IIA13 – Waste** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA14 – Housing** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA15 – Economy and Employment** Economic growth would be constrained by the lack of a coordinated strategy to deliver workspace, support SMEs, or enhance the cultural and retail offer. The area's potential as a creative and commercial hub would be under-realised. **IIA16 – Town Centres** The vitality of the town centre would be undermined by the absence of a clear vision. Fragmented development and lack of promotion for cultural and civic anchors would reduce the area's competitiveness and appeal.	Metropolitan Centre and may result in fewer positive outcomes for town centre vitality, economic resilience and local distinctiveness.

Wood Green Cultural Quarter Policy

Policy WGN3 sets out a vision for the transformation of the Wood Green Cultural Quarter into a vibrant, employment-led mixed-use area that strengthens its role as a creative industries cluster. It prioritises the retention and expansion of affordable workspace, supports cultural consumption uses, and promotes high-quality public realm improvements that reflect the area's industrial heritage. The policy aims to create a

distinctive sense of place, support inclusive economic growth, and enhance the area's cultural and creative identity, while ensuring new residential development does not undermine the functioning of the creative ecosystem.

Table F.3.24: ASSESSMENT OF PROPOSED POLICY WGN3: WOOD GREEN CULTURAL QUARTER

POLICY WGN3: WOOD GREEN CULTURAL QUARTER	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	++	+	+	N/A	N/A	N/A	N/A	N/A	+	+	++	+	N/A	N/A	++	++	
Interpretation Summary	**IIA1 – Social Infrastructure** WGN3 contributes positively by supporting the provision of cultural and community infrastructure, including affordable creative workspace and cultural venues. **IIA2 – Improving Health** The policy supports mental wellbeing through access to cultural activities, creative expression, and high-quality public spaces. It also promotes active travel and social engagement, contributing to healthier lifestyles and community cohesion. **IIA3 – Education** WGN3 indirectly supports education by fostering creative skills development and providing opportunities for training, workshops, and informal learning within the creative industries. The policy also encourages collaboration with educational institutions. **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA7 – Water Resources and Pollution**																Policy WGN3 performs strongly across IIA objectives related to economy, culture, heritage, and townscape. It also contributes positively to health, education, connectivity and social outcomes. The policy provides a robust framework for the transformation of the Cultural Quarter into a dynamic, inclusive, and sustainable creative hub.

	The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA8 – Biodiversity and Open Spaces** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA9 – Soils and Minerals** The policy aligns with sustainable use of land objectives by promoting the efficient use of previously developed land. **IIA10 - Social Inclusion and Equality** The policy seeks to protect and strengthen the cultural and creative offering in the Cultural Quarter through the delivery of new cultural, affordable employment, creative and other diverse uses. These facilities would support social interaction, inclusivity, and access to cultural experiences, particularly for underrepresented groups. **IIA11 - Historic Environment, Culture and Character** This is a core focus of the policy. WGN3 strongly supports the conservation and enhancement of the cultural and creative offering of the Cultural Quarter **IIA12 – Transport and Connectivity** The policy supports use of sustainable transport modes via delievry of a high-quality publci realma nd creatio of a clear sense of place. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** WGN3 makes a strong contribution to economic resilience by supporting the creative industries, affordable workspace, and cultural venues. It promotes inclusive economic growth and supports SMEs and start-ups. **IIA16 – Town Centres**	

	The policy complements the Metropolitan Centre by establishing the Cultural Quarter as a distinctive destination. It enhances the diversity of uses, supports the evening economy, and contributes to the vibrancy of the wider town centre.	

Table F.3.25: ASSESSMENT OF PROPOSED POLICY WGN3 ALTERNATIVE OPTION 1

POLICY WGN3: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																Conclusion & Mitigation
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	-	N/A	N/A	N/A	N/A	N/A	-	-	-	-	N/A	N/A	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without a guiding policy, the delivery of new or enhanced community and cultural infrastructure would be inconsistent and potentially insufficient. Opportunities to co-locate services, activate public spaces, and support social interaction may be missed, limiting the area's ability to serve local needs and reduce isolation. **IIA2 – Improving Health** Health benefits associated with cultural participation, active travel, and improved public realm would be less likely to materialise. **IIA3 – Education** Informal learning and skills development through cultural infrastructure and creative workspace would be less supported. Engagement with schools, youth groups, and local institutions may be sporadic or absent, reducing opportunities for educational enrichment and talent development. **IIA4 – Air, Light and Noise Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA5 – Climate Change Mitigation** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA6 – Climate Adaptation and Resilience**																In a no-policy scenario, the Wood Green Cultural Quarter would likely experience uncoordinated redevelopment, loss of creative industries, and missed opportunities for cultural and economic growth. The absence of a strategic framework would limit progress on heritage, identity, and inclusive regeneration.

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA9 – Soils and Minerals** Development may proceed in a less efficient and sustainable manner. **IIA10 - Social Inclusion and Equality** The absence of a cultural and creative economic strategy would miss opportunities to enhance community participation and celebrate Wood Green's unique and diverse identity. **IIA11 - Historic Environment, Culture and Character** Opportunities to celebrate underrepresented histories, reuse historic buildings, and support culture and heritage-led regeneration would be significantly reduced. **IIA12 – Transport and Connectivity** Public realm improvements may not be prioritised or address in a cordinated way, limiting accessibility and safety. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA15 – Economy and Employment** Economic benefits from cultural and creative industries may be uneven or short-lived without strategic support. Local employment, affordable workspace, and inclusive growth could be deprioritised in favour of inappropriate development.	

	IIA16 – Town Centres The Cultural Quarter's contribution to town centre vitality would be diminished without policy coordination. Fragmented uses, poor public realm, and lack of integration with surrounding areas could undermine the area's role as a cultural and economic anchor.	

Green Lanes Neighbourhood Policy

Policy GLN1 sets out a comprehensive vision for the transformation of the Green Lanes neighbourhood into a vibrant, inclusive, and sustainable urban area. It supports the delivery of new homes, jobs, and public realm improvements, with a focus on enhancing the area's cultural identity, creative industries, and historic character. The policy promotes mixed-use development, improved connectivity, and the rejuvenation of key sites such as the Arena Retail Park and Warehouse Living District. It also seeks to strengthen the area's reputation as a destination for global cuisine and support the night-time economy, while ensuring development is sensitive to local heritage and environmental constraints.

Table F.3.26: ASSESSMENT OF PROPOSED POLICY GLN1: GREEN LANES NEIGHBOURHOOD

POLICY GLN1: GREEN LANES NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	+	+	N/A	+	+	+	N/A	+	+	++	+	+	N/A	+	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** GLN1 contributes positively by supporting the creation new mixed-use neighbourhoods at St Ann's and Arena Retail Park with linked opportunities for redevelopment to provide increased community facilities and provision. **IIA2 – Improving Health** The policy supports health outcomes by encouraging active travel and enhancing access to green and open spaces, and retaining healthcare provision. Improvements to the public realm and connections promote physical activity and mental wellbeing. **IIA3 – Education**																Policy GLN1 performs strongly across a wide range of IIA objectives, particularly in relation to health, heritage, townscape, economy, and sustainable transport. It supports inclusive growth, climate resilience, and cultural identity while

	This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** GLN1 contributes positively by promoting active travel and reducing car dominance, particularly through the transformation of the Arena Retail Park and improvements to Green Lanes. These measures help reduce air and noise pollution. **IIA5 – Climate Change Mitigation** The policy supports climate change mitigation through the promotion of sustainable transport and mixed-use development. Redevelopment of car-dominated areas contribute to borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** GLN1 supports climate resilience by encouraging the provision of green open space and new connections to the New River. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** GLN1 contributes positively by enhancing access to green spaces and supporting delivery of new open space. Opportunities to optimise the New River are encouraged. **IIA9 – Soils and Minerals** The policy promotes efficient land use through the intensification of brownfield sites. **IIA10 - Social Inclusion and Equality** The policy promotes inclusive development, particularly through the retention and enhancement of medical facilities at St Ann's Hospital and the provision of new public spaces, helping to reduce social isolation and improve community cohesion. **IIA11 - Historic Environment, Culture and Character** The policy makes a strong contribution to heritage and culture by protecting and enhancing the Harringay Warehouse Living District. It also supports Green Lane's unique cultural identity through the celebration of existing diverse food and beverage premises and promotion of creative industries and public realm improvements.	addressing environmental and social challenges. The policy's integrated approach to placemaking will help to ensure a balanced and sustainable future for the Green Lanes neighbourhood.

	IIA12 – Transport and Connectivity GLN1 supports sustainable transport by improving pedestrian and cycling infrastructure, enhancing station access, and reducing car dominance. The policy promotes connectivity within and beyond the neighbourhood, aligning with borough-wide transport objectives. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** GLN1 contributes positively to housing objectives by supporting the delivery of new homes, including affordable housing, particularly at Arena Retail Park and St Ann's Hospital. The policy promotes inclusive, well-connected residential development that meets diverse needs. **IIA15 – Economy and Employment** The policy strongly supports economic resilience by promoting creative industries, flexible workspaces, and the rejuvenation of employment land. It enhances access to jobs and supports the local economy through mixed-use development and evening-time economy uses. **IIA16 – Town Centres** GLN1 contributes positively to town centre vitality by enhancing the Green Lanes Major Centre, improving shop frontages, and supporting a diverse retail and leisure offer. Public realm improvements and active frontages strengthen the area's role as a regional and cultural destination.	

Table F.3.27: ASSESSMENT OF PROPOSED POLICY GLN1 ALTERNATIVE OPTION 1

POLICY GLN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion & Mitigation
Assessment Score	-	-	N/A	0	0	0	N/A	-	0	-	-	-	N/A	-	-	-	

Interpretation Summary	**IIA1 – Social Infrastructure** Without policy guidance, there is a risk that new development would not adequately support or integrate social infrastructure. **IIA2 – Improving Health** The absence of a coordinated approach to public realm, active travel, and green space provision would likely limit health benefits. Existing issues such as traffic dominance and poor air quality may persist or worsen, with limited improvements to physical and mental wellbeing. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** In the absence of a coordinated strategy, enhancements to biodiversity and green infrastructure may be fragmented or absent. Access to nature and ecological connectivity could be compromised. **IIA9 – Soils and Minerals** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor	In the absence of a dedicated neighbourhood policy for Green Lanes, development would proceed without a coordinated vision or framework to guide growth, regeneration, and placemaking. This could result in piecemeal development, missed opportunities for infrastructure improvements, and a lack of strategic focus on culture, heritage, public realm, and inclusive economic growth. Without policy direction, the area may struggle to address existing challenges such as traffic dominance, poor air quality, and underutilised employment land, and may fail to realise its potential as a vibrant, culturally rich neighbourhood.

	IIA10 - Social Inclusion and Equality In a no policy alternative, opportunities to improve access to social services, reduce social isolation, and promote inclusive design may be missed, particularly in areas of deprivation. **IIA11 - Historic Environment, Culture and Character** Without policy protection, heritage assets and cultural identity may be at risk from insensitive development. The area's rich architectural and industrial heritage may not be celebrated or integrated into new proposals. **IIA12 – Transport and Connectivity** In the absence of a neighbourhood approach to transport, car dominance may persist, and opportunities to deliver new links to support walking, cycling, and public transport connectivity could be lost. Severance caused by rail infrastructure may remain unaddressed. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** The lack of a neighbourhood policy may result in uncoordinated housing delivery, with limited emphasis on inclusivity or integration with infrastructure. The area may not meet the full range of housing needs. **IIA15 – Economy and Employment** Without strategic direction, employment land may be lost or underutilised. The creative industries cluster may not be supported, and opportunities to provide affordable workspace or support local enterprise could be missed. **IIA16 – Town Centres** In the absence of a policy framework, the vitality of the Green Lanes Major Centre may decline. Public realm improvements, shopfront enhancements, and support for the evening economy may not be delivered, reducing the area's attractiveness and competitiveness.	. A 'no policy' position performs poorly across most IIA objectives, particularly in relation to health, heritage, culture, and town centre vitality.

Hornsey Neighbourhood Policy

Policy HYN1 sets out a comprehensive vision for the Hornsey neighbourhood, aiming to preserve and enhance its historic character while supporting modest growth in housing and employment. It promotes sensitive redevelopment in key areas, improved connectivity, and public realm enhancements. The policy places strong emphasis on heritage conservation, green infrastructure, and active travel, aligning with wider borough objectives for sustainable development, placemaking, and inclusive growth.

Table F.3.28: ASSESSMENT OF PROPOSED POLICY HYN1: HORNSEY NEIGHBOURHOOD

POLICY HYN1: HORNSEY NEIGHBOURHOOD	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	O	+	N/A	+	+	+	N/A	+	+	+	+	+	N/A	+	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** HYN1 indirectly supports access to local services, leisure and recreational opportunities through the protection of Hornsey High Street, enhancement of public realm and improved connections to Alexandra Palace, Priory Park and nearby centres. **IIA2 – Improving Health** The policy supports health outcomes by encouraging active travel and enhancing access to green spaces such as Alexandra Park and Priory Park. Improvements to the public realm and safer pedestrian routes contribute to physical and mental wellbeing, particularly for vulnerable groups. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** HYN1 contributes positively by promoting active travel and reducing car dependency, which can help lower air and noise pollution. Public realm enhancements and greening measures may also contribute to improved environmental quality. **IIA5 – Climate Change Mitigation**															Policy HYN1 performs strongly across a wide range of IIA objectives, particularly in relation to heritage, townscape, health, transport, and biodiversity. It supports inclusive growth, sustainable development, and placemaking, with neutral or indirect impacts on water and waste addressed through complementary policies.

	The policy supports climate change mitigation through sustainable transport initiatives and the promotion of well-connected development. Intensification of employment uses and mixed-use development in accessible locations can reduce the need for car travel and support low-carbon lifestyles. **IIA6 – Climate Adaptation and Resilience** HYN1 supports climate resilience by encouraging green infrastructure and public realm improvements. **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** HYN1 contributes positively by promoting access to and enhancement of green spaces, including the creation of a continuous green link along the New River. The policy supports biodiversity through nature restoration at the Hornsey Filter Beds and integration of green infrastructure. **IIA9 – Soils and Minerals** The policy promotes efficient use of previously developed land and supports sustainable land use patterns. Soil quality impacts are likely neutral. **IIA10 - Social Inclusion and Equality** HYN1 promotes social inclusion through improved pedestrian and cycling connectivity, enhanced access to open spaces and better links between neighbourhood centres and community destinations. These improvements will help create a more accessible environment, encourage social interaction and improve access to opportunities for a range of users. **IIA11 - Historic Environment, Culture and Character** This is a core focus of the policy. HYN1 promotes the conservation and enhancement of heritage assets, including the Hornsey Water Works and Filter Beds Conservation Area. It encourages heritage-led regeneration and improved access to cultural and historic features. **IIA12 – Transport and Connectivity**	

	HYN1 supports sustainable transport through improved pedestrian and cycle connectivity, particularly to Hornsey Station and across the Penstock Tunnel. It promotes active travel and public realm improvements that enhance accessibility and safety. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** HYN1 supports housing delivery through targeted redevelopment in Placemaking Focus Areas. It promotes well-located, high-quality homes that are integrated with local services and infrastructure, contributing to inclusive and sustainable communities. **IIA15 – Economy and Employment** The policy supports economic resilience by intensifying employment uses at Cranford Way LSIS and enhancing the commercial role of Hornsey High Street. It promotes job creation, supports local businesses, and encourages mixed-use development. **IIA16 – Town Centres** HYN1 contributes positively to town centre vitality by protecting retail frontages, resisting residential conversions, and enhancing the public realm. It supports a vibrant, inclusive local centre with a strong sense of place and heritage.	

Table F.3.29: ASSESSMENT OF PROPOSED POLICY HYN1 ALTERNATIVE OPTION 1

POLICY HYN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	N/A	0	0	0	N/A	-	0	-	-	-	N/A	-	-	-	

Interpretation Summary	**IIA1 – Social Infrastructure** Without a neighbourhood policy, there is a risk that development may not adequately respond to local needs for community infrastructure or inclusive access to services. **IIA2 – Improving Health** The absence of a policy may reduce the emphasis on active travel, public realm improvements, and access to green space. Health outcomes could be less effectively supported, particularly in terms of mental wellbeing and inclusive, walkable environments. **IIA3 – Education** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA4 – Air, Light and Noise Pollution** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA5 – Climate Change Mitigation** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA6 – Climate Adaptation and Resilience** The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA7 – Water Resources and Pollution** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA8 – Biodiversity and Open Spaces** Without a neighbourhood policy, there may be fewer opportunities to enhance biodiversity or improve access to green space. Development may not prioritise ecological connectivity or deliver biodiversity net gain at the local scale. **IIA9 – Soils and Minerals**	A 'no policy' position for Hornsey would likely result in weaker performance across a wide range of IIA objectives, particularly in relation to heritage, townscape, health, and town centre vitality. While borough-wide policies would still apply, the absence of locally specific policy may lead to missed opportunities for coordinated investment, placemaking, inclusive growth, and sustainable development.

	The impact is likely to be neutral on this objective, as other policies in the Plan primarily address this factor **IIA10 - Social Inclusion and Equality** In a no policy alternative, opportunities to enhance social cohesion, reduce isolation, or retain valued community assets may be missed. **IIA11 - Historic Environment, Culture and Character** The absence of a neighbourhood policy may reduce the protection and celebration of Hornsey's heritage assets. Opportunities for heritage-led regeneration may be missed or inconsistently applied. **IIA12 – Transport and Connectivity** Without a local policy promoting sustainable transport, improvements to walking, cycling, and public transport infrastructure may be less coordinated or prioritised. This could limit modal shift and reduce transport equity. **IIA13 – Waste** This assessment criteria has limited relevance to this policy. This is covered by other policies in the Plan. **IIA14 – Housing** Without a neighbourhood policy, housing delivery may be less responsive to local needs or character. **IIA15 – Economy and Employment** The lack of a local economic strategy may weaken support for employment intensification (e.g. at Cranford Way LSIS) or workspace provision. Opportunities to enhance the local economy or support small businesses may be underutilised. **IIA16 – Town Centres** This is a key area of potential negative impact. Without a neighbourhood policy, the distinctiveness and vitality of Hornsey High Street and Tottenham Lane may be undermined by uncoordinated development, loss of active frontages, or inappropriate uses.	

Crouch End Neighbourhood Policy

Policy CEN1 sets out a strategic framework for the future development of Crouch End, aiming to enhance its identity as a creative, connected, and inclusive neighbourhood. It supports the delivery of new homes and jobs, prioritises the enhancement of the District Centre, and promotes cultural vitality, public realm improvements, and climate resilience. The policy places strong emphasis on heritage conservation, active travel, public realm enhancements and greening, aligning with borough-wide objectives for sustainable growth and placemaking.

Table F.3.30: ASSESSMENT OF PROPOSED POLICY CEN1 CROUCH END NEIGHBOURHOOD

POLICY CEN1: CROUCH END NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	++	+	+	+	++	N/A	+	+	++	++	+	0	+	+	++	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy indirectly supports this objective by enhancing access to cultural and community uses, particularly through the protection and promotion of assets like Hornsey Town Hall and Hornsey Library. **IIA2 – Improving Health** Policy CEN1 contributes positively to health outcomes by promoting active travel, reducing car dominance, and enhancing green infrastructure. The creation of new public spaces and improved pedestrian environments, including tree planting, supports physical and mental wellbeing, particularly in a neighbourhood with limited access to green open space. **IIA3 – Education** The policy indirectly supports access to educational and cultural learning opportunities through improved connectivity and the protection of community assets such as libraries and arts venues. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by encouraging modal shift away from private vehicles and supporting greening measures. These actions help reduce air and noise pollution, particularly in the District Centre, which is identified as an Air Quality Hotspot.																Policy CEN1 performs strongly across the IIA objectives, particularly in relation to health, climate resilience, heritage, townscape, and town centre vitality. It supports inclusive growth, cultural identity, and sustainable development,

	IIA5 – Climate Change Mitigation Policy CEN1 supports climate change mitigation through the promotion of sustainable transport, reduction in car dependency, and integration of green infrastructure. The emphasis on sustainable urban drainage and biodiversity improvements aligns with borough-wide net zero ambitions. **IIA6 – Climate Adaptation and Resilience** The policy makes a strong contribution to climate resilience by prioritising nature-based solutions, including tree planting and soft landscaping. These measures help to mitigate overheating and surface water flooding. **IIA7 – Water Resources and Pollution** The policy supports sustainable water management through the integration of SuDS in public realm improvements. This contributes to better water quality and flood risk management. **IIA8 – Biodiversity and Open Spaces** Policy CEN1 promotes biodiversity through the creation of new green spaces, street greening, and enhancements to the public realm. These interventions help address deficiencies in open space and contribute to biodiversity net gain. **IIA9 – Soils and Minerals** The policy promotes efficient use of previously developed land within the District Centre. It supports sustainable land use/ **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality through the delivery of a greener, safer and more accessible public realm, improved pedestrian and cycle connections, and the protection of cultural and community uses within the District Centre. These measures would help improve accessibility and support community participation and cohesion. **IIA11 - Historic Environment, Culture and Character** The policy makes a significant contribution to heritage and culture by protecting and enhancing key assets such as Hornsey Town Hall and the Crouch End	with neutral or indirect impacts on waste and water resources addressed through complementary policies.

	Conservation Area. It encourages heritage-led regeneration and supports cultural participation. **IIA12 – Transport and Connectivity** Policy CEN1 promotes sustainable transport by improving pedestrian and cycling infrastructure and reducing vehicular dominance. It supports inclusive access and aligns with borough-wide objectives for active travel and connectivity. **IIA13 – Waste** The policy does not directly address waste, but the emphasis on sustainable development and reuse of existing buildings may support circular economy principles indirectly. **IIA14 – Housing** Policy CEN1 supports housing delivery through the allocation of sites for new homes, including mixed-use developments. It promotes well-located, accessible housing that contributes to neighbourhood sustainability and inclusivity. **IIA15 – Economy and Employment** The policy supports economic resilience by enhancing the District Centre, protecting commercial uses, and promoting cultural and creative industries. It contributes to job creation and supports local businesses. **IIA16 – Town Centres** Policy CEN1 makes a strong contribution to town centre vitality by promoting active frontages, resisting residential conversions at ground floor, and enhancing the public realm. It supports a vibrant, inclusive, and economically resilient centre.	

Table F.3.31: ASSESSMENT OF PROPOSED POLICY CEN1 ALTERNATIVE OPTION 1

POLICY CEN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8		9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	-	-	-	-	-	N/A	-	-	-	-	-	0	-	-	--		

Interpretation Summary	**IIA1 – Social Infrastructure** Without a neighbourhood-specific policy, there would be less support to enhance and improve access to local community and cultural facilities. **IIA2 – Improving Health** The lack of a neighbourhood-specific policy focus on active travel, greening, and public space could limit health benefits. Without strategic interventions, car dominance may persist, and opportunities to promote physical activity, mental wellbeing, and climate resilience may not be realised. **IIA3 – Education** There may be missed opportunities for indirect benefits to educational access and informal learning through improved connectivity and cultural infrastructure. Development may not consider the place-specific needs of nearby educational facilities or opportunities for community learning. **IIA4 – Air, Light and Noise Pollution** The lack of neighbourhood-level policy approach to reducing car use and integrating green infrastructure could result in missed opportunities to address air and noise pollution. The District Centre's status as an Air Quality Hotspot could worsen without targeted interventions. **IIA5 – Climate Change Mitigation** The lack of a neighbourhood-specific policy addressing sustainable transport and green infrastructure would weaken the neighbourhood's contribution to borough-wide net zero targets. Development may continue to favour car-centric patterns and miss opportunities for emissions reduction. **IIA6 – Climate Adaptation and Resilience** Without a neighbourhood policy framework identifying opportunities for SuDS, tree planting, and climate-resilient design, opportunities to address overheating and surface water flooding may be missed. This is particularly important given the area's designation as a Critical Drainage Area. **IIA7 – Water Resources and Pollution**	The absence of Policy CEN1 would likely result in weaker performance across most IIA objectives, particularly in relation to health, climate resilience, heritage, and town centre vitality. Without a coordinated vision, development may be piecemeal, less inclusive, and less responsive to local needs and opportunities. Many of the positive impacts identified in the policy scenario would be at risk of being diluted.

	Without a neighbourhood policy, local opportunities for sustainable drainage and water-sensitive design may be overlooked in new development and public realm schemes, potentially increasing pressure on water infrastructure. **IIA8 – Biodiversity and Open Spaces** Without neighbourhood policy requirements for greening and biodiversity enhancements, development may not address the neighbourhood's deficiency in open space. Opportunities for biodiversity net gain and improved access to nature could be missed. **IIA9 – Soils and Minerals** Without strategic policy, development may not make the most efficient use of land. **IIA10 - Social Inclusion and Equality** In a no policy alternative, redevelopment opportunities may be missed that deliver improved connectivity, access and enhanced public realm initiatives that could contribute to improved social cohesion, reduced isolation, and equitable access to services . **IIA11 - Historic Environment, Culture and Character** Without place-specific policy protection, opportunities to preserve and enhance local heritage and key cultural assets may be missed. The area's cultural identity and creative economy could be weakened without strategic support and coordination. **IIA12 – Transport and Connectivity** The absence of neighbourhood-focussed policies could result in missed opportunities for a holistic approach to improvements to pedestrian and cycling infrastructure. This could exacerbate congestion, pollution, and accessibility issues. **IIA13 – Waste** The no-policy scenario is likely to have a neutral impact on waste. **IIA14 – Housing**	

	Without a neighbourhood-specific policy, housing delivery may be less coordinated and could miss opportunities to align with local needs or infrastructure capacity. **IIA15 – Economy and Employment** The absence of a strategic policy framework could result in missed opportunities to strengthen the economic resilience of the District Centre. **IIA16 – Town Centres** Without a neighbourhood policy, the vibrancy and inclusivity of the District Centre may be more vulnerable to inappropriate uses. There could be missed opportunities to enhance the centre's role as a community and cultural hub.	

Stroud Green Neighbourhood Policy

Policy SGN1 sets out a comprehensive vision for the transformation and enhancement of the Stroud Green neighbourhood. It promotes inclusive growth through the delivery of new homes, improved public realm, and strengthened town centres, while preserving the area's historic character and green infrastructure. The policy supports active travel, biodiversity, and cultural expression, and places a strong emphasis on community engagement and equitable access to services and amenities.

Table F.3.32: ASSESSMENT OF PROPOSED POLICY SGN1 STROUD GREEN NEIGHBOURHOOD

POLICY SGN1: STROUD GREEN NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	+	++	+	+	+	++	0	++	+	++	++	++	0	+	+	++	

Interpretation Summary	**IIA1 – Social Infrastructure** The policy supports social infrastructure by strengthening the role of Finsbury Park Major Centre and Stroud Green Road local centres in meeting the needs of local communities, safeguarding existing affordable and inclusive community/leisure uses, and improving pedestrian and cycle access to key facilities and amenities, including Finsbury Park and the railway station. **IIA2 – Improving Health** The policy supports health outcomes by encouraging active travel and enhancing green infrastructure. The emphasis on biodiversity, street trees, and public realm improvements contributes to both physical and mental wellbeing. **IIA3 – Education** Policy SGN1 improves access to educational and community facilities through enhanced connectivity and inclusive design. This indirectly supports educational inclusivity and accessibility. **IIA4 – Air, Light and Noise Pollution** Policy SGN1 contributes positively by reducing car dominance, promoting active travel, and incorporating soft landscaping and street trees. These measures help mitigate air and noise pollution and improve environmental quality. **IIA5 – Climate Change Mitigation** The policy supports climate change mitigation by promoting sustainable transport, reducing reliance on private vehicles, and enhancing green infrastructure. The integration of biodiversity measures and energy-efficient development contributes to borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** SGN1 supports climate resilience through green infrastructure, tree retention, and public realm design that mitigates overheating and surface water flooding. **IIA7 – Water Resources and Pollution** The policy has a neutral to positive impact. While not a primary focus, opportunities for sustainable drainage and water-sensitive design are supported through public realm and landscaping improvements.	Policy SGN1 performs strongly across the full range of IIA objectives. It makes particularly significant contributions to health, climate resilience, biodiversity, heritage, transport, and town centre vitality. The policy's integrated approach to placemaking, community engagement, and sustainability ensures that it supports inclusive and resilient neighbourhood development.

	IIA8 – Biodiversity and Open Spaces Policy SGN1 makes a strong contribution by protecting and enhancing ecological assets such as Parkland Walk and Finsbury Park. The policy promotes biodiversity net gain and improved access to green spaces, supporting ecological connectivity. **IIA9 – Soils and Minerals** The policy promotes efficient land use through infill development and intensification in accessible locations. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality by retaining affordable and inclusive community/leisure uses, improving access to local facilities, open spaces and public transport, delivering safer and more accessible pedestrian crossings, and creating a new pedestrianised public space at Charter Court. Together these measures would improve accessibility, support community participation and help strengthen community cohesion. **IIA11 - Historic Environment, Culture and Character** The policy makes a positive contribution by preserving and enhancing the Stroud Green Conservation Area and supporting heritage-led regeneration. Public art and cultural facilities promote engagement with local heritage and identity. **IIA12 – Transport and Connectivity** Policy SGN1 supports sustainable transport through improved pedestrian and cycle connectivity, safer crossings, and reduced car dominance. It aligns with borough-wide transport objectives and enhances accessibility for all. **IIA13 – Waste** The policy has a neutral impact on waste. The emphasis on sustainable development and reuse of existing buildings supports circular economy principles. **IIA14 – Housing** Policy SGN1 contributes positively by delivering at least 150 new homes, including in accessible locations. The policy supports inclusive, high-quality housing that meets diverse needs and is integrated with local infrastructure. **IIA15 – Economy and Employment**	

	The policy supports economic resilience by protecting affordable commercial and leisure uses, enhancing town centres, and improving access to jobs and services. It promotes local enterprise and inclusive economic growth. **IIA16 – Town Centres** Policy SGN1 makes a strong contribution to town centre vitality by enhancing the public realm, supporting independent businesses, and resisting the loss of commercial uses. It promotes inclusive, vibrant centres that serve diverse communities.	

Table F.3.33: ASSESSMENT OF PROPOSED POLICY SGN1 ALTERNATIVE OPTION 1

POLICY SGN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without the policy, there would be less certainty that community and leisure facilities would be retained or that improvements to access between homes, local centres, Finsbury Park, the railway station and other key amenities would be delivered. This could result in a less positive effect on access to community infrastructure and services. **IIA2 – Improving Health** The absence of a neighbourhood policy focussing on active travel, green infrastructure, and inclusive leisure uses may limit opportunities to improve physical and mental health. There is a risk that public realm and connectivity improvements that support wellbeing may not be delivered consistently. **IIA3 – Education** Without a neighbourhood policy, development may miss opportunities to prioritise access to educational and community facilities. Development may not consider the place-specific access needs of nearby educational facilities or opportunities for community learning. **IIA4 – Air, Light and Noise Pollution**																The absence of Policy SGN1 would likely result in fragmented development, reduced protection for heritage and ecological assets, and missed opportunities to enhance health, sustainability, and town centre vitality. The lack of a coordinated vision could undermine the area's character,

	A no-policy scenario could result in missed opportunities to mitigate environmental impacts such as through reducing car dependency, incorporate greening or reducing noise pollution. This could lead to higher exposure to air and noise pollution, particularly along Stroud Green Road. **IIA5 – Climate Change Mitigation** Without Policy SGN1, development may miss strategic opportunities to prioritise low-carbon transport or integrate biodiversity . This could undermine borough-wide efforts to reduce emissions and meet net zero targets. **IIA6 – Climate Adaptation and Resilience** The absence of coordinated public realm and green infrastructure improvements may reduce the neighbourhood's resilience to climate impacts such as overheating and surface water flooding. **IIA7 – Water Resources and Pollution** Without a neighbourhood policy, local opportunities for sustainable drainage and water-sensitive design may be overlooked in new development and public realm schemes, potentially increasing pressure on water infrastructure. **IIA8 – Biodiversity and Open Spaces** Without Policy SGN1, ecological assets such as Parkland Walk and Finsbury Park may not be adequately protected or enhanced. This could result in missed opportunities to deliver biodiversity net gain or improve access to green space. **IIA9 – Soils and Minerals** Without a strategic approach, development may be less efficient in its use of land, and opportunities to remediate and reuse brownfield sites may be missed. There is also a risk of incremental harm to soil quality and ecological corridors. **IIA10 - Social Inclusion and Equality** Without the policy, there would be less certainty that affordable and inclusive community uses would be safeguarded, that safer and more accessible crossings along Stroud Green Road would be delivered, or that access to local facilities, public transport and open spaces would be improved. This could reduce opportunities to improve accessibility, community participation and social cohesion within the neighbourhood.	inclusivity, and long-term resilience. Without policy safeguards, inclusive community uses and independent businesses may be displaced, and the area's green infrastructure and cultural identity may not be adequately protected or enhanced.

	IIA11 - Historic Environment, Culture and Character Without place-specific policy protection, opportunities to preserve and enhance heritage assets may be missed, and opportunities for cultural expression through public art and community engagement may be lost. This could reduce access to and engagement with local heritage. **IIA12 – Transport and Connectivity** Removing Policy SGN1 could result in missed opportunities for a holistic approach to improvements to pedestrian and cycling infrastructure This could exacerbate congestion, pollution, and accessibility issues. **IIA13 – Waste** The no-policy scenario is likely to have a neutral impact on waste. However, without coordinated development, opportunities to support circular economy principles through design and reuse may be missed. **IIA14 – Housing** Without Policy SGN1, housing delivery may be less coordinated, and opportunities to deliver inclusive, high-quality homes in accessible locations may be missed. **IIA15 – Economy and Employment** A no policy scenario could result in weaker protection for affordable commercial and leisure uses m. This could reduce local employment opportunities and undermine the economic vitality of the area. **IIA16 – Town Centres** Without Policy SGN1, opportunities to protect town centre uses may be missed and public realm improvements may not be delivered in a holistic way. This could weaken the vitality, inclusivity, and resilience of Stroud Green's local centres.	

Highgate Neighbourhood Policy

Policy HGN1 sets out a comprehensive vision for the Highgate neighbourhood, aiming to preserve its historic character while enhancing its green infrastructure, connectivity, and local centres. It supports sensitive infill development, improved public realm, and strategic pedestrian and cycling

links. The policy promotes inclusive access to services, protects heritage assets, and encourages biodiversity and climate resilience. It also seeks to resist the loss of commercial uses in local centres, supporting economic vitality and community cohesion.

Table F.3.34: ASSESSMENT OF PROPOSED POLICY HGN1 HIGHGATE NEIGHBOURHOOD

POLICY HGN1: HIGHGATE NEIGHBOURHOOD	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	++	+	+	+	+	0	++	+	++	++	++	0	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy indirectly supports social infrastructure by resisting the loss of commercial uses in Highgate's local centres and improving pedestrian and cycle connections between local centres, public transport nodes and green spaces. These measures would help maintain access to local services and improve accessibility to community facilities. **IIA2 – Improving Health** Policy HGN1 supports health outcomes by encouraging active travel, enhancing access to green spaces, and improving air quality through reduced car dominance. The emphasis on walkable neighbourhoods and shaded public spaces contributes to both physical and mental wellbeing. **IIA3 – Education** The policy supports improved access to educational facilities through better connectivity and inclusive public realm design. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by promoting improved pedestrian and cycle infrastructure and public realm enhancements. These measures help reduce air and noise pollution, particularly along Archway Road, which is identified as an Air Quality Hotspot. **IIA5 – Climate Change Mitigation**																Policy HGN1 performs strongly across a wide range IIA objectives, particularly in relation to heritage, biodiversity, townscape, health, and sustainable transport. It has neutral or indirect impacts on water and waste, which are addressed through complementary policies. Overall, it provides a robust framework for delivering sustainable, inclusive, and character-led development in Highgate.

	Policy HGN1 supports climate mitigation by encouraging sustainable transport, reducing car dependency, and integrating green infrastructure into the public realm. The policy aligns with borough-wide net zero ambitions. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate resilience by promoting tree planting and biodiversity improvements which in turn provide shaded public spaces, and flood risk mitigation. **IIA7 – Water Resources and Pollution** Policy HGN1 has a neutral to positive impact on water resources. While not a primary focus, the policy would support sustainable drainage interventions with a range of co-benefits. **IIA8 – Biodiversity and Open Spaces** The policy performs strongly in this area, promoting the protection and enhancement of ecological corridors and green spaces such as Parkland Walk and Highgate Bowl. **IIA9 – Soils and Minerals** Policy HGN1 promotes efficient use of previously developed land. It supports infill and redevelopment in appropriate locations, helping to protect soil quality and reduce land take. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and equality by improving accessibility through direct pedestrian routes, safer and easier pedestrian and cycle crossings on Archway Road, and enhanced connections between local centres, public transport nodes and open spaces. These measures would help improve access to services, facilities and opportunities for residents. **IIA11 - Historic Environment, Culture and Character** Policy HGN1 is strongly aligned with heritage objectives. It promotes the conservation and enhancement of the Highgate's historic streets and landscapes. The policy encourages heritage-led regeneration and improved access to cultural assets. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by improving pedestrian and cycle connectivity, particularly east–west links and crossings on Archway Road.	

	IIA13 – Waste Policy HGN1 supports sustainable development and the reuse of existing buildings, contributing to circular economy principles. **IIA14 – Housing** The policy contributes positively by supporting the delivery of 400 new homes, including infill development in accessible locations. It promotes high-quality, inclusive housing that respects local character and is well-connected to services. **IIA15 – Economy and Employment** Policy HGN1 supports economic resilience by protecting local centres from residential conversion, encouraging active frontages, and supporting small businesses. It promotes mixed-use development and affordable workspace, particularly in Archway Road and Highgate High Street. **IIA16 – Town Centres** The policy performs strongly by enhancing the vitality of Highgate's local centres. It supports public realm improvements, resists the loss of commercial uses, and promotes inclusive, accessible, and vibrant town centres.	

Table F.3.35: ASSESSMENT OF PROPOSED POLICY HGN1 ALTERNATIVE OPTION 1

POLICY HGN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without the policy, there would be less certainty that local centres would continue to accommodate community-serving commercial uses or that improvements to access between local centres, public transport nodes and green spaces would be delivered. **IIA2 – Improving Health**																Without Policy HGN1, Highgate would be vulnerable to fragmented development that undermines its heritage,

	The absence of a neighbourhood policy to support active travel and public realm improvements may result in development overlooking opportunities to improve physical and mental health in Highgate. There is a risk that public realm and connectivity improvements that support wellbeing may not be delivered consistently. **IIA3 – Education** Without a neighbourhood policy, development may miss opportunities to support safe and inclusive routes to schools and learning spaces. **IIA4 – Air, Light and Noise Pollution** A no-policy scenario could result in missed opportunities to mitigate environmental impacts such as through reducing car dependency, incorporate greening or reducing noise pollution. This could lead to higher exposure to air and noise pollution, particularly along Archway Road. **IIA5 – Climate Change Mitigation** Without a neighbourhood policy, development may miss strategic opportunities to prioritise low-carbon transport or integrate biodiversity. This could undermine borough-wide efforts to reduce emissions and meet net zero targets. **IIA6 – Climate Adaptation and Resilience** Without a neighbourhood policy, new development may miss opportunities to incorporate climate-resilient design, tree planting, and flood mitigation, increasing vulnerability to overheating and surface water flooding. **IIA7 – Water Resources and Pollution** Without a neighbourhood policy, local opportunities for sustainable drainage and water-sensitive design may be overlooked in new development and public realm schemes, potentially increasing pressure on water infrastructure. **IIA8 – Biodiversity and Open Spaces** A no-policy scenario could result in a lack of strategic focus on enhancing ecological corridors and delivering biodiversity net gain. Development may overlook opportunities to protect, enhance, and improve inclusive access to nature. **IIA9 – Soils and Minerals**	environmental quality, and social cohesion. The absence of locally specific policy would likely result in negative or missed impacts across most IIA objectives, particularly in relation to health, climate resilience, townscape, and transport.

	Without a strategic approach, development may be less efficient in its use of land, and opportunities to remediate and reuse brownfield sites may be missed. **IIA10 - Social Inclusion and Equality** Without the policy, there would be less certainty that pedestrian and cycle connectivity improvements, including safer crossings on Archway Road and enhanced links between centres and public transport nodes, would be secured. This could reduce opportunities to improve accessibility and access to services and amenities across the neighbourhood. **IIA11 - Historic Environment, Culture and Character** Without this policy there could be missed opportunities to enhance local character and townscape quality. Inconsistent design and loss of traditional shopfronts may undermine the character and distinctiveness of the Highgate Conservation Area. **IIA12 – Transport and Connectivity** Missed opportunities to improve east–west connectivity, pedestrian safety, and cycle infrastructure. Car dependency may persist. **IIA13 – Waste** The no-policy scenario is likely to have a neutral impact on waste. **IIA14 – Housing** Without this policy, housing delivery may be less coordinated, and opportunities to deliver inclusive, high-quality homes in accessible locations may be missed. **IIA15 – Economy and Employment** The absence of a strategic policy framework could result in missed opportunities to strengthen the economic resilience of Highgate's local centres. **IIA16 – Town Centres** Without Policy HGN1, opportunities to protect town centre uses may be missed through conversion or redevelopment, and public realm improvements may not be delivered in a holistic way. This could weaken the vitality, inclusivity, and resilience of Highgate's local centres.	

Muswell Hill Neighbourhood Policy

Policy MHN1 sets out a vision for Muswell Hill as a flourishing historic neighbourhood, with a strong emphasis on heritage-led placemaking, green infrastructure, and improved connectivity. It supports the delivery of 200 new homes and an uplift in jobs, with development focused in the District Centre . The policy promotes conservation of historic assets, enhancement of public realm, and improved pedestrian and cycling infrastructure. It also seeks to protect town centre uses and reinforce Muswell Hill's green character.

Table F.3.36: ASSESSMENT OF PROPOSED POLICY MHN1 MUSWELL HILL NEIGHBOURHOOD

POLICY MHN1: MUSWELL HILL NEIGHBOURHOOD	IIA Objective																Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	O	++	+	+	+	+	0	++	+	++	++	++	0	+	+	+	
Interpretation Summary	**IIA1 – Social Infrastructure** The policy indirectly contributes positively by supporting enhanced and inclusive access to services, green spaces, and community facilities. **IIA2 – Improving Health** Policy MHN1 supports health outcomes by encouraging active travel, reducing air pollution, and enhancing access to green infrastructure. The focus on walkable neighbourhoods andhigh-quality public spaces contributes to both physical and mental wellbeing. **IIA3 – Education** The policy supports improved access to educational facilities through better connectivity and inclusive public realm design. **IIA4 – Air, Light and Noise Pollution** The policy contributes positively by promoting improved pedestrian and cycle infrastructure, and public realm greening. These measures help reduce air and noise pollution, particularly around Muswell Hill Roundabout. **IIA5 – Climate Change Mitigation** Policy MHN1 supports climate mitigation by encouraging sustainable transport, reducing car dependency, and integrating green infrastructure into the public realm.																Policy MHN1 performs strongly across almost all IIA objectives, particularly in relation to heritage, biodiversity, townscape, health, and sustainable transport. It has neutral or indirect impacts on water and waste, which are addressed through complementary policies. Overall, it provides a robust framework for delivering sustainable, inclusive, and character-led development in Muswell Hill.

	The policy aligns with borough-wide net zero ambitions through its emphasis on low-carbon development. **IIA6 – Climate Adaptation and Resilience** The policy contributes to climate resilience by promoting tree planting and nature recovery. **IIA7 – Water Resources and Pollution** Policy MHN1 has a neutral to positive impact on water resources. **IIA8 – Biodiversity and Open Spaces** The policy performs strongly in this area, promoting the protection and enhancement of green spaces such as Parkland Walk and Alexandra Park. It supports biodiversity net gain and improved access to nature. **IIA9 – Soils and Minerals** Policy MHN1 promotes efficient use of previously developed land. It supports infill and redevelopment in appropriate locations, helping to protect soil quality and reduce land take. **IIA10 - Social Inclusion and Equality** The policy supports social inclusion and accessibility through improvements to pedestrian and cycle connectivity, including enhanced links to local centres, green spaces and the Parkland Walk, and safer crossings around Muswell Hill roundabout. These measures would improve accessibility to local services, public spaces and opportunities for residents. **IIA11 - Historic Environment, Culture and Character** Policy MHN1 is strongly aligned with heritage objectives. It promotes the conservation and enhancement of Muswell Hill's historic streets and landscapes and to secure the long-term future of the landmark Alexandra Palace. **IIA12 – Transport and Connectivity** The policy supports sustainable transport by improving pedestrian and cycle connectivity, particularly around Muswell Hill Roundabout and between Muswell Hill and Highgate. **IIA13 – Waste**	

	Policy MHN1 supports sustainable development and reuse of existing buildings may indirectly contribute to circular economy principles. **IIA14 – Housing** The policy contributes positively by supporting the delivery of 200 new homes, including infill development in accessible locations. It promotes high-quality, inclusive housing that respects local character and is well-connected to services. **IIA15 – Economy and Employment** Policy MHN1 supports economic resilience by protecting local centres from residential conversion, encouraging active frontages, and supporting small businesses. It promotes mixed-use development and affordable workspace, particularly in the District Centre. **IIA16 – Town Centres** The policy performs strongly by enhancing the vitality of Muswell Hill's District Centre. It supports public realm improvements, resists the loss of commercial uses, and promotes inclusive, accessible, and vibrant town centres.	

Table F.3.37: ASSESSMENT OF PROPOSED POLICY MHN1 ALTERNATIVE OPTION 1

POLICY MHN1: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	
Interpretation Summary	**IIA1 – Social Infrastructure** Without the policy, there would be less certainty that cultural and leisure assets within the Alexandra Park Cultural Quarter would be supported or that local centre uses and connections to key recreational assets would be maintained and enhanced. **IIA2 – Improving Health** The absence of a neighbourhood policy focussing on active travel, green infrastructure, and inclusive leisure uses may limit opportunities to improve																Without Policy MHN1, Muswell Hill would be vulnerable to fragmented and unsympathetic development that undermines its character, heritage, environmental

	physical and mental health. There is a risk that public realm and connectivity improvements that support wellbeing may not be delivered consistently. **IIA3 – Education** Without a neighbourhood policy, development may miss opportunities to prioritise access to educational and community facilities. **IIA4 – Air, Light and Noise Pollution** A no-policy scenario could result in missed opportunities to mitigate environmental impacts such as through reducing car dependency, incorporating greening or reducing noise pollution. This could lead to higher exposure to air and noise pollution. **IIA5 – Climate Change Mitigation** Without a neighbourhood policy, development may miss strategic opportunities to prioritise low-carbon transport or integrate biodiversity a. This could undermine borough-wide efforts to reduce emissions and meet net zero targets. **IIA6 – Climate Adaptation and Resilience** The absence of coordinated public realm and green infrastructure improvements may reduce the neighbourhood's resilience to climate impacts such as overheating and surface water flooding. **IIA7 – Water Resources and Pollution** Without a neighbourhood policy, local opportunities for sustainable drainage and water-sensitive design may be overlooked in new development and public realm schemes, potentially increasing pressure on water infrastructure. **IIA8 – Biodiversity and Open Spaces** Without Policy MHN1, ecological assets such as Parkland Walk and Finsbury Park may not be adequately protected or enhanced. **IIA9 – Soils and Minerals** Without a strategic approach, development may be less efficient in its use of land. **IIA10 - Social Inclusion and Equality** Without the policy, there would be less certainty that accessibility improvements, including safer pedestrian and cycle crossings and improved connections between	quality, and town centre vitality. The absence of strategic guidance would likely result in negative or missed impacts across most IIA objectives, particularly in relation to health, climate resilience, townscape, and transport.

	local centres and public spaces, would be delivered. This could reduce opportunities to improve accessibility and access to local services and amenities within the neighbourhood. **IIA11 - Historic Environment, Culture and Character** Without place-specific policy protection, opportunities to preserve and enhance heritage assets may be missed, and opportunities for cultural expression through public art and community engagement may be lost. This could reduce access to and engagement with local heritage. **IIA12 – Transport and Connectivity** Removing Policy MHN1 could result in missed opportunities for a holistic approach to improvements to pedestrian and cycling infrastructure. This could exacerbate congestion, pollution, and accessibility issues. **IIA13 – Waste** The no-policy scenario is likely to have a neutral impact on waste. However, without coordinated development, opportunities to support circular economy principles through design and reuse may be missed. **IIA14 – Housing** Without this policy, housing delivery may be less coordinated, and opportunities to deliver inclusive, high-quality homes in accessible locations may be missed. **IIA15 – Economy and Employment** A no policy scenario could result in weaker protection for affordable commercial uses may contribute to displacement of independent businesses. This could reduce local employment opportunities and undermine the economic vitality of the area. **IIA16 – Town Centres** Without Policy MHN1, opportunities to protect town centre uses may be missed through conversion or redevelopment, and public realm improvements may not be delivered in a holistic way. This could weaken the vitality, inclusivity, and resilience of Muswell Hill's District Centre.	

Alexandra Palace and Park Cultural Quarter Policy

Policy MHN2 sets out a vision for Alexandra Park Cultural Quarter as a heritage-led, inclusive cultural destination of regional significance. It supports the enhancement of Alexandra Palace and Park through sustainable development, improved accessibility, and expanded cultural programming. The policy promotes creative industries, biodiversity, and public realm improvements, while safeguarding the historic character of the Grade II listed Palace and Park.

Table F.3.38: ASSESSMENT OF PROPOSED POLICY MHN2 ALEXANDRA PALACE AND PARK CULTURAL QUARTER

POLICY MHN2: ALEXANDRA PALACE AND PARK CULTURAL QUARTER	IIA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Conclusion
Assessment Score	O	++	++	+	+	+	0	++	+	+	++	+	0	0	++	+	
Interpretation Summary	**IIA1 – Social Infrastructure** Policy MHN2 aims to facilitate improved connectivity and accessibility to Wood Green, Muswell Hill and surrounding areas, indirectly contributing to inclusive access to cultural and community facilities aligned with this objective. **IIA2 – Improving Health** The policy supports health outcomes by enhancing access to green space and cultural amenities. Alexandra Park provides opportunities for recreation and wellbeing, while improved pedestrian and cycle links encourage active travel. **IIA3 – Education** Policy MHN2 supports education through cultural programming, exhibition space, and creative engagement. The reuse of heritage spaces for educational and artistic purposes contributes to informal learning and community development. **IIA4 – Air, Light and Noise Pollution**																Policy MHN2 performs strongly across IIA objectives, particularly in relation to heritage, biodiversity, education, economy and health. It has neutral or indirect impacts on housing, water, and waste, which are addressed through complementary policies. The strategy provides a robust framework for enhancing Alexandra Park Cultural Quarter as a

	The policy contributes positively by promoting sustainable transport and reducing reliance on private vehicles. Public realm improvements and green infrastructure help mitigate air pollution and enhance environmental quality. **IIA5 – Climate Change Mitigation** Policy MHN2 has positive effects on climate mitigation by encouraging adaptive reuse of buildings and sustainable travel modes. **IIA6 – Climate Adaptation and Resilience** The policy promotes climate resilience through tree planting, biodiversity enhancements, and sustainable drainage. Alexandra Park acts as a green lung for the borough, helping to manage overheating and surface water runoff. **IIA7 – Water Resources and Pollution** Policy MHN2 has a neutral to positive impact. While not a primary focus, the policy supports green infrastructure and biodiversity which in turn enhance flood risk mitigation and sustainable drainage. **IIA8 – Biodiversity and Open Spaces** The policy performs strongly by safeguarding and enhancing Alexandra Park's biodiversity. It supports habitat restoration, nature conservation, and improved access to green space, contributing to borough-wide ecological networks. **IIA9 – Soils and Minerals** Policy MHN2 promotes efficient use of previously developed land within the Palace and Park. **IIA10 - Social Inclusion and Equality** The policy promotes social interaction through outdoor cultural programming and outreach as well as public realm improvements, helping to reduce isolation and foster community cohesion. **IIA11 - Historic Environment, Culture and Character** Policy MHN2 is strongly aligned with heritage objectives. It promotes conservation-led regeneration, protects listed assets, and supports cultural programming that celebrates local history. The policy contributes to the long-term sustainability of Alexandra Palace as a working heritage asset.	sustainable, inclusive, and culturally rich destination.

	IIA12 – Transport and Connectivity The policy supports sustainable transport by improving pedestrian and cycle connectivity to Wood Green, Muswell Hill, and surrounding areas. It promotes inclusive access and aligns with borough-wide transport strategies. **IIA13 – Waste** Policy MHN2 does not directly address waste, but its emphasis on adaptive reuse and sustainable development may indirectly support circular economy principles. **IIA14 – Housing** The policy does not focus on housing delivery. However, it supports complementary uses that may enhance the sustainability and inclusivity of surrounding residential areas. **IIA15 – Economy and Employment** Policy MHN2 supports economic resilience by promoting creative industries and cultural production. It contributes to job creation and strengthens the local and London-wide economy. **IIA16 – Town Centres** The policy contributes positively to town centre vitality by enhancing Alexandra Park's role as a cultural and leisure destination. Public realm improvements and cultural programming support inclusive, vibrant spaces.	

Table F.3.39: ASSESSMENT OF PROPOSED POLICY MHN2 ALTERNATIVE OPTION 1

POLICY MHN2: ALTERNATIVE OPTION 1 – NO POLICY	IIA Objective															Conclusion
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Assessment Score	-	-	-	0	0	-	0	-	0	0	--	-	0	N/A	--	0	
Interpretation Summary	**IIA1 – Social Infrastructure** Without bespoke policy, inclusive access to cultural and community facilities and other social infrastructure may be reduced.																Without Policy MHN2, Alexandra Park Cultural Quarter would not be

	IIA2 – Improving Health Opportunities for strategic improvements to green infrastructure and active travel routes may be missed, along with the potential physical and mental health benefits that they offer. Alexandra Park's role in supporting recreation and public health may be underutilised. **IIA3 – Education** Reduced potential for informal learning opportunities through cultural programming, exhibitions, and creative engagement may be diminished. The reuse of heritage spaces for educational purposes may not be prioritised. **IIA4 – Air, Light and Noise Pollution** Less emphasis on sustainable access and public realm greening may lead to continued reliance on private vehicles and increased environmental impacts. Opportunities to mitigate air pollution and enhance environmental quality may be missed. **IIA5 – Climate Change Mitigation** Without this policy, development may not prioritise adaptive reuse or sustainable travel. The Palace and Park may miss opportunities to contribute to borough-wide net zero targets. **IIA6 – Climate Adaptation and Resilience** The absence of specific policies supporting strategic greening and biodiversity enhancements may reduce climate resilience. Alexandra Park's role as a green lung may not achieve its full potential without specific planning policy support for these objectives. **IIA7 – Water Resources and Pollution** The no-policy scenario is likely to have a neutral impact on water quality. However, opportunities for sustainable water management may be overlooked. **IIA8 – Biodiversity and Open Spaces** A no policy approach would weaken the policy support for a strategic focus on safeguarding and enhancing biodiversity within Alexandra Park. Development may miss opportunities to deliver biodiversity net gain or protect valuable habitats. **IIA9 – Soils and Minerals**	supported by a strategic planning framework would likely result in negative or missed impacts across most IIA objectives, particularly in relation to heritage, biodiversity, economy, and inclusive access. The absence of protections for cultural infrastructure such as Alexandra Park and Palace and public realm could undermine the area's role as a regional cultural destination.

	The no-policy scenario is likely to have a neutral impact on land and soils. **IIA10 - Social Inclusion and Equality** The no-policy scenario may miss out on opportunities to foster social interaction and community engagement through the intended outdoor programming and public realm improvements. **IIA11 - Historic Environment, Culture and Character** The no-policy scenario would likely result in a lack of strategy for preserving and enhancing Alexandra Palace and Park as designated heritage assets. Opportunities may be missed to enhance and upgrade cultural infrastructure. **IIA12 – Transport and Connectivity** Removing this policy may result in missed opportunities to improve pedestrian and cycle connectivity and inclusive access to Wood Green, Muswell Hill, and surrounding areas. Access may remain limited or exclusionary. **IIA13 – Waste** The no-policy scenario is likely to have a neutral impact on waste. **IIA14 – Housing** Not applicable – no housing proposed in this policy. **IIA15 – Economy and Employment** A no-policy scenario could result in missed potential for creative industries, cultural employment, and economic resilience. Alexandra Palace and Park may not achieve its full potential in terms of contribution to the local and London-wide economy. **IIA16 – Town Centres** Without this policy, strategic opportunities could be missed to enhance the vibrancy and resilience of surrounding town centres through cultural footfall and programming provided by the Cultural Quarter.	

F.4_Assessment of Sites

This appendix provides a summary assessment of all proposed site allocations within the Local Plan. Each assessment considers the key environmental, social and economic issues relevant to the site, taking into consideration the principal constraints and opportunities that may influence future development.

Table F.4.1: POTENTIAL SITES FOR ALLOCATION THROUGH THE LOCAL PLAN

Site Ref	Site Name	Neighbourhood Area	Area (ha)
NT SA01	High Road West	North Tottenham	10.8
NT SA02	Tottenham Hotspur Stadium	North Tottenham	9.31
NT SA03	Northumberland Park Estate	North Tottenham	32
NT SA04	North of White Hart Lane	North Tottenham	1.03
NT SA05	Wedge House	North Tottenham	0.31
NT SA06	The Selby Centre	North Tottenham	2.2
TH SA01	Tottenham Hale Retail Park	Tottenham Hale	4.79
TH SA02	Tottenham Hale Station	Tottenham Hale	1.28
TH SA03	Ashley Link	Tottenham Hale	0.88
TH SA04	Berol Yard	Tottenham Hale	1.26
TH SA05	29-33 The Hale	Tottenham Hale	0.14
TH SA06	Lock Keepers Cottage	Tottenham Hale	0.17
TH SA07	Former Garage Site	Tottenham Hale	0.24
TH SA08	Land to the North of Lebus Street	Tottenham Hale	1.13
TH SA09	Fountayne Road	Tottenham Hale	1.28
TH SA10	Fountayne Business Centre	Tottenham Hale	0.67
TH SA11	Constable Crescent	Tottenham Hale	0.47
SS SA01	Wards Corner	Seven Sisters and South Tottenham	0.71
SS SA02	Seven Sisters Station & Westerfield Carpark	Seven Sisters and South Tottenham	0.66
SS SA03	Tottenham Green Leisure Centre & Marcus Garvey Library	Seven Sisters and South Tottenham	1.41
SS SA04	Gourley Triangle	Seven Sisters and South Tottenham	2.02
SS SA05	Fredrick Messer House	Seven Sisters and South Tottenham	0.63
SS SA06	Former Stamford Hill Primary School	Seven Sisters and South Tottenham	0.67

SS SA07	Tiverton Primary School	Seven Sisters and South Tottenham	0.94
SS SA08	Land in front of 2-24 Tiverton Road	Seven Sisters and South Tottenham	0.15
SS SA09	Seven Sisters and Tewkesbury Road	Seven Sisters and South Tottenham	0.54
SS SA10	Bernard Works	Seven Sisters and South Tottenham	0.7
SS SA11	Land between Norfolk Avenue, Rostrevor Avenue	Seven Sisters and South Tottenham	0.14
SS SA12	30-48 Lawrence Road	Seven Sisters and South Tottenham	0.29
SS SA13	Corner of Lawrence Road and Clyde Road	Seven Sisters and South Tottenham	0.04
SS SA14	17 and 23 South Grove	Seven Sisters and South Tottenham	0.17
BG SA01	Bruce Grove Station	Bruce Grove	0.21
BG SA02	Former Bruce Grove Cinema and Banqueting Suite	Bruce Grove	0.44
BG SA03	Tottenham Delivery Office	Bruce Grove	0.44
BG SA04	Cloud Garden	Bruce Grove	0.41
BG SA05	545-577 Tottenham High Road	Bruce Grove	0.61
BG SA06	Aldi	Bruce Grove	0.95
BG SA07	Stoneleigh Carpark C	Bruce Grove	0.11
BG SA08	Stoneleigh Carpark A and B	Bruce Grove	0.38
BG SA09	Rycroft Way Carpark	Bruce Grove	0.1
BG SA10	Welbourne Road Carpark	Bruce Grove	0.06
BG SA11	The Roundway	Bruce Grove	0.59
BG SA12	The Drapers Almshouses	Bruce Grove	1.17
BG SA13	Broadwater Farm	Bruce Grove	18.63
BG SA14	Brookside Green	Bruce Grove	0.16
BG SA15	Rear of 167 The Roundway	Bruce Grove	0.15
WG SA01	Wood Green Central	Wood Green	2.2
WG SA02	Greenridings House	Wood Green	0.51
WG SA03	High Road and Cranbrook Park	Wood Green	0.13
WG SA04	Morrison's Wood Green	Wood Green	1.13
WG SA05	Wood Green Library	Wood Green	1.09
WG SA06	Spouters Corner	Wood Green	0.63
WG SA07	Mecca Bingo	Wood Green	0.85

WG SA08	Iceland Wood Green	Wood Green	0.4
WG SA09	Rear of Hornsey Park Road	Wood Green	0.20
WG SA10	Bittern Place	Wood Green	0.53
WG SA11	Mallard and Kingfisher Place	Wood Green	0.83
WG SA12	Guillemot Place	Wood Green	1.2
WG SA13	Chocolate Factory	Wood Green	1.4
WG SA14	L/A to Coronation Sidings	Wood Green	0.9
WG SA15	Quicksilver Place	Wood Green	0.3
WG SA16	Alexandra Gate	Wood Green	2.54
WG SA17	Clarendon Road Gateway	Wood Green	0.4
WG SA18	Clarendon Road South	Wood Green	1.08
WG SA19	Salvation Army	Wood Green	0.33
WG SA20	16-54 Wood Green High Rd	Wood Green	1.57
WG SA21	Land between Westbury & Wymark Avenues	Wood Green	0.46
WG SA22	Turnpike Lane Triangle	Wood Green	0.16
WG SA23	The Mall	Wood Green	4.22
WG SA24	143-145 Station Road, Alexandra Palace	Wood Green	0.15
WG SA25	Land to rear of Bridge Road	Wood Green	0.88
WG SA26	LB Civic Centre	Wood Green	1.09
WG SA27	Wood Green Timber Yard	Wood Green	0.09
WG SA28	69a Bounds Green Road	Wood Green	0.09
GL SA01	St Ann's Hospital	Green Lanes	5.52
GL SA02	Arena Retail Park	Green Lanes	11.45
GL SA03	Arena Design Centre	Green Lanes	0.95
GL SA04	Crusader Industrial Estate	Green Lanes	1.58
GL SA05	Omega Works	Green Lanes	0.57
GL SA06	Vale Road & Eade Road	Green Lanes	1.55
GL SA07	Overbury Road	Green Lanes	2.35
GL SA08	Fomer Oakdale Arms	Green Lanes	0.07
GL SA09	Hermitage Road Shopping Parade	Green Lanes	0.03

GL SA10	Wightman Road Jewsons	Green Lanes	0.22
HY SA01	Hornsey Filter Beds	Hornsey	3.2
HY SA02	Wat Tyler House Car Park	Hornsey	0.06
HY SA03	Hornsey High Street (New River)	Hornsey	0.04
HY SA04	7 Cross Lane	Hornsey	0.06
HY SA05	YMCA 50 Tottenham Lane	Hornsey	0.15
HY SA06	40-46C Tottenham Lane (former Post Office sorting station and adjacent sites)	Hornsey	0.12
HY SA07	Hornsey Station Square	Hornsey	0.2
HY SA08	The Lotus Site	Hornsey	0.49
CE SA01	Crouch End Former Telephone Exchange	Crouch End	0.3
CE SA02	138-143 Crouch Hill	Crouch End	0.11
CE SA03	156 Tottenham Lane	Crouch End	0.15
CE SA04	YMCA Crouch End, 184 Tottenham Lane	Crouch End	0.19
CE SA05	93-113 Park Road	Crouch End	0.3
CE SA06	Lynton Road depot & 72-96 Park Road	Crouch End	0.59
CE SA07	Ramsey Court	Crouch End	0.39
SG SA01	18-20 Stroud Green Road	Stroud Green	0.44
SG SA02	Rear of 84-106 Stroud Green Road	Stroud Green	0.15
SG SA03	Osborne Grove	Stroud Green	0.45
SG SA04	73 Stapleton Hall Road	Stroud Green	0.10
HG SA01	Highgate Yards	Highgate	0.68
HG SA02	Highgate School	Highgate	15.57
HG SA03	460-470 Archway Road	Highgate	0.95
HG SA04	Wellington Gyratory, Archway Road	Highgate	0.43
HG SA05	Land Adjacent 27 Aylmer Road	Highgate	0.70
HG SA06	Former Highgate Railway Station	Highgate	2
HG SA07	Gonnerman Antiques	Highgate	0.1
HG SA08	40 Muswell Hill Road	Highgate	0.58
HG SA09	Former Mary Guild Care Home, 103-107 North Hill	Highgate	0.49

HG SA10	Hillcrest Estate	Highgate	2.3
HG SA11	Former Newstead Nursing Home	Highgate	0.28
HG SA12	44-46 Hampstead Lane	Highgate	0.38
HG SA13	Church Road Clinic, 44 North Hill	Highgate	0.1
MH SA01	107 Avenue Mews	Muswell Hill	0.06
MH SA02	Muswell Hill Sainsburys and Princes Lane Mews	Muswell Hill	0.38
MH SA03	Muswell Hill Car Park and 5-7 Fortis Green Road	Muswell Hill	0.3
MH SA04	Alexandra Palace and Park	Muswell Hill	11.86
MH SA05	Muswell Hill Telephone Exchange	Muswell Hill	0.26
MH SA06	Royal British Legion Hall	Muswell Hill	0.32
MH SA07	Farrer Mews	Muswell Hill	0.74
MH SA08	Woodridings Court	Muswell Hill	0.54
MH SA09	1-6 Crescent Mews	Muswell Hill	0.23

Table F.4.2: SIGNIFICANCE DEFINITIONS

Significance of effect		Description of effect
++	Significant positive	Likely to result in a major beneficial effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may relate to a particularly important environmental, social or economic asset or community.
+	Minor positive	Likely to result in a limited beneficial effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
O	Neutral	No discernible effect on the present or future baseline situation.
-	Minor negative	Likely to result in a limited adverse effect. Effects may be localised, temporary, indirect or reversible and are unlikely to materially alter baseline conditions.
--	Significant negative	Likely to result in a major adverse effect due to its scale, duration, permanence, or the importance/sensitivity of affected receptors. Effects may be borough-wide or may affect nationally, regionally or locally important assets, vulnerable communities or highly sensitive receptors.
?	Unknown	This significance criterion is applied where there is insufficient information to make a robust assessment, or where an option is likely to result in a mixture of positive and negative effects and the overall significance cannot be determined with confidence.

N/A	Not applicable	This is applied to objectives that are clearly not affected by the option or policy being assessed.

Table F.4.3: SITE ASSESSMENT CRITERIA (SCORING METHODOLOGY)

IIA Objective	Description	Site Assessment Criteria	Scoring Guidance
IIA1 Social Infrastructure	**Provision of social infrastructure in appropriate, accessible locations including education and health services.**	**Does the site…** • **Provide opportunities to support the delivery of new social infrastructure (e.g. health, education, community facilities)?** • **Improve access to existing social infrastructure for current and future residents?** • **Help improve social infrastructure capacity?** • **Place additional pressure on existing social infrastructure?**	*Significant positive score = delivers major new piece of social infrastructure or makes substantial contribution to social infrastructure capacity. E.g. new educational facility, new health centre/GP surgery, major new community facility, new leisure centre or civic facility, significant expansion of existing social infrastructure.* *Minor positive score = supports social infrastructure provision or improves access to existing facilities (e.g. retention/enhancement of existing, community facilities incorporated into mixed-use development, site located in highly accessible town centre location close to existing social infrastructure, or redevelopment is expected to improve access to existing social infrastructure through intensification of town centres, mixed-use regeneration or improved connectivity.* *Neutral = unlikely to materially affect social infrastructure, no infrastructure provided or lost (e.g. modest scale housing or employment site - existing infrastructure expected to accommodate growth).* *Minor negative score = existing social infrastructure reduced in size or function, increased pressure on local schools, healthcare or community facilities is likely and no mitigation, additional provision or enhanced accessibility is identified within the allocation. (e.g. large residential site with no supporting infrastructure).* *Significant negative score = existing school, healthcare facility or community facility is removed without replacement, vulnerable groups lose access to essential facilities, no realistic mitigation identified.*

			Uncertain score = Insufficient information to determine whether social infrastructure will be enhanced, reduced or materially affected.
IIA2 Improving Health	**Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.**	**Does the site…** • **Improve access to healthcare facilities, open spaces, recreation opportunities and healthy food provision?** • **Support active lifestyles through walkable and cycle-friendly environments?** • **Reduce exposure to environmental factors that negatively affect health?** • **Contribute to improved health outcomes and wellbeing, particularly for vulnerable groups?** • **Risk creating or exacerbating health inequalities?**	*Positive score = Location-based - site is located close to green space, leisure facilities, existing healthcare facilities, etc.* *Negative score = Location-based - site is located on contaminated land, or within an AQFA. Also scores negatively if allocation proposes removal of healthcare or leisure facilities*
IIA3 Education	**Improve quality of, and access to, education and training facilities.**	**Does the site…** • **Improve access to existing education or training facilities?** • **Provide opportunities for new education facilities where a need has been identified?** • **Support access to skills, training and lifelong learning opportunities?**	*Positive score = education/training facilities included in proposed appropriate uses* *Negative score = removal of existing educational facilities.*

IIA4 Air, Light and Noise Pollution	**Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.**	**Does the site…** • **Minimise exposure of future users to poor air quality, noise and light pollution?** • **Provide opportunities to improve local environmental quality?** • **Risk increasing air, noise or light pollution for existing or future communities?** • **Affect communities already experiencing high levels of environmental burden?**	*Positive score = removal of existing polluting uses* *Minor negative score = proximity of new residential to existing industrial sites, new residential located in town centres (light & noise), new residential uses located in an AQFA or on potentially contaminated land.* *Significant negative score = proposed vulnerable uses located in an AQFA (e.g. care home or school on a heavily polluted main road), or on potentially contaminated land.*
IIA5: Climate Change Mitigation	**Minimise greenhouse gas emissions by reducing energy demand, increasing energy efficiency, and supporting the provision of low-carbon and renewable energy infrastructure,**	**Does the site…** • **Support development in a location that reduces reliance on private vehicle use?** • **Provide opportunities for highly energy-efficient and low-carbon development?** • **Support renewable energy generation or low-carbon energy infrastructure?** • **Promote efficient use of land and existing infrastructure?**	*Significant positive score = where one or more of the following apply:* *1) prioritises retention and retrofit of existing buildings;* *2) substantial retention/reuse of existing building (for example retention of the primary structure or significant elements of the existing building fabric);* *3) delivers significant low-carbon or renewable energy infrastructure;* *4) makes efficient use of land in a highly accessible location without requiring extensive demolition or tall-building construction; or* *5) restores or significantly enhances existing natural assets that contribute to carbon sequestration.* *Minor positive score = where one or more of the following apply:* *1) brownfield redevelopment in a PTAL 3-6 location;* *2) provides medium-density development, supports walking;* *3) cycling and public transport, makes efficient use of land and existing infrastructure; or*

	enabling a just transition to a net zero carbon and resource-efficient borough.		*4) likely to comply with net-zero and whole-life carbon policies.* *Neutral score = benefits of accessibility and land efficiency are broadly balanced by embodied carbon impacts, conventional redevelopment project with no identified opportunities for significant carbon savings, impacts are uncertain but expected to be manageable through policy requirements.* *Minor negative score = where one of the following significant climate mitigation concerns is present:* *1) significant demolition and rebuild proposals;* *2) tall-building development requiring substantial concrete/steel structures;* *3) complete demolition and rebuild of existing buildings with limited opportunity for retention & reuse;* *4) low-density development (1-2 storeys) in highly accessible location (PTAL 4-6) (inefficient use of land); or* *5) PTAL 0-2 but development remains reasonably efficient in other aspects.* *Significant negative score = where multiple of the following factors occur together:* *1) tall buildings or low-density (1 – 2 storeys) located in area of low PTAL;* *2) low-density development (1-2 storeys) in highly accessible location (PTAL 4-6) (inefficient use of land);* *3) major redevelopment requiring extensive demolition with little or no building retention;* *4) development on a site suitable for substantial intensification that significantly underutilises land; or* *5) car-dependent development in PTAL 0-1 location.*
IIA6: Climate Adaptation and Resilience	**Adapt to the effects of climate change including building**	**Does the site…** • **Avoid areas at significant risk of flooding now and in the future?**	*Significant positive score = Significant retention or creation of green infrastructure, incl. retaining mature trees on site, creation of new publicly accessible green space, major SuDS features incorporated (wetlands, attenuation basins, rain gardens, etc), restoration of natural watercourses or flood storage areas, extensive greening and urban cooling measures. For example, large*

	resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.	• **Support the incorporation of sustainable drainage and climate-resilient infrastructure?** • **Provide opportunities to reduce overheating risks through greening and design measures?** • **Enhance the resilience of communities and infrastructure to climate change impacts?** • **Increase vulnerability to flooding, overheating or other climate-related hazards?**	*allocations with substantial open space provision, Lea Valley sites incorporating habitat creation & flood management, allocations creating new parks, wetlands or climate adaptation infrastructure.* *Minor positive = development not located in a CDA or flood risk zone, site located within CDA but redevelopment provides opportunities for SuDS and climate adaptation, allocation includes urban greening/tree planting, development replaces poor-quality hardstanding with permeable surfaces.* *Neutral – development unlikely to materially improve or worsen climate resilience, e.g. small scale infill or change of use proposals with limited opportunities for climate adaptation, highly constrained urban sites with little scope for additional greening.* *Minor negative = development located in a CDA or flood risk zone and adaptation opportunities are limited, development would result in net loss of permeable surfaces and vegetation, development could increase run-off or overheating risk although mitigation is available. Climate resilience will depend heavily on future design and mitigation measures.* *Significant negative score = significant development is proposed in Flood Zone 3, development would result in loss of substantial green infrastructure, flood storage or permeable land. Significant tree loss likely. Site expected to increase vulnerability to flooding or overheating. Climate adaptation opportunities are severely constrained. Gypsy and traveller pitches located in areas prone to flood risk.*
IIA7: Water Resources and Pollution	**Protect and enhance water quality, minimise pressure on water**	**Does the site…** • **Avoid adverse impacts on watercourses, groundwater or water quality?**	*Large areas of the borough fall within an SPZ. Therefore, for sites located within an SPZ, negative scores should only be applied where the proposed development could increase risks to groundwater quality, water resources or the water environment and opportunities for mitigation are limited.*

	resources, reduce water consumption and manage wastewater sustainably.	• **Support efficient use of water resources?** • **Help improve the condition of nearby water environments?** • **Risk increasing water pollution or pressure on water resources?**	*Significant positive = allocation is expected to deliver a substantial improvement to water quality, water resource management or the water environment. For example:* *1) Proposal to daylight a culverted watercourse.* *2) Restores or enhances part of the Blue Ribbon Network.* *3) Creates wetlands, attenuation basins or major SuDS infrastructure.* *4) Delivers significant water quality improvements.* *5) Provides substantial enhancement of the New River, Moselle, Pymmes Brook, Stonebridge Brook or Lea Valley water environment.* *6) Significantly increases soft landscaping and natural drainage.* *Minor positive = apply where the allocation:* *1) Is brownfield redevelopment incorporating SuDS.* *2) Increases soft landscaping.* *3) Includes blue-green infrastructure.* *4) Improves runoff management.* *5) Enhances the setting of an adjacent water environment.* *6) Includes water efficiency measures and sustainable drainage.* *7) Replaces extensive hardstanding with better drainage arrangements.* *Neutral = No Blue Ribbon Network, SPZ or water environment issues are affected, no notable opportunities for enhancement are identified, development is unlikely to materially improve or worsen water resources.* *Minor negative = where one or more of the following apply:* *1) Industrial or employment uses have potential pollution risks.* *2) Development increases impermeable surfaces.* *3) Opportunities for SuDS or water improvements are limited.* *4) Site is adjacent to a watercourse and pollution risks require mitigation.*

			5) *Water quality impacts are possible but likely manageable.* *Significant negative = apply where:* 1) *Development would adversely affect a watercourse or Blue Ribbon Network asset.* 2) *Significant pollution risk is identified.* 3) *Extensive hardstanding is introduced close to sensitive water environments.* 4) *Opportunities for mitigation are limited.* 5) *Development would reduce the ecological or hydrological function of a water environment.*
IIA8: Biodiversity and Open Space	**Safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access togreen infrastructure and natural spaces.**	**Does the site…** • **Avoid harm to designated biodiversity sites, priority habitats or important ecological networks?** • **Provide opportunities for biodiversity enhancement and nature recovery?** • **Improve ecological connectivity and green infrastructure provision?** • **Improve access to open space and natural environments?** • **Result in the loss or fragmentation of important**	*Significant positive = creation of new publicly accessible park, significant biodiversity enhancement on previously developed land, restoration of SINC, ecological corridor or Lea Valley corridor, delivery of major habitat creation* *Minor positive = new planting/habitat enhancements, retention of mature trees, improved public access to existing MOL/green space* *Neutral = site contains limited ecological value and limited opportunities exist for enhancement* *Minor negative = partial loss of green infrastructure, loss of individual mature trees or small areas of semi-natural habitat, increased recreational pressure on nearby biodiversity assets* *Significant negative score = Significant development proposed on MOL/SINC/Ecological Corridors/Green Belt/Lea Valley corridor resulting in the loss of open character or habitat value.*

		habitats or green infrastructure?	
IIA9: Soils and Minerals	**Promote the efficient and sustainable use of land and natural resources, prioritise previously developed land where appropriate, and protect natural resources including greenfield land, soil and mineral resources.**	**Does the site…** • **Make effective use of previously developed land?** • **Avoid unnecessary loss of greenfield land, best and most versatile soils or other natural resources?** • **Result in the inefficient use of land or natural resources?**	*Significant positive score = development on brownfield sites, tall buildings (efficient use of land)* *Minor positive score = development on brownfield sites, medium/high density development (efficient use of land)* *Neutral = heritage sites where efficient use of land is inappropriate.* *Minor negative score = low density development (1 –2 storeys)* *Significant negative score = development on greenfield sites resulting in the loss of MOL/Green Belt*
IIA10: Social Inclusion and Equality	**Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity**	**Does the site…** • **Improve access to housing, services, employment and community facilities for all groups?** • **Support inclusive and accessible environments?**	*Significant positive = new or enhanced community facilities provided in area of deprivation, provides housing that meets specialist need for vulnerable groups (e.g. gypsy & traveller, care homes, temporary accommodation, etc.)* *Minor positive score = provides new enhanced community facilities in areas that are not deprived* *Neutral = does not impact community facilities* *Minor negative score = removes community facilities in areas that are not deprived.*

	for all residents.	• **Contribute to reducing deprivation, inequality or social exclusion?** • **Strengthen community cohesion and social integration?** • **Risk disproportionately affecting protected groups or vulnerable communities?**	*Significant negative = existing community facilities removed in area of deprivation, r*
IIA11: Historic Environment, Culture and Character	**Protect, conserve and enhance Haringey's heritage assets, archaeological remains, cultural assets, historic character, landscapes, townscape quality and local distinctiveness.**	**Does the site…** • **Protect or enhance heritage assets and their settings?** • **Conserve or reinforce local character, townscape and landscape quality?** • **Protect archaeological remains?** • **Provide opportunities for heritage-led regeneration and local character enhancement?** • **Risk harm to heritage significance, local distinctiveness or valued views?**	*Significant positive score = provides opportunities for conservation-led development/ opportunity to restore heritage at risk/opportunity to improve inclusive access to archaeology, and there is no concurrent high risk of heritage/townscape harm.* *Neutral = No heritage assets, no CA/sensitive townscape, no impacts on protected views and no opportunity for conservation-led development.* *Uncertain = Potential impact on protected or locally important views where effects are highly dependent on the scale, massing, height or design of future development and depend on detailed design, or sites affecting Conservation Areas or listed buildings where the effect cannot yet be determined without detailed designs* *Significant negative = Removal of heritage asset proposed/tall buildings proposed within sensitive townscape/CA without a conservation-led development approach.*
IIA12: Transport and Connectivity	**To deliver a well-connected borough by**	**Does the site…**	*Positive score = site located in higher PTAL/SAM, site located adjacent to walking and cycling networks, supports delivery of digital infrastructure*

	promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.	• **Have good access to public transport, walking and cycling networks?** • **Improve connectivity to services, facilities and employment opportunities?**	*Negative score = site located in low PTAL area, does not have good access to walking and cycling networks.* *Significant negative score = high-density proposals (mid-rise and tall development) in poor PTAL rated location.*
IIA13: Waste	**Minimise waste and support moves towards a circular economy.**	**Does the site…** • **Support efficient waste collection, recycling and resource recovery?** • **Provide opportunities for circular economy principles to be incorporated?** • **Reduce waste generation through the reuse of existing buildings?** • **Affect existing waste management infrastructure?** • **Increase pressures on waste management systems?**	*Positive score = Retention of existing buildings* *Negative score = High density development (increases pressure on waste management), removes existing waste management infrastructure*

IIA14: Housing	**Deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.**	**Does the site…** • **Contribute to meeting identified housing needs?** • **Support the delivery of affordable housing?** • **Provide oportunities for accessible and adaptable homes?** • **Help address the needs of specific groups, including families, older people and disabled residents?**	*Significant positive score = Sites providing specialist housing to address identified need / Significant uplift in housing* *Positive score = Sites with more than 10 new homes* *Neutral score = sites delivering up to 9 new homes* *Negative score = sites delivering no new homes* *Significant negative score = sites removing existing homes without replacing.*
IIA:15: Economy and Employment	**Support a strong, diverse, resilient and inclusive economy, providing an adequate supply of employment land suitable for existing and new businesses.**	**Does the site…** • **Provide opportunities for employment growth and economic development?** • **Support retention, intensification or enhancement of employment land and premises?** • **Improve access to jobs for local residents?** • **Support a diverse and resilient local economy?** • **Result in the loss of viable employment land or economic activity?**	*Positive score = Sites delivering office uses in town centres, sites retaining, enhancing or intensifying employment uses, sites that protect the creative economy (retention/creation of new creative workspace)* *Negative score = Residential proposals within or adjacent to industrial sites (potential to prejudice future intensification).*

		• **Protect the creative economy**	
IIA16: Town Centres	**Enhance the vitality and vibrancy of the borough's town and local centres.**	**Does the site…** • **Support the vitality and viability of town or local centres?** • **Improve access to shops, services, leisure and cultural facilities?** • **Increase footfall and activity in existing centres?** • **Complement the role and function of nearby centres?** • **Risk undermining the vitality, viability or function of existing centres?**	*Positive score = New town centres uses within a town centre (particularly at ground floor), high-density residential proposals located close to town centres (increase footfall)* *Negative score = large town centre uses located outside of existing town centres, where those uses are anticipated to have a negative impact* *Residential uses proposed at ground floor in town centres*

Table F.4.4: SUMMARY OF IIA OBJECTIVE SCORES FOR PROPOSED SITE ALLOCATIONS

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
NT SA01	+ +	+	+	-	-	+ +	+ +	+ +	+ +	+ +	+	+	-	++	+	++
NT SA02	+ +	+	+	-	-	+ +	?	+ +	+ +	+ +	+	+	-	++	+	++
NT SA03	+ +	+	+	O	+	+ +	?	+ +	+ +	+ +	-	-	-	++	+	O
NT SA04	+	+	O	O	+	+ +	+	+	+	+ +	-	+	O	++	+	O
NT SA05	+ +	+	O	O	O	+ +	+	+	+	+ +	-	+	O	+	+	O
NT SA06	+ +	++	+	O	+	+ +	+ +	+	+	+ +	O	-	O	++	O	O
TH SA01	+	+	+	-	-	+	?	+ +	+ +	+ +	O	++	-	++	++	++
TH SA02	+	+	O	-	-	+	+	+ +	+ +	+ +	O	++	-	++	+	++
TH SA03	+	+	O	-	-	+	?	+ +	+ +	+ +	?	++	-	++	+	++
TH SA04	+ +	+	O	-	-	+	+	+ +	+ +	+ +	-	++	-	++	++	++
TH SA05	O	+	O	-	-	+	+	+ +	+ +	O	O	++	-	++	O	++
TH SA06	+	+	O	O	+	+ +	+ +	+	+	+	O	++	O	-	+	O
TH SA07	+ +	+	O	-	O	+ +	+ +	-	O	+ +	O	+	O	++	+	O
TH SA08	O	+	O	O	+	+ +	+ +	+ +	+	+	?	+	O	O	O	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
TH SA09	O	-	O	-	+	+	+	+	+	O	+	+	O	O	++	O
TH SA10	O	O	O	O	+	-	O	O	+	O	+	++	O	O	++	O
TH SA11	O	-	O	-	+	+	+	+	+	O	+	O	O	O	++	O
SS SA01	+	+	O	-	-	+ +	+	+	+ +	+ +	+ +	++	+	O	++	++
SS SA02	O	+	O	-	+	+ +	+	+	+	O	-	++	-	+	++	++
SS SA03	+	++	+	O	+	+ +	+	+ +	+	+	-	++	-	++	+	O
SS SA04	+ +	+	+	-	-	+	+	+ +	+ +	+ +	+	++	-	++	++	O
SS SA05	O	+	O	-	-	+	O	+	+ +	O	?	+	O	+	O	O
SS SA06	O	O	-	O	O	O	-	O	+	-	?	O	?	O	O	O
SS SA07	O	O	-	O	O	O	-	O	+	-	O	O	?	O	O	O
SS SA08	+	+	O	O	O	+	O	+	+	O	O	-	O	+	O	O
SS SA09	O	+	O	O	+	+	O	+	+	O	?	O	O	+	+	O
SS SA10	+	+	O	O	+	O	?	O	?	O	O	++	O	++	++	O
SS SA11	O	O	O	-	O	+	+	+	+	O	-	++	O	+	+	O
SS SA12	O	O	O	O	O	O	O	+	+	O	-	O	O	+	+	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
SS SA13	O	O	O	O	O	O	O	+	+	O	-	O	O	O	O	O
SS SA14	O	O	O	O	O	O	O	-	+	O	O	-	O	O	+	O
BG SA01	O	+	O	-	+	+ +	+	+	+	O	+	++	+	+	+	++
BG SA02	+	+	O	-	+	+	?	+	+	+ +	+	++	+	+	+	++
BG SA03	O	+	O	-	O	+ +	+	+	+	O	-	++	-	+	+	O
BG SA04	+	+	O	-	+	+	+	+	+	+ +	+ +	++	O	+	O	O
BG SA05	O	+	O	-	O	+ +	+	+	+	O	+	++	+	O	+	++
BG SA06	O	+	O	-	O	+ +	?	+	+	O	+	++	O	+	+	++
BG SA07	O	+	O	-	O	+ +	O	+	+	O	+	++	O	+	+	+
BG SA08	O	+	O	-	O	+ +	+	+	+	O	+	++	O	+	+	+
BG SA09	O	+	O	-	O	+ +	+	+	+	O	+	++	O	+	O	O
BG SA10	O	+	O	-	O	+ +	+	+	+	O	+	++	O	+	O	O
BG SA11	O	+	O	O	O	+ +	O	+	+	O	+ +	+	O	+	+	O
BG SA12	+	+	O	O	O	O	O	+	+	+ +	+	+	+	O	O	O
BG SA13	+	+	+	O	+	+	?	-	+	+ +	-	-	O	+	+	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
BG SA14	+ +	+	O	O	+	-	O	+	+	+ +	O	-	O	++	O	O
BG SA15	+ +	+	O	O	+	-	+	+	+	+ +	O	+	O	++	O	O
WG SA01	+	+	O	-	-	+	?	+	+ +	+	?	++	-	++	O	++
WG SA02	O	+	O	-	-	+	O	+	+ +	O	-	++	-	++	++	++
WG SA03	+	O	O	-	-	O	?	+	+	+	-	++	+	+	O	++
WG SA04	+	+	O	-	-	+	?	+	+ +	+	-	++	-	++	O	++
WG SA05	+ +	+	+	-	O	+ +	+ +	+	+ +	+ +	-	++	-	++	O	++
WG SA06	O	+	O	-	-	+ +	?	+	+ +	O	-	++	-	++	O	++
WG SA07	O	+	+	-	O	+	+ +	+	+	O	-	++	-	++	O	++
WG SA08	+ +	++	O	-	-	O	+ +	O	+ +	+ +	O	++	-	++	++	++
WG SA09	O	+	O	-	O	+	+ +	+	+	O	O	++	O	+	-	++
WG SA10	O	O	O	-	+	+	?	+	+ +	O	O	++	-	++	++	++
WG SA11	O	O	-	O	+	+	?	+	+ +	-	O	+	-	++	++	O
WG SA12	O	O	O	O	-	+ +	?	+	+ +	O	-	O	-	++	++	O
WG SA13	O	O	O	O	+	O	O	O	+	O	?	+	O	++	++	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
WG SA14	O	-	O	-	O	-	?	-	+ +	O	?	+	-	++	++	O
WG SA15	O	O	O	O	+	+ +	?	+	+	O	-	O	-	++	++	O
WG SA16	O	O	O	O	O	+ +	?	+	+	O	?	O	-	++	++	O
WG SA17	+ +	O	O	O	+	+ +	?	+	+	+ +	?	+	-	++	++	O
WG SA18	+	O	O	O	-	+ +	?	?	+	+	?	+	-	++	++	O
WG SA19	?	+	O	-	+	+ +	?	+	+	?	-	++	-	+	O	++
WG SA20	O	+	O	-	+	+ +	?	+	+	O	-	++	-	++	O	++
WG SA21	O	+	O	-	+	+ +	?	+	+ +	O	-	++	-	++	-	++
WG SA22	O	O	O	-	-	+ +	?	+	+	O	-	++	O	+	O	++
WG SA23	O	O	O	-	O	+	+ +	+	+	O	-	++	-	++	-	++
WG SA24	O	O	O	-	O	O	?	+	+	O	-	++	O	++	O	OO
WG SA25	O	O	O	-	O	+ +	?	+ +	+	O	-	+	-	++	++	OO
WG SA26	+ +	O	O	O	+ +	O	?	O	+	+ +	+ +	++	+	O	++	OO
WG SA27	+ +	+	O	O	+	+ +	?	+	+	+ +	-	++	O	+	+	OO
WG SA28	+ +	+	O	O	+ +	+ +	+	+ +	+	+ +	+ +	O	+	O	+	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
GL SA01	+	++	O	O	+	+ +	?	+ +	+	O	+	O	-	++	+	+
GL SA02	+	+	+	-	-	+ +	?	+ +	+ +	+	?	+	-	++	++	++
GL SA03	O	-	O	-	O	O	?	+	+	O	+	-	O	O	++	O
GL SA04	O	O	O	O	O	O	?	+	+	O	+	O	O	O	++	O
GL SA05	O	-	O	-	O	O	?	+	+	O	+	O	O	O	++	O
GL SA06	O	-	O	-	O	+	+	+	+	O	+	O	O	O	++	O
GL SA07	O	-	O	-	O	+	+	+	+	O	+	O	O	O	++	O
GL SA08	+	+	O	O	+	+	?	+	+	O	O	O	O	O	O	O
GL SA09	+	+	O	-	+	+	?	+	+	O	O	O	O	+	O	+
GL SA10	+	O	O	O	+	+	?	+	+	O	O	O	O	+	+	O
HY SA01	+	+	O	O	+ +	+ +	+ +	+ +	O	+	-	O	-	++	O	O
HY SA02	O	+	O	O	+	+ +	?	+	+	O	O	-	O	+	O	O
HY SA03	O	+	O	-	+	+	?	+	+	O	-	O	O	+	+	O
HY SA04	O	+	O	-	O	O	O	O	+	O	O	O	O	O	O	O
HY SA05	O	+	O	-	O	O	?	+	+	O	-	+	O	+	O	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
HY SA06	+	+	O	O	++	+	?	+	+	+	O	+	O	+	O	O
HY SA07	+	-	O	-	+	+	?	+	+	O	-	+	O	+	O	O
HY SA08	O	-	O	?	O	O	?	+	+	O	?	O	-	?	?	O
CE SA01	+	+	O	-	+	++	?	+	+	+	+	+	O	+	+	++
CE SA02	+	+	O	-	+	+	O	+	+	+	+	+	O	+	+	++
CE SA03	+	O	O	O	O	O	O	+	+	+	+	+	O	+	+	O
CE SA04	++	O	O	O	-	+	?	+	+	++	?	+	O	++	O	O
CE SA05	O	+	O	O	O	+	O	O	+	O	+	-	O	+	O	O
CE SA06	+	O	O	O	+	O	O	O	+	+	?	O	-	+	++	+
CE SA07	O	+	O	O	O	O	O	+	+	O	?	-	O	O	O	O
SG SA01	O	+	O	-	+	+	?	+	+	O	+	++	-	++	O	++
SG SA02	O	+	O	O	O	O	O	+	+	O	+	++	O	+	O	+
SG SA03	+	++	O	O	+	+	O	+	+	+	?	++	O	+	O	O
SG SA04	O	O	O	O	O	O	O	+	+	O	?	++	O	+	O	O
HG SA01	O	+	O	O	+	+	O	+	+	O	?	-	O	+	+	O

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
HG SA02	+	+	++	O	+	O	O	+	O	+	?	+	O	O	O	O
HG SA03	O	O	O	-	O	O	O	+	+	O	+	+	-	+	+	O
HG SA04	O	O	O	-	O	+	O	+	+	O	-	+	O	+	O	O
HG SA05	O	+	+	O	-	-	?	--	-	O	+	O	O	+	O	O
HG SA06	+	+	O	O	O	O	O	O	-	+	?	++	O	O	+	+
HG SA07	O	+	O	-	+	+	O	+	+	O	?	++	O	+	O	++
HG SA08	O	+	O	O	+	+	O	+	+	O	O	+	O	+	+	O
HG SA09	+ +	++	O	O	+	+	O	+	+	+ +	O	O	O	++	O	O
HG SA10	O	+	O	O	O	O	O	O	+	O	-	+	O	+	O	O
HG SA11	O	O	O	O	O	O	O	+	+	O	+	-	O	++	O	O
HG SA12	+ +	++	O	O	+	O	O	O	+	+ +	?	-	O	++	O	O
HG SA13	O	-	O	O	O	O	O	+	+	O	?	O	O	O	O	O
MH SA01	+	+	O	-	O	O	O	+	+	+	+	+	O	O	+	+
MH SA02	+	+	O	-	+	+	O	+	+	O	+	O	O	+	+	++
MH SA03	O	+	O	-	O	+	O	+	+	O	?	O	O	+	O	++

Site Ref	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14	IIA15	IIA16
MH SA04	+	++	O	O	+ +	+ +	?	+ +	O	+	?	O	+	O	O	O
MH SA05	O	+	O	O	+	+	O	+	+	O	+	O	O	+	+	O
MH SA06	O	+	O	O	O	O	O	+	+	O	+	O	O	+	O	O
MH SA07	O	+	O	O	+	+	O	+	+	O	O	O	+	+	+	O
MH SA08	O	+	O	O	O	O	?	+	+	O	O	+	O	+	O	O
MH SA09	O	+	O	O	+	O	?	O	+	O	O	O	O	+	-	O

Interpretation Summary: Site Assessments

IIA1 Social Infrastructure

The assessment indicates that the site allocations are expected to have predominantly neutral to minor positive effects on social infrastructure across the borough. Positive effects are concentrated within the major regeneration areas of Wood Green, Tottenham Hale, North Tottenham, and Seven Sisters and South Tottenham, where mixed-use redevelopment and town centre regeneration are expected to improve access to existing health, education, community, leisure and civic facilities. Significant positive effects are relatively limited and are associated with allocations that directly support the provision or enhancement of social infrastructure, including NT SA06 (The Selby Centre), WG SA05 (Wood Green Library), WG SA26 (Civic Centre), HG SA02 (Highgate School), and the specialist care and accommodation allocations at HG SA09, HG SA12, BG SA14 and BG SA15.
In neighbourhoods such as Crouch End, Hornsey, Muswell Hill, Green Lanes and parts of Bruce Grove, most allocations are assessed as neutral where they do not directly provide or result in the loss of social infrastructure and are unlikely to materially affect overall capacity. No significant negative effects are identified, reflecting the absence of allocations proposing the loss of existing schools, healthcare facilities or major community infrastructure without replacement.

IIA2 Improving Health

The assessment identifies a generally positive pattern of effects on health and wellbeing across the borough. Most site allocations are located within established urban areas that benefit from good access to healthcare facilities, parks and open spaces, walking and cycling routes, leisure facilities, public transport and local services. Consequently, a large proportion of allocations are assessed as having either minor positive or neutral effects through supporting healthy lifestyles, improving access to services and enabling residents to meet their day-to-day needs without reliance on private car travel.

Significant positive effects are focused on allocations that directly provide, retain or enhance health, leisure or specialist care facilities, or which offer substantial health and wellbeing benefits for existing and future residents. These include NT SA06 (The Selby Centre), SS SA03 (Tottenham Green Leisure Centre and Marcus Garvey Library), SG SA03 (Osborne Grove), MH SA04 (Alexandra Palace and Park), HG SA09 (Former Mary Guild Care Home) and HG SA12 (44-46 Hampstead Lane), which support healthcare provision, specialist accommodation, recreation opportunities or improved wellbeing outcomes.

Minor negative effects are generally associated with sites located adjacent to major roads, within Air Quality Focus Areas, close to industrial land, or on sites affected by potential contamination. These effects are most evident within parts of Tottenham Hale, Green Lanes, Hornsey and Wood Green, where future residents may experience greater exposure to air pollution, noise or other environmental burdens.

IIA3 Education

The assessment indicates largely neutral effects on education and training provision across the borough. Most site allocations do not directly provide educational facilities and are therefore unlikely to materially affect access to education or training opportunities. Neutral effects are particularly common within Wood Green, Bruce Grove, Hornsey, Highgate, Muswell Hill and Green Lanes where allocations focus primarily on housing, employment, town centre or mixed-use regeneration.

Positive effects are associated with allocations that either support the retention, reprovision or expansion of educational facilities, or explicitly allow for education and training uses within mixed-use schemes. Significant positive effects are limited and principally associated with HG SA02 (Highgate School), while minor positive effects occur on a number of regeneration sites that provide flexibility for educational, skills, training or community learning uses as part of broader mixed-use development proposals.

Negative effects are limited to a small number of allocations where existing educational facilities may be lost, relocated or reduced in scale. These include SS SA06 (Former Stamford Hill Primary School), SS SA07 (Tiverton Primary School) and WG SA11 (Mallard and Kingfisher Place), where the assessment identifies a potential reduction in educational provision without clear replacement identified. However, significant negative effects are not identified.

IIA4 Air, Light, Noise and Pollution

The assessment identifies a mixed pattern of effects, although minor negative impacts are most common across the borough. This reflects the fact that many allocations are located within town centres, in proximity to, or within industrial areas, or adjacent to railway lines. The introduction of new residential and other sensitive uses in these locations has the potential to increase exposure to environmental pollutants and noise.

Minor negative effects are particularly prevalent within Tottenham Hale, Seven Sisters, Bruce Grove and Wood Green, where higher-density development is proposed in locations close to railway lines, commercial activity and Air Quality Focus Areas. Similar effects are identified on a number of Green Lanes, Stroud Green and Muswell Hill sites.

Most remaining allocations are assessed as neutral where development is unlikely to significantly alter environmental conditions or where no sensitive uses are proposed. Significant positive effects are not identified, reflecting the absence of allocations involving the large-scale removal of existing polluting land uses.

IIA5 Climate Change Mitigation

The assessment identifies a mixed but generally neutral to minor positive pattern of effects for climate change mitigation across the borough, reflecting the balance between the benefits of developing accessible brownfield sites and the embodied carbon impacts associated with large-scale redevelopment. Minor positive effects are most common in Bruce Grove, Green Lanes, Hornsey, Crouch End, Highgate and Muswell Hill, where allocations are generally of a modest scale, make efficient use of previously developed land and existing infrastructure, and are less reliant on extensive demolition or tall-building construction.

The strongest positive effects are associated with allocations that prioritise the retention, reuse or enhancement of existing assets, most notably WG SA26 (Civic Centre) and MH SA04 (Alexandra Palace and Park), together with environmentally focused sites that support carbon sequestration, such as HY SA01 (Hornsey Filter Beds).

In contrast, a number of allocations within the major renewal areas of Wood Green, Tottenham Hale, North Tottenham and parts of Seven Sisters and South Tottenham are assessed as having minor negative effects. Although these sites are generally located in highly accessible locations with high PTAL and SAM ratings, many are identified for tall buildings and comprehensive redevelopment resulting in potentially significant whole-life carbon impacts associated with demolition, construction and the use of carbon-intensive structural materials and building services associated with tall buildings. Under the whole-life carbon approach adopted for this assessment, the climate mitigation benefits of accessibility and efficient land use are therefore partially offset by the likely emissions associated with large-scale redevelopment. No allocations are assessed as having significant negative effects, reflecting the absence of proposals combining poor accessibility, inefficient land use and substantial demolition without mitigation.
Overall, the site allocations are expected to support the transition to a low-carbon borough, whilst the assessment highlights the importance of building retention, retrofit, whole-life carbon reduction and embodied carbon minimisation in the delivery of major regeneration schemes.

IIA6 Climate Adaptation and Resilience

The assessment identifies a predominantly minor to significant positive effect on climate adaptation and resilience across the borough, making this one of the strongest-performing sustainability objectives within the assessment. Positive effects are anticipated for the majority of allocations as redevelopment provides opportunities to incorporate sustainable drainage systems (SuDS), urban greening, tree planting, improved building

performance and other climate-resilient design measures. Many allocations also provide opportunities to reduce existing surface water runoff, improve resilience to overheating by providing cool spaces and strengthen the borough's wider green and blue infrastructure network.

The strongest positive effects are concentrated within the borough's major regeneration areas, including North Tottenham, Tottenham Hale, Seven Sisters and South Tottenham, Wood Green and Bruce Grove, where comprehensive redevelopment and estate renewal proposals provide significant opportunities to introduce new green infrastructure, improve flood resilience and create more climate-resilient urban environments. Significant positive effects are identified at a number of larger allocations, including NT SA01 (High Road West), NT SA02 (Tottenham Hotspur Stadium), NT SA03 (Northumberland Park Estate), TH SA06 (Lock Keepers Cottage), TH SA07 (Former Garage Site), WG SA05 (Wood Green Library), WG SA15 (Quicksilver Place), WG SA17 (Clarendon Road Gateway) and BG SA01 (Bruce Grove Station), where substantial opportunities exist to deliver urban greening, improved drainage and climate adaptation measures. Significant positive effects are also identified at environmentally focused allocations such as at HY SA01 (Hornsey Filter Beds), where new wetlands are proposed to enhance existing green and blue infrastructure.

Neutral effects are generally associated with smaller infill, backland or constrained urban sites where opportunities to materially improve resilience to climate change are more limited due to site size, location or development constraints. Negative effects are limited to a small number of allocations where development is proposed within existing open spaces, green infrastructure networks or where proposed uses are particularly vulnerable to flood risk, such as the gypsy and traveller pitches proposed at BG SA14 (Brookside Green) and BG SA15 (Rear of 167 The Roundway). A small number of allocations in Wood Green and Highgate also generate minor negative effects where opportunities for adaptation are constrained or sensitive existing green infrastructure assets could potentially be affected.

Overall, the site allocations are expected to make a substantial positive contribution to the borough's resilience to climate change. The widespread incorporation of urban greening, sustainable drainage, flood mitigation measures and climate-responsive design is anticipated to improve resilience to flooding, overheating and extreme weather events across most neighbourhoods, while opportunities associated with strategic green and blue infrastructure corridors, open spaces and watercourse enhancement provide additional longer-term adaptation benefits.

IIA7 Water Resources and Pollution

The assessment identifies a mixture of minor positive and uncertain effects in relation to water resources and pollution across the borough. Minor positive effects are anticipated for many allocations on previously developed land where redevelopment is expected to improve water efficiency, incorporate sustainable drainage systems (SuDS), increase soft landscaping and improve the management of surface water runoff compared with existing conditions. The strongest positive effects are associated with a small number of allocations that provide opportunities to enhance water environments and associated blue-green infrastructure, including sites linked to the Moselle, River Lea, New River and other watercourses,

together with allocations where opportunities for deculverting or wider watercourse enhancement have been identified. Significant positive effects are therefore concentrated within parts of North Tottenham, Tottenham Hale, Hornsey and Wood Green, where site allocations support strategic improvements to the borough's Blue Ribbon Network.

A notable feature of the assessment is the relatively high number of uncertain effects, particularly within Wood Green, Tottenham Hale, Hornsey, Green Lanes, Stroud Green and parts of Bruce Grove and Muswell Hill. In many cases this reflects the location of sites within Source Protection Zones or other environmentally sensitive areas where further site-specific investigations will be required to determine the potential effects of development on groundwater quality, water resources and pollution pathways. Whilst policy requirements relating to sustainable drainage, water efficiency and pollution control are likely to mitigate adverse effects, the extent of any residual impacts cannot be fully determined at the plan-making stage.

No significant negative effects have been identified and only a limited number of allocations are expected to generate adverse effects on water resources. Overall, the site allocations are expected to support the sustainable management of water resources across the borough, although the eventual effects for a number of sites will depend on detailed design, drainage strategies, hydrogeological assessments and the implementation of appropriate mitigation measures through the development management process.

IIA8 Biodiversity and Open Space

The assessment identifies a broadly positive pattern across the borough, with most allocations expected to deliver biodiversity net gain, urban greening and enhanced green infrastructure as part of redevelopment proposals. The strongest positive effects are concentrated within the major regeneration areas of Tottenham Hale, Wood Green, North Tottenham and parts of Seven Sisters, where large-scale redevelopment provides opportunities to create new public realm, introduce extensive planting, improve ecological connectivity and strengthen access to green infrastructure.

Other neighbourhoods are characterised primarily by smaller brownfield or urban redevelopment sites, which provide opportunities for biodiversity enhancements and urban greening but are less likely to deliver strategic-scale improvements to ecological networks or open space provision.

Negative effects are limited to a small number of sites located within, or substantially affected by, sensitive environmental designations such as Metropolitan Open Land (MOL), Green Belt, ecological corridors and sites of biodiversity importance – HGSA05 land adjacent 27 Aylmer Road loss of MOL with limited opportunities to enhance biodiversity, THSA07 former garage site – located within Lea Valley corridor, potential to erode

ecological connectivity & adverse effects on openness. All other allocations are considered capable of avoiding or mitigating significant effects through site design, biodiversity enhancement and green infrastructure measures.

Overall, the site allocations are anticipated to make a positive contribution to biodiversity, nature recovery and green infrastructure across all neighbourhoods, with significant adverse effects confined to a small number of environmentally constrained sites.

IIA9 Soils and Minerals

The assessment identifies a predominantly positive pattern of effects in relation to soils and the efficient use of land resources across the borough. This reflects the fact that the vast majority of allocations are located on previously developed land and support the redevelopment and intensification of brownfield sites within existing urban areas. Minor positive effects are common across most neighbourhoods where development makes efficient use of land through medium- and higher-density forms of development, reducing pressure on undeveloped land and supporting the sustainable use of finite land resources. Positive effects are particularly evident within the borough's regeneration areas, including North Tottenham, Tottenham Hale, Seven Sisters and South Tottenham, Bruce Grove and Wood Green, where significant areas of previously developed land are proposed for redevelopment.

The strongest positive effects are concentrated within those allocations identified as potentially suitable for tall buildings, where development is expected to optimise land use capacity in highly accessible locations and make particularly efficient use of limited urban land resources. Significant positive effects are therefore most prevalent in Wood Green, which contains the largest concentration of tall-building allocations, together with parts of Tottenham Hale, North Tottenham, Seven Sisters and South Tottenham, Green Lanes and Stroud Green. These allocations are generally located within town centres, growth areas and highly accessible locations where intensification supports strategic objectives for compact urban growth and reduces the need for development on undeveloped land elsewhere.

Negative effects are limited and are generally associated with allocations affecting areas of Metropolitan Open Land (MOL), Green Belt or other undeveloped land, where development may result in the loss of existing soil resources, permeable surfaces or open land functions. Such effects are concentrated within a small number of allocations, including sites such as HG SA05 (Land Adjacent 27 Aylmer Road) and other allocations involving development within established open spaces or environmentally sensitive locations. However, the number of such sites is limited in comparison with the overall portfolio of allocations.

Overall, the site allocations are expected to make a positive contribution to the efficient use of land and soil resources by focusing growth on previously developed sites, promoting urban regeneration and supporting higher-density development in sustainable locations. As a result, significant positive and minor positive effects substantially outweigh negative effects, indicating that the Local Plan is likely to support the long-term sustainable management of land resources across the borough.

IIA10 Social Inclusion and Equality

The assessment identifies a predominantly positive pattern of effects in relation to social inclusion and equality across the borough, reflecting the concentration of development within accessible urban areas and neighbourhoods experiencing comparatively higher levels of deprivation, socioeconomic disadvantage and health inequalities. Positive effects are particularly evident within the major regeneration and growth areas of North Tottenham, Tottenham Hale, Seven Sisters and South Tottenham, Bruce Grove and Wood Green, where redevelopment is expected to improve access to housing, employment opportunities, services, public transport, public realm improvements and community facilities. These allocations have the potential to contribute to wider objectives relating to reducing spatial inequalities and supporting more inclusive growth across the borough.

The strongest positive effects are concentrated within North Tottenham, where a number of allocations score significant positive effects due to their location within areas of high deprivation and their potential to support comprehensive regeneration, improve access to services and opportunities, and deliver wider social and economic benefits. Significant positive effects are also identified for a number of larger regeneration schemes within Tottenham Hale, Bruce Grove, Seven Sisters and South Tottenham and Wood Green, where redevelopment is expected to improve accessibility, support inclusive communities and increase opportunities for groups that may currently experience barriers to accessing housing, services, employment and community infrastructure.

Neutral effects are generally associated with smaller-scale allocations, particularly within Hornsey, Crouch End, Highgate, Muswell Hill and parts of Stroud Green, where development is unlikely to materially affect patterns of social inclusion or inequality at the borough scale. Negative effects are limited and are primarily associated with a small number of allocations where existing community, employment or local service functions may be affected, or where redevelopment could result in the loss of facilities relied upon by particular groups unless appropriate replacement or mitigation measures are secured. Overall, however, the assessment indicates that the Local Plan allocations are expected to make a positive contribution towards reducing inequalities and supporting social inclusion, with benefits concentrated within the borough's principal regeneration areas and neighbourhoods experiencing the greatest social and economic challenges.

IIA11 Historic Environment, Culture and Character

The assessment identifies a mixed pattern of effects in relation to heritage, townscape and cultural significance across the borough. Positive effects are anticipated where redevelopment provides opportunities to repair the urban fabric, remove elements that detract from local character, enhance the setting of heritage assets, reinforce established townscape patterns or support the conservation and interpretation of industrial heritage. These effects are particularly evident within parts of Bruce Grove, Crouch End, Green Lanes, Muswell Hill and Tottenham Hale, including sites within the Harringay Warehouse Living District, where allocation requirements seek to maintain and enhance the area's distinctive industrial character, urban grain, building form and townscape qualities. Significant positive effects are limited to a small number of allocations with clear conservation-led regeneration objectives, most notably Wards Corner, together with allocations that support the retention, restoration and long-term conservation of heritage assets and their settings.

Uncertain effects occur within this assessment, particularly within Highgate, Muswell Hill, Wood Green, Hornsey and parts of Stroud Green, where allocations are located within Conservation Areas, the setting of listed buildings or important local and strategic view corridors, including panoramic views from Alexandra Palace and the effects of development are heavily dependent on detailed design, scale, massing, architecture and materials and cannot be fully determined at the plan-making stage. This is evident within parts of North Tottenham, where proposed growth and intensification, including identified tall building locations, intersect with local heritage assets and locally important views. In these cases, the eventual effects on heritage significance and townscape character will depend on the detailed design of future development proposals and their relationship with surrounding heritage assets, local character and key views. Consequently, a precautionary uncertain score has been applied where both enhancement opportunities and potential heritage impacts may arise.

Minor negative effects are generally associated with allocations located within highly sensitive heritage contexts where designated heritage assets, Conservation Areas or established townscape character may be affected and where clear enhancement opportunities are less evident. However, the assessment does not indicate a consistently negative pattern within the borough's regeneration areas. In North Tottenham, Tottenham Hale and Seven Sisters and South Tottenham, a mix of positive, uncertain and negative effects is identified, reflecting the varied relationship between individual allocations and the historic environment. Positive effects within these neighbourhoods are associated with conservation-led regeneration, the retention and restoration of heritage assets, enhancement of industrial heritage and the reinforcement of existing townscape character.

Overall, the assessment suggests that the majority of effects on heritage and townscape will ultimately depend on the extent to which the design of future development responds positively to local character and delivers high-quality, contextually sensitive design. Whilst a number of allocations provide opportunities to enhance heritage significance and improve townscape quality, particularly through the removal of detracting

features and the restoration of historic assets, careful design will be essential to ensure that growth is successfully accommodated within Haringey's Conservation Areas, heritage settings and important view corridors.

IIA12 Transport and Connectivity

The assessment identifies a strongly positive pattern of effects for transport and connectivity across the borough. Most allocations are located within highly accessible urban locations with good public transport accessibility levels, established walking and cycling networks and close to employment, services and town centres. As a result, positive effects are widespread throughout the site portfolio.

Significant positive effects are concentrated within town centre locations of Tottenham Hale, Seven Sisters, Bruce Grove and Wood Green, where allocations are located adjacent to Underground stations, rail stations, bus interchanges and strategic active travel routes. Particular benefits are identified around Tottenham Hale Station, Seven Sisters Station and Wood Green Metropolitan Centre, where development will reinforce sustainable travel patterns and reduce reliance on private vehicles.

Minor positive effects are identified on a number of smaller allocations across Highgate, Hornsey, Muswell Hill, Green Lanes and Crouch End that have reasonable access to public transport and local services but are not served by the highest accessibility levels found elsewhere in the borough.

Negative effects are limited to a small number of sites located in relatively lower-accessibility locations or where development intensity may not align with existing transport capacity. However, no significant negative effects are identified, reflecting the generally sustainable spatial strategy of concentrating growth within accessible locations.

IIA13 Waste

The assessment identifies a predominantly neutral pattern of effects in relation to waste and the circular economy. Most allocations neither support nor result in the loss of strategic waste management infrastructure and are therefore unlikely to materially affect borough-wide waste management capacity.

Minor positive effects are associated with sites involving the retention, reuse or refurbishment of existing buildings and structures, thereby reducing construction waste and supporting circular economy principles. These effects are evident on a limited number of heritage-led regeneration and adaptive reuse schemes across the borough.

Minor negative effects are more common and are associated with larger redevelopment sites, particularly within Tottenham Hale, Wood Green, Seven Sisters and North Tottenham, where comprehensive redevelopment and higher-density development may generate increased construction and operational waste streams. Some allocations involving substantial demolition are also expected to generate short-term waste management pressures.

No significant positive or significant negative effects are identified, as no allocation is anticipated to either deliver major waste infrastructure or result in the loss of strategic waste management facilities.

IIA14 Housing

The assessment identifies overwhelmingly positive effects for housing delivery across the borough. The vast majority of site allocations are expected to deliver new homes and contribute towards meeting Haringey's identified housing needs, including affordable housing requirements and the provision of accessible and adaptable homes.

Significant positive effects are concentrated within the areas of Tottenham Hale, North Tottenham, Seven Sisters, Bruce Grove and Wood Green, where large-scale mixed-use redevelopment is expected to deliver substantial numbers of new homes. Significant positive effects are also identified for specialist housing allocations, including older persons accommodation, care accommodation, Gypsy and Traveller pitches and temporary accommodation proposals that address specific housing needs.

Minor positive effects are associated with smaller infill and redevelopment sites across Hornsey, Green Lanes, Crouch End, Highgate, Muswell Hill and Stroud Green, where housing delivery is anticipated but at a more modest scale.
Only a limited number of allocations are assessed as neutral where no new housing is proposed, and no significant negative effects are identified because no allocation is expected to result in a net loss of housing without replacement.

IIA15 Economy and Industry

The assessment identifies a strongly positive effect on the borough's economy and employment base. Many allocations retain, intensify or expand employment provision whilst also supporting wider town centre regeneration, mixed-use development and opportunities for business growth.

Significant positive effects are concentrated within Tottenham Hale, Seven Sisters, Wood Green and Green Lanes, where major regeneration schemes are expected to deliver substantial new workspace, employment floorspace, commercial development and creative industries space.

Particular benefits arise from allocations that support office development, creative workspaces, industrial intensification and employment-led regeneration.

Minor positive effects are identified across much of the remainder of the borough where allocations support local employment opportunities, improve access to jobs or retain existing employment activity. These effects are especially evident within North Tottenham, Bruce Grove, Hornsey and Muswell Hill.

Negative effects are relatively limited and generally relate to allocations where residential development may constrain or replace existing employment activities. These effects are typically assessed as minor and are not expected to undermine the borough's overall employment land supply. No significant negative effects have been identified.

IIA16 Town Centres

The assessment identifies a strongly positive pattern of effects for town centres across the borough. Many allocations are located within or immediately adjacent to designated town centres and are expected to support increased footfall, commercial activity, service provision and investment.

Significant positive effects are concentrated within Wood Green Metropolitan Centre, Tottenham Hale District Centre, Seven Sisters and Bruce Grove, where major mixed-use regeneration schemes will reinforce the role of these centres as locations for housing, employment, retail, leisure, cultural and community activity. The inclusion of active frontages, commercial floorspace and public realm improvements further strengthens these positive effects.

Minor positive effects are associated with smaller allocations that introduce additional residents and employment opportunities within walking distance of local centres, thereby supporting expenditure, activity levels and the long-term vitality of local shopping parades and neighbourhood centres.

Neutral effects are generally limited to sites located away from major centres or where development is unlikely to materially affect town centre performance. No significant negative effects have been identified, reflecting the strategy of directing growth towards existing centres rather than competing out-of-centre locations.

Appendix G: Health Impact Assessment (HIA)

This section summarises the HIA, which has been integrated within the IIA. HIA is not a statutory requirement of the plan preparation process, however, Planning Practice Guidance states that 'Local planning authorities should ensure that health and wellbeing and health infrastructure are considered in local and neighbourhood plans and in planning decision making'. It also states that 'a health impact assessment may be a useful tool to use where there are expected to be significant impacts'.

The table below identifies the primary links between the IIA objectives and the HIA priorities, reflecting the shared focus on the wider determinants of health and wellbeing. The mapping is intended to aid interpretation of the assessment framework and should not be viewed as limiting health considerations to specific objectives. Health and wellbeing implications have been considered throughout the assessment, and all policies and site allocations have been assessed against the full set of IIA objectives.

Table G.1: SUMMARY OF IIA OBJECTIVES RELATING TO THE HEALTH IMPACT ASSESSMENT

IIA Objective	Description	HIA PRIORITY
IIA1 Social Infrastructure	**Provision of social infrastructure in appropriate, accessible locations including education and health services.**	**PR2, PR1**
IIA2 Improving Health	**Contribute to the physical and mental health and wellbeing of residents, whilst addressing the social determinants of health.**	**All priorities**
IIA3 Education	**Improve quality of, and access to, education and training facilities.**	**PR7, PR2**
IIA4 Air, Light and Noise Pollution	**Reduce emissions and concentrations of harmful atmospheric pollutants and minimise air, light and noise pollution, particularly in vulnerable communities and areas experiencing the greatest environmental burden.**	**PR4, PR3**
IIA5: Climate Change Mitigation	**To minimise greenhouse gas emissions by reducing energy demand, supporting a just transition to a net zero carbon and resource-efficient borough.**	**PR4, PR3**
IIA6: Climate Adaptation and Resilience	**Adapt to the effects of climate change including building resilience against current and future flood risk and minimising the risk of overheating to protect health and wellbeing.**	**PR4, PR3**
IIA7: Water Resources and Pollution	**To protect and enhance water quality, minimise pressure on water resources, reduce water consumption and manage wastewater sustainably.**	**PR4, PR5**

IIA8: Biodiversity and Open Space	**To safeguard, enhance and restore biodiversity and geodiversity, support nature recovery and ecological connectivity, and improve inclusive access to green infrastructure and natural spaces.**	**PR5, PR4**
IIA10: Social Inclusion and Equality	**Reduce inequalities and promote social inclusion, accessibility, community cohesion and equality of opportunity for all residents.**	**PR1, PR2**
IIA12: Transport and Connectivity	**To deliver a well-connected borough by promoting sustainable and active travel, enhancing accessibility and connectivity for people of all ages and abilities, and supporting the delivery of resilient digital infrastructure.**	**PR6, PR2**
IIA14: Housing	**To deliver high-quality, affordable and accessible homes that meet identified needs, reduce inequalities and support healthy communities.**	**PR3, PR1**

The Health Impact Assessment (HIA) is structured around seven health priorities that reflect the key determinants of health and wellbeing that can be influenced through planning policy. In addition to assessing likely impacts against each priority, all policies should be considered through the lens of health inequalities and equity.

Cross-cutting health inequalities considerations

Health outcomes are not experienced equally across Haringey. Existing inequalities arise from differences in the wider determinants of health, including income, employment, education, housing quality, access to services, environmental conditions, transport accessibility, and access to green space and community assets. Accordingly, for all HIA priorities and assessment questions, the following cross-cutting consideration is applied: ' Will the policy contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably?'

Assessments have considered whether the policy is likely to:

- Reduce existing health inequalities;
- Maintain existing patterns of inequality; or
- Exacerbate existing health inequalities.

Consideration was also given to:

- The distribution of impacts across different communities and geographic areas;

- Whether benefits are likely to be experienced equally by all groups;
- Whether any groups may experience disproportionate adverse effects;
- Accessibility, affordability and inclusivity of outcomes generated by the policy; and
- Opportunities to improve health outcomes for communities experiencing the greatest health, social, economic or environmental disadvantage.

Particular regard was given to:

- Children and young people
- Older people
- Disabled people
- People with long-term health conditions
- People on low incomes
- Ethnic minority communities
- Women and girls
- Carers
- People experiencing homelessness or housing insecurity
- Other vulnerable or marginalised groups

Health inequality impacts are explicitly identified within the assessment commentary and reflected within proposed mitigation, enhancement or monitoring measures.

Digital connectivity is increasingly recognised as an important wider determinant of health and wellbeing. Access to reliable digital infrastructure can support access to healthcare services, education and training opportunities, employment, community participation and a range of public services. Digital connectivity can therefore help reduce social exclusion and improve accessibility, particularly for groups who may face barriers to accessing services in person.

The HIA has considered both the potential benefits and risks associated with digital infrastructure, as a cross-cutting consideration through relevant HIA priorities and IIA objectives. Potential positive health effects include improved access to healthcare, information, education, employment opportunities and social networks. Potential adverse effects may arise indirectly through environmental impacts associated with

digital infrastructure and supporting facilities. These may include noise, emissions from backup power generation, increased energy demand and water consumption associated with data centres and related infrastructure, where relevant.

The assessment therefore considers the extent to which policies may influence health outcomes through digital inclusion, access to services and information, and any relevant environmental effects associated with supporting infrastructure.

Particular consideration is also given to the cumulative effects of policies on communities experiencing multiple forms of disadvantage. Assessments consider how different determinants of health, including housing, employment, accessibility, environmental quality and access to services, may interact to influence health outcomes and health inequalities.

For each priority area, the HIA assesses whether the policies and proposals:

- Reduce or exacerbates health inequalities.
- Affect particular population groups differently.
- Result in cumulative impacts when combined with existing environmental, social or economic pressures.
- Improve outcomes for communities experiencing the greatest health disadvantage.

Table G.2: HIA FRAMEWORK

HIA PRIORITY	ASSESSMENT QUESTIONS	POTENTIAL HEALTH IMPACTS	POLICY DETAILS/EVIDENCE	POSITIVE/ NEGATIVE IMPACTS	RECOMMENDED MITIGATION/ ENHANCEMENT/ MONITORING
PR1: HEALTHY AND INCLUSIVE COMMUNITIES	A. Will the policies contribute positively to mental health and wellbeing? B. Will the policies help reduce loneliness and social isolation? C. Will the policies support social	• Improved mental health and wellbeing through increased social interaction and a stronger sense of belonging. • Reduced loneliness, social isolation and social exclusion.	**Relevant Policies** • PM1 Delivering Placemaking • SS1 Spatial Strategy • D1 Haringey Design Principles • D2 Design-led Approach and	Positive	• Continue to apply Inclusive Design principles to all development proposals, ensuring accessibility for people of all ages and abilities. • Prioritise delivery of community infrastructure and essential services within areas of greatest need and deprivation.

	interaction, community cohesion and a sense of belonging? D. Will the policies create safe and inclusive environments for people of all ages, backgrounds and abilities? E. Will the policies promote perceptions of safety and reduce the fear of crime? F. Will the policies support opportunities for community participation, culture and leisure? G. Will the policies contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts	• Improved perceptions of safety and reduced fear of crime. • Increased opportunities for participation in community, cultural, sport and recreational activities. • More inclusive places that support people of all ages, backgrounds and abilities. • Stronger community cohesion and social resilience. • Improved quality of life through access to welcoming and inclusive public spaces. • Reduced inequalities in access to community, cultural, sport and recreation opportunities. • Improved outcomes for groups who may experience barriers to participation, including disabled people, older people, young people and	Delivering Design Quality • D3 Inclusive Design • D4 Public Realm • D5 Active Street Frontages and Shopfronts • C1 A Culturally Rich Borough • C2 Cultural, Sport & Recreation Facilities • S1 Social Infrastructure • S2 Protecting Social Infrastructure • S3 New and Enhanced Social Infrastructure		• Promote co-location of community, health and cultural facilities to maximise accessibility and social interaction. • Require development to incorporate Secured by Design principles, natural surveillance, active frontages and high-quality public realm. • Support opportunities for community participation, culture, leisure and social interaction through flexible and inclusive spaces. • Monitor access to community facilities and services across different demographic groups and neighbourhoods. • Monitor crime, anti-social behaviour, hate crime and perceptions of safety in areas experiencing growth and regeneration. • Monitor indicators relating to loneliness, social isolation and community participation where data is available.

	are distributed equitably?	ethnic minority communities.			
PR2: ACCESS TO HEALTH, CARE AND COMMUNITY SERVICES	A. Will the policies improve access to healthcare facilities and services? B. Will the policies support the provision of health, care and community infrastructure? C. Will the policies improve access to preventative health and wellbeing services? D. Will the policies reduce barriers to accessing services for people with differing needs? E. Will the policies support the co-location and integration of health, care and community facilities? F. Will the policies contribute to reducing health inequalities between	• Improved access to healthcare, social care and wellbeing services. • Improved access to preventative health services and early intervention support. • Better physical and mental health outcomes through adequate social infrastructure provision. • Reduced barriers to services for older people, disabled people and vulnerable groups. • Improved integration of health, care and community facilities. • Reduced pressure on existing services in growth areas. • Improved health outcomes and reduced health inequalities. • More equitable access to health, care and community services across different	**Relevant Policies** • S1 Social Infrastructure • S2 Protecting Social Infrastructure • S3 New and Enhanced Social Infrastructure • S4 Play Space • S5 Public Toilets • D3 Inclusive Design • D4 Public Realm • PM1 Delivering Placemaking • SS1 Spatial Strategy	Positive	• Ensure health, care and community infrastructure is planned and delivered alongside housing and population growth. • Engage with NHS bodies, the public health team and service providers to identify future infrastructure requirements. • Promote co-location of health, care and community services to improve accessibility and integrated service delivery. • Ensure facilities are accessible by walking, wheeling, cycling and public transport. • Prioritise provision of infrastructure in areas experiencing poorer health outcomes and higher levels of deprivation. • Require new development to address barriers to access for older people, disabled people and vulnerable groups. • Monitor provision, capacity and accessibility of health, care and community infrastructure across the borough.

	different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably?	neighbourhoods and population groups.			• Monitor impacts of growth on health and social infrastructure demand.
PR3: HEALTHY HOMES	A. Will the policies increase access to high-quality housing? B. Will the policies contribute to housing affordability? C. Will the policies help reduce overcrowding and poor housing conditions? D. Will the policies support energy-efficient homes and help reduce fuel poverty? E. Will the policies provide homes that are adaptable and suitable for changing needs across the life course? F. Will the policies support the housing	• Improved physical and mental health through high-quality housing. • Reduced health inequalities associated with housing affordability • Reduced overcrowding and housing-related health inequalities. • Reduced exposure to damp, mould and poor housing conditions. • Reduced fuel poverty and energy costs. • Improved thermal comfort and indoor environmental quality. • Greater independence through accessible and adaptable housing. • Improved housing outcomes for older	**Relevant Policies** • D11 High-quality Housing • D1 Haringey Design Principles • D2 Design-led Approach and Delivering Design Quality • D3 Inclusive Design • H1 Meeting Housing Needs • H2 Genuinely Affordable Housing • H3 Housing Mix • H7 Housing Older People and Vulnerable People • ZC4 Energy Efficiency • CR3 Minimising Overheating Risk in Buildings	Positive	• Support delivery of genuinely affordable, energy efficient homes that meet identified local needs. • Require homes to achieve high standards of accessibility, adaptability, thermal comfort, daylight, ventilation and amenity. • Ensure housing growth is accompanied by appropriate social infrastructure, open space and community facilities. • Promote a diverse housing offer, including homes for families, older people, disabled residents and those requiring supported housing. • Minimise risks associated with overcrowding, damp, mould and poor indoor environmental quality.

	needs of older people, disabled people and other groups with specific housing needs? G. Will the policies contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably?	people and people with specific needs.			• Monitor affordable housing delivery, housing quality and accessibility standards achieved. • Monitor indicators relating to overcrowding, homelessness, temporary accommodation and housing affordability. • Review whether new housing is contributing to reductions in health inequalities and supporting healthy lifestyles
PR4: HEALTHY ENVIRONMENT AND CLIMATE RESILIENCE	A. Will the policies improve air quality and reduce exposure to pollution? B. Will the policies reduce exposure to noise and other environmental nuisances? C. Will the policies reduce greenhouse gas emissions and support climate change mitigation?	• Improved air quality and reduced exposure to pollution. • Reduced exposure to flooding, overheating and environmental hazards. • Increased resilience to climate change and extreme weather events. • Reduced risks associated with heat stress and flood events. • Reduced exposure to environmental noise.	**Relevant Policies** • CR1 Climate Adaptation and Resilience • CR2 Supporting Urban Cooling • CR3 Minimising Overheating Risk in Buildings • CR4 Managing and Reducing Flood Risk • CR5 Sustainable Drainage	Positive	• Ensure development incorporates sustainable drainage systems, urban greening, tree planting and flood resilience measures. • Require overheating assessments and climate-resilient design measures in all major developments. • Minimise exposure to poor air quality, noise and environmental hazards through design, layout and mitigation measures. • Prioritise interventions in locations where environmental

	D. Will the policies increase resilience to climate change impacts, including overheating, drought and extreme weather events? E. Will the policies reduce flood risk and associated health impacts? F. Will the policies support the sustainable use of natural resources? G. Will the policies contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably?	• Improved environmental quality and quality of life. • Reduced greenhouse gas emissions. • Improved protection of vulnerable communities from climate-related risks. • Reduced environmental health inequalities by addressing disproportionate exposure to air pollution, overheating and flood risk. • Potential adverse effects may arise from noise, vibration, emissions from backup power generation, increased energy demand, water consumption, light pollution and wider environmental impacts associated with digital infrastructure, including data centres.	• CR6 Water Efficiency and Reducing the Risk of Drought • CR7 Subsidence • CR8 Air Quality • ZC1-ZC7 • D6 Artificial Lighting and Managing Noise Pollution • G1 Green and Blue Infrastructure		risks disproportionately affect vulnerable communities. • Promote energy efficiency and reductions in greenhouse gas emissions through design and construction. • Monitor flood risk, urban heat island effects, air quality and environmental health indicators. • Monitor delivery and effectiveness of climate adaptation and resilience measures. • Monitor environmental outcomes for communities most vulnerable to climate-related impacts. • Require assessments of noise, air quality, energy demand and water consumption where proposals for strategic digital infrastructure or data centres are brought forward.
PR5: ACCESS TO NATURE, OPEN SPACE AND PHYSICAL ACTIVITY	A. Will the policies improve access to parks, open	• Increased opportunities for physical activity and active recreation.	**Relevant Policies** • G1 Green and Blue Infrastructure	Positive	• Protect and enhance access to parks, green spaces, waterways and nature-rich environments, particularly in areas currently experiencing deficiencies.

	spaces and nature? B. Will the policies enhance biodiversity and ecological networks? C. Will the policies increase opportunities for physical activity, play and recreation? D. Will the policies improve access to green space for communities experiencing deprivation or poorer health outcomes? E. Will the policies support nature-based solutions that contribute to health, wellbeing and climate resilience? F. Will the policies contribute to reducing health	• Improved mental health and wellbeing through access to nature. • Improved access to open space, particularly in areas of deficiency. • Enhanced biodiversity and environmental quality. • Improved opportunities for children's play and informal recreation. • Reduced health inequalities associated with poor access to green space. • Enhanced climate resilience through multifunctional green infrastructure. • Reduced inequalities in access to high-quality green space, nature and opportunities for recreation. • Reduced exposure to extreme heat through increased access to shade and urban cooling.	• G2 Green Belt, Local Green Space and Metropolitan Open Land • G3 Open Space • G4 Urban Greening • G5 Biodiversity and Biodiversity Net Gain • G6 Trees • G7 Food Growing • G8 Watercourses • S4 Play Space • CR2 Supporting Urban Cooling • C2 Cultural, Sport & Recreation Facilities		• Require biodiversity net gain and habitat enhancement measures that strengthen ecological connectivity. • Ensure green spaces are designed to be accessible, welcoming, inclusive and safe for all users. • Prioritise investment in green infrastructure within deprived neighbourhoods and areas with limited access to nature. • Support delivery of high-quality play, recreation and outdoor sports facilities. • Promote opportunities for community food growing and nature-based activities. • Monitor accessibility to open space, biodiversity net gain delivery and quality of green infrastructure. • Monitor use of parks and green spaces across different communities to identify and address inequalities in access. • Monitor tree canopy coverage, access to shade and urban cooling benefits across neighbourhoods to identify and

	inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably? G. Will the policies increase access to shading, urban cooling and climate-resilient green infrastructure, particularly in areas most vulnerable to overheating?	• Reduced risk of heat-related illness, particularly for children, older people and people with long-term health conditions. • Improved thermal comfort in public spaces and active travel routes. • Improved opportunities for social connection, community participation and access to local services through digital connectivity.			address inequalities in exposure to heat-related risks. • Prioritise tree planting, shade provision and other urban cooling measures along walking routes, in public spaces, around schools, play spaces, town centres and areas experiencing the greatest overheating risk.
PR6: HEALTHY STREETS, MOBILITY AND ACCESSIBILITY	A. Will the policies promote walking, wheeling and cycling? B. Will the policies support Healthy Streets principles?	• Improved access to employment, education, healthcare and community facilities. • Increased walking, wheeling and cycling. • Improved transport accessibility and inclusion.	**Relevant Policies** • T1 Achieving Sustainable Travel • T2 Walking and Wheeling • T3 Cycling • T4 Public Transport • T5 Car Parking	Positive	• Enhance walking, wheeling, cycling and public transport connectivity, particularly between deprived communities and key services. • Ensure all transport and public realm improvements follow Inclusive Design and Healthy Streets principles.

	C. Will the policies improve accessibility and connectivity for people of all ages and abilities? D. Will the policies reduce reliance on private car travel? E. Will the policies improve access to employment, education, health services and community facilities? F. Will the policies reduce road danger and improve transport safety? G. Will the policies support the provision of high-quality and resilient digital infrastructure whilst avoiding or minimising adverse effects	• Reduced car dependency and transport-related pollution. • Improved road safety and reduced transport-related injuries. • Improved digital connectivity and access to services. • Improved accessibility for disabled people, older people, children and other groups who may experience barriers to movement. • Reduced inequalities arising from transport exclusion and poor connectivity. • Improved access to digital health services, telemedicine and preventative healthcare. • Improved access to educational, employment and training opportunities. • Reduced inequalities associated with digital exclusion. • Potential adverse impacts arising from digital	• T7 Freight, Deliveries and Servicing • D3 Inclusive Design • D4 Public Realm • D7 Advertisements and Telecommunications		• Prioritise measures that improve safety, reduce road danger and encourage active travel. • Reduce severance created by major roads, railways and other infrastructure where opportunities arise. • Support delivery of high-quality digital infrastructure that improves equitable access to healthcare, education, employment and public services, whilst minimising adverse impacts on local communities and environmental quality. • Improve accessibility to healthcare, community facilities and employment opportunities through sustainable transport networks. • Monitor sustainable mode share, active travel participation and accessibility to key destinations. • Monitor transport and digital connectivity outcomes for disabled people, older people, children and other groups who may experience barriers to access.

	on local communities and environmental quality?
	H. Will the policies contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably?
	I. Will the policies help reduce digital exclusion and improve equitable access to digital services, infrastructure and skills?
		exclusion where access, affordability or digital literacy barriers persist.
		• Potential indirect impacts on health associated with exposure to harmful online content, unhealthy product advertising or online gambling, recognising that these effects are influenced by factors beyond the planning system.
		• Potential local environmental impacts associated with supporting digital infrastructure.
		• Reduced barriers to healthcare, education and employment.
		  • Reduced social isolation.
		  • Improved access to public services.
		  • Reduced digital inequalities.			

PR7: HEALTHY ECONOMY AND FOOD ENVIRONMENT	A. Will the policies improve access to employment, training	• Improved access to employment, skills and training opportunities.	• EI1 Inclusive and Resilient Economy • EI2 Designated Employment Land	Positive	• Support access to employment, apprenticeships, training and skills development opportunities, particularly for residents experiencing disadvantage.

	and skills opportunities? B. Will the policies contribute to reducing socioeconomic deprivation? C. Will the policies support healthy and vibrant town, district and local centres? D. Will the policies improve access to affordable healthy food and support healthy food environments? E. Will the policies support local food growing opportunities? F. Will the policies avoid or reduce concentrations of uses that may have adverse health impacts, including hot food takeaways and gambling premises?	• Reduced socioeconomic deprivation and associated health inequalities. • Improved local economic resilience. • Improved access to affordable healthy food. • Increased opportunities for community food growing. • Healthier town centres and high streets. • Reduced exposure to uses associated with adverse health outcomes. • More vibrant, inclusive and economically resilient town centres. • Reduced socioeconomic inequalities through improved access to employment, training and local economic opportunities. • Improved dietary health outcomes through better access to affordable healthy food.	• EI3 Non-Designated Employment Sites • EI5 Affordable Employment Space • EI6 Employment, Skills Development and Local Business Growth • TC1 Vibrant Town Centres and High Streets • TC2 Town Centres First • TC3 Town Centre Uses • TC4 Redevelopment in Town Centres • TC5 Town Centre Activation • TC6 Use Concentration and Clustering • TC8 Visitor, Evening and Night Time Economy • G7 Food Growing		• Promote delivery of affordable employment space and support local business growth. • Support healthy, vibrant and inclusive town, district and local centres. • Promote access to affordable healthy food and support healthy food environments. • Encourage community food growing projects and opportunities for local food production. • Resist over-concentrations of uses that may have adverse health impacts, including hot food takeaways and gambling premises. • Support local economic resilience and community wealth-building initiatives. • Monitor employment, skills attainment and deprivation indicators. • Monitor access to healthy food and the distribution of hot food takeaways and gambling premises.

	G. Will the policies support local economic resilience and community wealth building? H. Will the policies contribute to reducing health inequalities between different population groups and neighbourhoods within Haringey, and ensure that benefits and adverse impacts are distributed equitably? I. Will the policies avoid or minimise exposure to advertising, marketing or commercial activities that may adversely affect health outcomes, particularly for children and young people?	• Reduced exposure to advertising associated with unhealthy products and behaviours. • Reduced exposure to gambling-related advertising. • Support for healthier food environments. • Potential improvement in mental wellbeing through reduced exposure to harmful commercial influences.			• Monitor town centre vitality, vacancy rates and economic activity across the borough. • Monitor the distribution and concentration of digital advertising infrastructure across the borough. • Monitor exposure of children and young people to advertising associated with unhealthy food, gambling and other potentially harmful products. • Monitor implementation of advertising restrictions and healthy food environment policies.

Appendix H: Equality Impact Assessment (EqIA)

In addition to the detailed EqIA set out below, a corporate Equality Impact Assessment has been completed using Haringey's standard form. A copy of this is attached to the IIA appendices.

EQIA Assessment Table: Haringey's Placemaking Framework

Policies Assessed

- PM1 Delivering the Placemaking Framework
- Placemaking Objectives:
- PO1 A Fair Place
- PO2 A Healthy and Safe Place
- PO3 A Sustainable and Resilient Place

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	PO1 and PO2 promote access to housing, services, green spaces, education, recreation and health facilities. Positive impacts are expected for both younger and older people.	Ensure age-friendly design principles are reflected in policy implementation.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Strong positive impacts expected. PM1 promotes inclusive growth, accessibility, health and equal access to opportunity. These principles underpin later policies on inclusive design, housing and transport.	Monitor delivery of accessible housing and inclusive design outcomes.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts expected through commitments to inclusion, belonging and equitable access to opportunity.	Continued engagement with underrepresented groups.

Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Positive impacts expected through support for family housing, social infrastructure, healthcare and accessible communities.	Ensure infrastructure delivery keeps pace with growth.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	PO1 explicitly seeks to address inequality, improve access to opportunities and deliver more equitable outcomes. Significant positive impacts anticipated.	Monitor whether benefits are distributed equitably across communities.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through support for community infrastructure, culture and social inclusion.	Continue engagement with faith groups during implementation.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	PO2 specifically seeks places where women and girls feel safe and able to participate fully in community life.	Ensure safety considerations remain embedded in policy delivery.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts expected through support for inclusive communities and cultural participation.	Ongoing monitoring and engagement.

Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts anticipated. Tackling inequality is a core objective of PM1 through housing, employment, transport, culture, health and infrastructure.	Monitor deprivation, affordability and accessibility indicators.

Public Sector Equality Duty Assessment: Haringey's Placemaking Framework

PSED Test	Assessment	Impacted Groups	Overall Impact
Eliminate discrimination	**Policy PM1 (Delivering the Placemaking Framework)** and the associated **Placemaking Objectives PO1 (A Fair Place), PO2 (A Healthy and Safe Place) and PO3 (A Sustainable and Resilient Place)** establish an overarching commitment to reducing inequalities, improving accessibility and ensuring that development contributes positively to the needs of diverse communities. The framework explicitly recognises inequalities relating to housing, health, employment, access to services, environmental quality and feelings of safety. It promotes inclusive placemaking, equitable access to opportunities and participation in planning and development processes. These objectives are reinforced through the Placemaking Priorities relating to housing, social infrastructure, culture, connectivity, the economy and environmental quality, and provide a strategic foundation for later policies concerning inclusive design, housing accessibility, social infrastructure, active travel and public realm	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Significant Positive

	improvements. No elements of the Placemaking Framework are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	The Placemaking Framework places reducing inequalities at the centre of the Local Plan and seeks to ensure that all residents can access housing, employment, education, healthcare, recreation, culture and community life. **PO1** specifically seeks to reduce spatial and social inequalities and improve access to opportunities across the borough. **PO2** seeks to address health inequalities and improve access to healthy, safe and inclusive environments. **PO3** promotes climate resilience and access to high-quality green and blue infrastructure, recognising the unequal distribution of environmental benefits and burdens. The Placemaking Priorities support delivery of affordable housing, social infrastructure, employment opportunities, cultural participation, active travel and improved accessibility. Collectively, the framework is expected to contribute significantly towards improving opportunities for disadvantaged and underrepresented communities and supports many of the wider determinants of health and equality.	Age; Disability; Pregnancy and Maternity; Race; Sex; Sexual Orientation; Socioeconomic Disadvantage	Significant Positive
Foster good relations	The Placemaking Framework promotes belonging, participation and community	All protected characteristics, particularly Age, Race, Religion or	Significant Positive

	cohesion as fundamental components of successful placemaking. The framework places strong emphasis on collaboration, co-design, community engagement and strengthening the relationship between residents, communities, businesses and public bodies through the Placemaking Approach. Priorities relating to culture, community infrastructure, public spaces and neighbourhood identity are expected to create opportunities for positive interaction between different groups and encourage greater participation in civic and community life. The framework's emphasis on celebrating Haringey's diversity, heritage and cultural assets is also expected to contribute positively towards mutual understanding, inclusion and civic pride.	Belief, Disability, Gender Reassignment and Sexual Orientation	

Overall Equality Conclusion for the Haringey Placemaking Framework

Overall Effect: Significant Positive (++)

PM1 is effectively the Local Plan's overarching equalities framework. It embeds reduction of inequality, social inclusion, accessibility, health, safety and opportunity across the entire Plan. Positive impacts are expected across all protected characteristics and particularly for disabled people, ethnic minority communities, women and girls, older people and residents experiencing deprivation.

EQIA Assessment Table: Spatial Strategy (Policy SS1)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and	++	The strategy concentrates investment in areas with the greatest need while delivering housing, infrastructure and	Ensure supporting social infrastructure is delivered alongside growth.

	community facilities for children, young people and older people?		services across the borough. Young people and older residents are expected to benefit from improved accessibility and services.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts expected through investment in accessible centres, public transport corridors and mixed-use neighbourhoods.	Continue prioritising inclusive design and transport accessibility.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts anticipated through investment in town centres, public spaces and community facilities.	Inclusive engagement during masterplanning and implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Positive impacts through delivery of housing, social infrastructure and accessible neighbourhoods.	Ensure family-focused facilities are delivered alongside growth.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts expected. The strategy focuses substantial investment in Tottenham and other areas where housing need, deprivation and inequality are more pronounced.	Monitor affordability and displacement risks.

Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through investment in centres and community infrastructure.	Continue engagement with faith organisations.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Positive impacts anticipated through improvements to centres, transport, employment locations and public realm.	Apply safety principles throughout implementation.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts expected through creation of vibrant mixed-use centres and improved community infrastructure.	Ongoing engagement and monitoring.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts anticipated. The strategy channels housing, jobs, transport infrastructure and community facilities into areas experiencing the greatest deprivation and opportunity gaps, particularly parts of Tottenham and Wood Green.	Monitor affordable housing, employment and accessibility outcomes.

Public Sector Equality Duty Assessment: Spatial Strategy (Policy SS1)

PSED Test	Assessment Summary	Impacted Groups	Overall Impact
Eliminate discrimination	**Policy SS1** seeks to direct growth, investment and placemaking activity in a manner that reduces existing inequalities across the borough. The strategy focuses investment in areas experiencing higher levels of deprivation and poorer access to opportunities, notably parts of Tottenham and Wood Green, whilst supporting	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	improved accessibility, housing provision, employment opportunities, social infrastructure and environmental quality across all neighbourhoods. The strategy is supported by neighbourhood placemaking priorities, site allocations and borough-wide policies relating to housing, transport, social infrastructure, employment and inclusive design. The spatial approach seeks to remove barriers to accessing opportunities and services and supports the creation of accessible neighbourhoods and public spaces. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	The spatial strategy provides a mechanism for directing housing, employment, infrastructure and environmental improvements to locations where need and opportunity are greatest. Significant investment is proposed in areas such as North Tottenham, South Tottenham, Bruce Grove, Tottenham Hale and Wood Green, where evidence identifies higher levels of deprivation, housing need and health inequalities. The strategy supports improved access to affordable housing, employment opportunities, schools, healthcare facilities, community infrastructure, public transport and open spaces. The combination of neighbourhood investment, housing growth, town centre enhancement	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Disadvantage	Significant Positive

	and transport improvements is expected to help address longstanding inequalities in access to opportunities and services. These benefits are further reinforced by housing, social infrastructure, employment, transport and neighbourhood policies throughout the Local Plan.		
Foster good relations	The spatial strategy supports placemaking, neighbourhood identity and community cohesion through investment in centres, public spaces, cultural infrastructure and social facilities. By directing growth towards accessible locations and supporting the creation of mixed-use neighbourhoods, the strategy provides opportunities for interaction between different communities and promotes a stronger sense of belonging. The strategy is also supported by neighbourhood-specific policies and placemaking priorities which seek to celebrate local identity, improve public spaces and enhance cultural and community facilities. Together these measures are expected to support community participation, civic pride and positive relationships between different communities across the borough.	All protected characteristics, particularly Age, Race, Religion or Belief, Disability and Sexual Orientation	Positive to Significant Positive

Overall Equality Conclusion for the Spatial Strategy

Overall Effect: Significant Positive (++)

SS1 delivers equality benefits through where growth and investment are directed. The strongest positive impacts arise from focusing housing, employment, transport and infrastructure investment in areas experiencing the greatest deprivation and need, particularly North Tottenham, South Tottenham, Bruce Grove, Tottenham Hale and Wood Green.

The main equality risks arise from growth and regeneration pressures, including affordability impacts and the potential displacement of existing residents and businesses. However, these risks are recognised throughout the Local Plan and are mitigated by the affordable housing, affordable employment space, community infrastructure and inclusive economy policies.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Regeneration and growth pressures	Potential increases in property values and rents.	Affordable housing, affordable employment space and anti-displacement measures.
Concentration of development activity	Temporary construction impacts affecting existing communities.	Phasing, construction management and engagement.
Unequal distribution of benefits	Some communities may perceive unequal investment.	Ongoing monitoring and review through the Local Plan monitoring framework.

Unlike PM1, which establishes the equality principles for the entire Plan, SS1 is the mechanism that spatially distributes opportunities and investment across Haringey, making it one of the most important policies for advancing equality of opportunity in practice.

Neighbourhood Policies (including site allocations)

EQIA Assessment Table: North Tottenham Neighbourhood (Chapter 7)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The strategy proposes substantial affordable housing delivery, new parks, improved play provision, community facilities, cultural opportunities and enhanced access to Lee Valley	Monitor delivery of play space, open space and community infrastructure as regeneration progresses.

			Regional Park. Consultation identified concerns regarding young people's safety, access to opportunities and provision of play and recreation facilities. The strategy directly responds through new and improved public spaces, play facilities and community infrastructure. Older residents are expected to benefit from safer streets, better services and improved accessibility.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts expected. Major regeneration schemes, public realm improvements, new neighbourhood centres, social infrastructure and transport improvements offer opportunities to deliver highly accessible environments. Improved access to community facilities, public transport and open spaces is likely to benefit disabled residents. However, temporary disruption during construction and estate renewal programmes may affect accessibility.	Apply Policies D3 and D4 consistently and require accessible construction and phasing arrangements.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are expected through investment in community facilities, public spaces, cultural infrastructure and safer routes. The strategy places particular emphasis on inclusion, belonging	Continue inclusive engagement throughout implementation.

			and community participation. No specific adverse impacts identified.	
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The strategy applies equally across households and communities.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts anticipated. High Road West, Northumberland Park Estate and other allocations will deliver substantial amounts of housing, including family housing, alongside healthcare, community facilities, parks and public spaces. Improvements to walking routes and local facilities are likely to benefit parents, carers and young children.	Monitor provision of family housing and supporting social infrastructure.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts expected. North Tottenham contains some of the borough's most deprived communities and has a highly diverse population. The strategy explicitly seeks to address inequalities through affordable housing, employment opportunities, cultural investment, improved infrastructure, enhanced public realm and better access to services. The North Tottenham Cultural Quarter also provides opportunities to celebrate local identities, histories and cultures.	Monitor affordability, displacement risk and access to opportunities for existing communities.

Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through enhancement of social infrastructure, community hubs and public spaces. Improved facilities and community infrastructure may support faith groups and wider community participation.	Continue engagement with community and faith organisations during implementation.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts anticipated. Safety emerged as a key issue through consultation and Tottenham Voices engagement, particularly for women, girls and young people. The strategy includes improved public realm, better lighting, safer routes, more active streets and enhanced public spaces. Specific consultation feedback also identified the need for safer recreation and gym provision for women and girls.	Continue embedding community safety principles throughout regeneration projects.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	++	Positive to significant positive impacts anticipated. NTN2 specifically supports LGBTQ+ venues within the North Tottenham Cultural Quarter and seeks to promote a diverse, inclusive cultural ecosystem. Improved cultural infrastructure, community facilities and public spaces may support visibility and participation.	Protect and support LGBTQ+ cultural venues where opportunities arise.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to	++	Significant positive impacts expected and likely represent the strongest equality effect of the	Monitor affordable housing delivery, employment outcomes, displacement risks

	housing, employment and opportunity?		chapter. North Tottenham contains some of the borough's most deprived communities. The strategy proposes around 4,000 homes, major investment in town centres, employment land, affordable housing, social infrastructure, cultural investment, skills opportunities, open spaces and transport improvements. These interventions are explicitly intended to address inequality and improve life chances.	and accessibility of community benefits.

Public Sector Equality Duty Assessment: North Tottenham Neighbourhood (Chapter 7)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policies NTN1 (North Tottenham Neighbourhood) and NTN2 (North Tottenham Cultural Quarter) promote an accessible, inclusive and connected neighbourhood through major investment in housing, public realm, community infrastructure, employment opportunities, cultural facilities and sustainable transport. The strategy seeks to improve accessibility to services and public spaces, strengthen walking and cycling connections, improve safety, enhance access to Lee Valley Regional Park and create new public spaces and community facilities. Regeneration proposals at High Road West, Northumberland Park Estate, the Tottenham Hotspur Stadium area and associated site allocations provide opportunities to reduce barriers experienced by disabled people, older people, parents and carers, and communities	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	currently facing exclusion. These objectives are reinforced by Policies D3 (Inclusive Design), D4 (Public Realm), T2 (Walking and Wheeling) and T4 (Public Transport). No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies NTN1 and NTN2 support significant improvements in access to housing, employment, skills, culture, community infrastructure, open space and sustainable transport. The strategy seeks to deliver approximately 4,000 new homes, employment growth, new community facilities, improved schools and services, enhanced public realm and improved connectivity. Major initiatives including High Road West, Northumberland Park Estate, North Tottenham Cultural Quarter, improvements around the Tottenham Hotspur Stadium, and investment in local centres and public spaces are expected to provide housing, jobs, skills opportunities, cultural facilities and improved access to services. The strategy explicitly focuses on one of Haringey's most deprived areas and seeks to address long-standing inequalities in health, housing, employment and access to opportunity. Together with Policies H1-H3 (Housing), EI1 (Inclusive and Resilient Economy), EI6 (Employment, Skills Development and Local Business Growth), S1-S3 (Social Infrastcture), these measures are expected to make a substantial contribution to improving equality of opportunity.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Disadvantage	Significant positive
Foster good relations	Policies NTN1 and NTN2 promote a vibrant, culturally rich and community-focused neighbourhood through investment in public spaces, community facilities, cultural infrastructure and heritage-led placemaking. The strategy seeks to strengthen local identity, celebrate North Tottenham's diversity and support community participation	All protected characteristics, particularly Age, Race, Religion or Belief,	Significant positive

	through the North Tottenham Cultural Quarter, community infrastructure, improved public spaces and enhanced access to sport, leisure and cultural opportunities. New public spaces, community facilities, parks and cultural venues are expected to create opportunities for interaction between communities and strengthen civic pride and belonging. The neighbourhood strategy was informed by extensive community engagement and aligns with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy S1 (Social Infrastructure). These measures are expected to support community cohesion, social interaction and a stronger shared sense of place.	Gender Reassignment and Sexual Orientation	

Overall Equality Conclusion for North Tottenham Neighbourhood (Chapter 7)

Overall effect: Significant Positive (++)

North Tottenham is one of the areas of the borough experiencing the greatest levels of deprivation, health inequality, housing need and environmental disadvantage. The neighbourhood strategy is explicitly designed to address these inequalities and deliver inclusive regeneration. The greatest benefits are likely to be experienced by:

- Residents experiencing socioeconomic disadvantage through housing, employment and infrastructure investment.
- Ethnic minority communities through improvements in housing, opportunity and community infrastructure.
- Children and young people through new play facilities, safer public spaces, education and employment opportunities.
- Women and girls through safety improvements and better access to facilities.
- Older and disabled people through improved accessibility and social infrastructure.
- LGBTQ+ communities through support for inclusive cultural infrastructure and protected venues.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation

Growth and regeneration pressures	Potential for rising property values and rents affecting lower-income households and existing communities.	Affordable housing policies (H1-H3), council housing delivery, affordable employment space provision and ongoing monitoring of affordability.
Estate renewal and redevelopment	Potential disruption to existing communities during construction and redevelopment phases.	Resident-led approaches, phased delivery, relocation commitments and ongoing engagement requirements. Northumberland Park Estate and High Road West both include extensive engagement requirements.
Construction impacts	Noise, disturbance and temporary accessibility issues.	Construction Management Plans and implementation of Design policies.
Cultural and commercial change	Potential loss of local character or displacement of smaller businesses.	Affordable employment space, heritage-led placemaking, support for independent businesses and cultural infrastructure policies.

Potential negative effects relate primarily to regeneration pressures, affordability concerns and temporary disruption. However, these impacts are recognised within the strategy and are expected to be mitigated through affordable housing delivery, resident-led regeneration approaches, community engagement and ongoing monitoring.

Overall significance rating: Significant Positive (++). North Tottenham is likely to experience some of the strongest equality benefits of any neighbourhood chapter because the strategy is specifically focused on reducing existing inequalities and improving access to opportunity.

EQIA Assessment Table: Tottenham Hale Neighbourhood (Chapter 8)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. Tottenham Hale is identified as a major growth area delivering substantial housing, employment space, community facilities, open spaces and improved connectivity. Young people are expected to benefit from employment opportunities,	Monitor delivery of social infrastructure, community facilities and open spaces alongside population growth.

			improved public spaces and access to services. Older residents are likely to benefit from enhanced accessibility, healthcare provision and opportunities for social participation.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts expected. Tottenham Hale benefits from major transport interchange improvements and new accessible public realm, housing and community infrastructure. Policies promoting inclusive design, sustainable travel and high-quality public spaces are likely to improve access to services, employment and recreation.	Ensure implementation continues to prioritise inclusive design, accessible routes and step-free movement throughout the Growth Area.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through high-quality public realm, active streets, cultural facilities and inclusive community spaces. Improved connectivity and increased activity throughout the day may contribute positively to perceptions of safety and belonging.	Continue inclusive engagement through delivery and masterplanning processes.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The policies apply equally across all residents and households.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access	++	Significant positive impacts expected. Delivery of new homes, social infrastructure, open spaces and accessible walking routes is likely to benefit pregnant women,	Monitor delivery of family-sized housing and supporting infrastructure.

	to healthcare, public services, public spaces and transport infrastructure?		families with children and carers. Improved proximity to services may reduce barriers to accessing healthcare, childcare and community facilities.	
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts anticipated. Tottenham Hale is a highly diverse area with significant levels of housing need and socioeconomic disadvantage. The strategy seeks to provide affordable housing, employment opportunities, public realm improvements and access to services. These measures are expected to support ethnic minority communities who are disproportionately affected by housing and economic inequalities.	Monitor affordability, displacement risk and access to opportunities for existing communities.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through investment in social infrastructure, community space and public realm improvements. Improved neighbourhood facilities may benefit diverse faith communities and support wider participation in community life.	Continue engagement with faith and community organisations during implementation.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are expected through better public realm, improved walking routes, enhanced transport connectivity and increased activity in public spaces. Women and girls may	Ensure detailed design continues to consider women's safety and inclusive place-making principles.

			particularly benefit from safer streets, natural surveillance and improved access to employment and services.	
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts anticipated through inclusive public spaces, cultural facilities and opportunities for community participation. No significant adverse impacts identified.	Encourage inclusive programming and management of community and cultural facilities.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. Tottenham Hale is a key growth location intended to deliver homes, jobs, transport improvements, education facilities and community infrastructure. Residents experiencing deprivation are expected to benefit from improved access to employment, affordable housing, public transport and services.	Monitor affordable housing delivery, employment outcomes and accessibility of community benefits.

Public Sector Equality Duty Assessment: Tottenham Hale Neighbourhood (Chapter 8)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policies THN1 (Tottenham Hale Neighbourhood), THN2 (Tottenham Hale District Centre), THN3 (Tottenham Hale Growth Area) and THN4 (Tottenham Hale Industrial Area) promote an accessible, inclusive and connected neighbourhood through major investment in housing, public realm, community infrastructure, employment areas and sustainable transport. The strategy seeks to improve accessibility across	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	Tottenham Hale, strengthen pedestrian and cycle connections, improve access to services and facilities, reduce severance, support step-free movement and create safer public spaces. Major public realm improvements around Tottenham Hale Station, Tottenham Hale District Centre and the wider Growth Area are expected to reduce barriers experienced by disabled people, older residents, parents and carers and others who may be vulnerable to exclusion. These objectives are reinforced by Policies D3 (Inclusive Design), D4 (Public Realm), T1 (Achieving Sustainable Travel), T2 (Walking and Wheeling) and T4 (Public Transport). No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies THN1, THN2, THN3 and THN4 support significant improvements in access to housing, employment, education, community infrastructure, green spaces and sustainable transport. The strategy seeks to deliver at least 2,500 new homes, enhanced social infrastructure, improved public transport accessibility, employment growth, creative industry clusters and new community facilities. Key proposals including Tottenham Hale Retail Park, Tottenham Hale Station, Ashley Link, Berol Yard, Down Lane Park improvements, Tottenham Lock, and the South Tottenham Hale Employment Area are expected to provide new homes, jobs, public spaces, services and opportunities. The strategy also supports affordable workspace, skills development, enhanced access to Lee Valley Regional Park and improved active travel connections. Together with Policies EI1 (Inclusive and Resilient Economy), EI6 (Employment, Skills Development and Local Business Growth), S1-S3 (Social Infrastructure) and borough-wide housing policies, these measures are	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Disadvantage	Significant positive

	expected to make a substantial contribution to improving equality of opportunity and reducing barriers to participation.		
Foster good relations	Policies THN1, THN2, THN3 and THN4 promote a vibrant, inclusive and community-focused neighbourhood through investment in community infrastructure, cultural activity, employment opportunities, public spaces and green infrastructure. The strategy seeks to create a cohesive community, strengthen local identity and improve connectivity between existing and new neighbourhoods. New public spaces, community facilities, green corridors, Tottenham Lock, Down Lane Park enhancements and district centre improvements are expected to create opportunities for social interaction and participation among diverse communities. The strategy also supports creative industries, cultural activity and community infrastructure that will help reinforce a shared sense of place. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy S1 (Social Infrastructure) and are expected to strengthen community cohesion, participation and belonging.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Tottenham Hale Neighbourhood (Chapter 8)

Overall effect: Significant Positive (++)

The Tottenham Hale strategy is expected to generate substantial positive equality impacts through the coordinated delivery of housing, employment, community infrastructure, transport improvements and public realm investment.

The greatest benefits are likely to be experienced by:

- **Residents experiencing socioeconomic disadvantage**, through improved access to housing, employment and services.
- **Ethnic minority communities**, through increased opportunities, housing provision and improved neighbourhood infrastructure.
- **Children and young people**, through access to education, recreation and employment opportunities.
- **Women and girls**, through safer and more accessible public environments.
- **Disabled and older people**, through improved accessibility, transport connections and social infrastructure.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising housing values associated with regeneration	Potential affordability pressures for lower-income households.	Delivery of affordable housing through Policies H1-H3 and ongoing monitoring of affordability indicators.
Redevelopment and intensification	Potential displacement of existing residents and businesses.	Affordable housing provision, affordable employment space policies and continued community engagement.
Construction impacts	Temporary noise, disturbance and accessibility issues.	Construction Management Plans and implementation of Design policies.
Growth-related pressure on services	Additional pressure on schools, healthcare facilities and community infrastructure if growth outpaces delivery.	Delivery of infrastructure through Policies S1-S5 and the Infrastructure Delivery Plan.

Potential adverse impacts relate primarily to affordability pressures, displacement risks and temporary construction impacts. These are expected to be mitigated through the wider Local Plan policy framework, particularly affordable housing, affordable workspace, inclusive design and social infrastructure policies.

Overall significance rating: Significant Positive (++). Tottenham Hale is one of the borough's principal growth locations and is expected to make a significant contribution towards reducing inequalities and improving access to opportunity, housing, services and community infrastructure.

EQIA Assessment Table: Seven Sisters and South Tottenham Neighbourhood (Chapter 9)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services,	++	Significant positive impacts are anticipated. Seven Sisters and	Monitor delivery of open space, play provision,

	employment, recreation and community facilities for children, young people and older people?		South Tottenham contain a young and diverse population alongside growing need for housing, open space and community infrastructure. The strategy supports delivery of new homes, improvements to town centres, enhanced public realm, community facilities and improved access to jobs and services. Young people are expected to benefit from training, employment and recreation opportunities, while older people should benefit from improved accessibility and community facilities.	community facilities and age-friendly public realm improvements.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through improvements to public realm, transport accessibility, housing delivery and community infrastructure. Enhanced walking routes, more accessible streets and new development delivered in accordance with inclusive design policies should improve mobility and access to services.	Ensure all regeneration projects apply Policies D3 Inclusive Design and D4 Public Realm and prioritise accessible movement routes.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts anticipated through improved public spaces, active town centres, community facilities and increased opportunities for participation in community life. Improvements to neighbourhood quality and accessibility may strengthen	Continue inclusive engagement with diverse communities throughout implementation.

			perceptions of safety and belonging.	
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts have been identified. The strategy applies equally across all household types and residents.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts are anticipated through delivery of family housing, community facilities, improved walking environments, public realm improvements and enhanced access to local services. Parents, carers and families should benefit from homes located close to services, schools and public transport.	Monitor delivery of family-sized housing and supporting infrastructure.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts are expected. Seven Sisters and South Tottenham are among the borough's most ethnically diverse neighbourhoods and include communities experiencing high levels of overcrowding, housing need and socioeconomic disadvantage. The strategy supports affordable housing, employment opportunities, town centre improvements, community facilities and cultural activity which may help reduce inequalities and improve life opportunities. Seven Sisters Market and the area's important cultural identity also contribute to positive outcomes	Monitor affordability, potential displacement pressures and impacts on existing communities and businesses.

			relating to belonging and representation.	
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through protection and enhancement of community infrastructure, improved accessibility and support for vibrant neighbourhood centres. Diverse faith communities are likely to benefit from improved access to facilities and services.	Continue engagement with local faith organisations during implementation.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through safer streets, enhanced public realm, improved walking routes and active town centres. Consultation identified safety as an important issue, particularly for women and girls. Increased activity, natural surveillance and better public spaces are expected to contribute positively to perceptions of safety.	Ensure detailed design reflects community safety and Violence Against Women and Girls principles.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through improved public spaces, cultural activity, community facilities and opportunities for participation in community life. No significant adverse impacts identified.	Promote inclusive community facilities and cultural programming where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts are anticipated. South Tottenham contains areas of substantial deprivation and inequality. The strategy supports affordable housing delivery, employment	Monitor affordable housing delivery, employment outcomes, town centre vitality and accessibility of benefits to existing communities.

			growth, town centre investment, public realm improvements, sustainable travel and community infrastructure. These measures are expected to disproportionately benefit lower-income residents and households experiencing disadvantage.	

Public Sector Equality Duty Assessment: Seven Sisters and South Tottenham Neighbourhood (Chapter 9)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policies SSSN1 (Seven Sisters and South Tottenham Neighbourhood), SSSN2 (Seven Sisters District Centre) and SSSN3 (South Tottenham) promote an accessible, inclusive and connected neighbourhood through improvements to public realm, sustainable transport, community infrastructure, cultural facilities and local centres. The strategy seeks to improve accessibility to services and public spaces, enhance walking and cycling connections, improve safety, support step-free access at Seven Sisters Station, and strengthen access to employment and community facilities. The neighbourhood policies also support retention and enhancement of community infrastructure, including facilities used by diverse communities. Together with Policies D3 (Inclusive Design) and D4 (Public Realm), these measures are expected to reduce physical and social barriers experienced by disabled people, older people, women and girls, parents and carers, and other residents who may experience exclusion. No policies are	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies SSSN1, SSSN2 and SSSN3 support significant improvements in access to housing, employment, cultural infrastructure, community facilities and sustainable transport. The strategy seeks to deliver at least 1,200 new homes, employment growth, affordable workspace, enhanced cultural facilities, improved community infrastructure and major public realm improvements. Key proposals including Wards Corner/Seven Sisters Market, Tottenham Green Cultural Quarter, Seven Sisters Station, Gourley Triangle, Bernard Works and improvements throughout the district centre are expected to increase access to housing, jobs, culture and services. The policies also support permanent retention and enhancement of Seven Sisters Market, protection of small business spaces, affordable workspace provision, improved station accessibility and enhanced walking and cycling connections. Together with Policies EI1 (Inclusive and Resilient Economy), EI6 (Employment, Skills Development and Local Business Growth), C1 (A Culturally Rich Borough), S1 (Social Infrastructure) and the borough-wide housing policies, these measures are expected to make a substantial contribution to reducing inequalities and improving access to opportunities.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive
Foster good relations	Policies SSSN1, SSSN2 and SSSN3 promote a vibrant, culturally rich and community-focused neighbourhood through support for Seven Sisters Market (Latin Village), Tottenham Green Cultural Quarter, heritage assets, community facilities and enhanced public spaces. The strategy explicitly recognises the area's diversity, international	All protected characteristics, particularly Age, Race, Religion or Belief,	Significant positive

	character and cultural significance and seeks to strengthen these qualities through investment in culture, community infrastructure, creative industries and public realm improvements. New and enhanced public spaces, community facilities and cultural venues are expected to provide opportunities for interaction between different communities and support participation in neighbourhood life. The policies also seek to celebrate the area's heritage and cultural diversity whilst reinforcing its role as a gateway to Tottenham. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy S1 (Social Infrastructure) and are expected to strengthen social cohesion, civic pride and a shared sense of belonging.	Gender Reassignment and Sexual Orientation	

Overall Equality Conclusion for Seven Sisters and South Tottenham Neighbourhood (Chapter 9)

Overall effect: Significant Positive (++)

The Seven Sisters and South Tottenham strategy is expected to generate substantial positive equality impacts by addressing housing need, improving access to employment and services, enhancing community infrastructure and supporting vibrant and inclusive neighbourhood centres.

The greatest benefits are likely to be experienced by:

- Residents experiencing socioeconomic disadvantage, through improved access to housing, employment and services.
- Ethnic minority communities, through investment in neighbourhoods with high levels of diversity and housing need.
- Children and young people, through access to recreational, educational and employment opportunities.
- Women and girls, through safer and more welcoming public spaces.
- Disabled and older people, through improved accessibility and access to facilities.
- Local communities and cultural groups, through protection and enhancement of places that contribute to community identity and belonging.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Regeneration and redevelopment pressures	Potential increases in housing costs and commercial rents affecting existing residents and businesses.	Affordable housing policies, affordable workspace policies, protection of community infrastructure and monitoring of affordability indicators.
Displacement of existing communities or businesses	Potential impacts on established communities and independent businesses if regeneration is not carefully managed.	Community engagement, delivery of affordable housing, affordable employment space requirements and support for local enterprises.
Construction impacts	Temporary noise, disruption and accessibility issues associated with redevelopment projects.	Construction Management Plans and application of Design policies.
Pressure on infrastructure	Population growth could increase demand on local schools, healthcare and community facilities.	Delivery of infrastructure through Policies S1-S5 and the Infrastructure Delivery Plan.

Potential adverse effects relate principally to regeneration pressures, affordability concerns and the potential displacement of existing residents or businesses. However, these risks are recognised within the wider Local Plan and are expected to be mitigated through affordable housing, affordable workspace, community infrastructure and ongoing monitoring.

Overall significance rating: Significant Positive (++). The chapter is likely to make a substantial contribution towards reducing inequalities and supporting inclusive growth in one of Haringey's most diverse and dynamic neighbourhoods.

EQIA Assessment Table: Bruce Grove Neighbourhood (Chapter 10)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The strategy supports new housing, town centre improvements, public realm investment, community infrastructure and improved access to services. Young people are expected to benefit from access to employment, education and	Monitor delivery of community infrastructure, open space improvements and age-friendly public realm enhancements.

			recreation opportunities, while older residents may benefit from improved accessibility, safer streets and enhanced community facilities.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through public realm improvements, enhanced walking routes, accessible housing delivery and investment in local services. Improvements to the District Centre and surrounding streets provide opportunities to improve movement, accessibility and access to facilities.	Ensure development proposals comply with Policies D3 Inclusive Design and D4 Public Realm and prioritise step-free access.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through enhanced public spaces, active frontages, community facilities and increased opportunities for participation in local life. The emphasis on inclusive placemaking is likely to contribute positively to feelings of safety and belonging.	Continue inclusive engagement with local communities throughout implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The strategy applies equally across all households and residents.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services,	++	Significant positive impacts are anticipated through delivery of housing, improved access to local services, public realm enhancements and better connectivity within the District Centre. Families, carers and	Monitor provision of family-sized housing and supporting infrastructure.

	public spaces and transport infrastructure?		pregnant women are likely to benefit from improved neighbourhood facilities and accessible services.	
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts are expected. Bruce Grove is a highly diverse area with significant levels of deprivation, housing need and economic inequality. The strategy supports affordable housing, local employment, town centre vitality, cultural activity and improved community infrastructure, all of which are likely to benefit ethnic minority communities disproportionately affected by these issues.	Monitor affordability, displacement risk and accessibility of regeneration benefits to existing communities.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through protection and enhancement of community infrastructure, improved accessibility and investment in the District Centre. These measures may support faith communities and wider community participation.	Continue engagement with local faith and community organisations.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through public realm improvements, safer streets, active frontages and increased activity throughout the District Centre. Women and girls may particularly benefit from improved perceptions of safety and accessibility in public spaces.	Ensure detailed design and public realm schemes continue to incorporate women's safety considerations.

Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through inclusive public spaces, cultural activity, community facilities and opportunities for participation in neighbourhood life. No significant adverse impacts identified.	Support inclusive community and cultural facilities where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts are anticipated. Bruce Grove contains areas experiencing deprivation and economic disadvantage. The strategy supports housing delivery, town centre investment, employment opportunities, improved public transport accessibility and enhanced community infrastructure. These interventions are expected to disproportionately benefit residents on lower incomes and those experiencing barriers to opportunity.	Monitor affordable housing delivery, employment outcomes and the distribution of regeneration benefits.

Public Sector Equality Duty Assessment: Bruce Grove Neighbourhood (Chapter 10)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy BGN1 (Bruce Grove Neighbourhood) promotes an accessible, safe and inclusive neighbourhood through improvements to Bruce Grove District Centre, Broadwater Farm, public realm, walking and cycling connections, community facilities and open spaces. The policy seeks to improve accessibility to services, public spaces and local facilities, enhance safety, create new pocket parks and public realm	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	improvements, and improve connections across the neighbourhood. Particular emphasis is placed on improving accessibility and quality of life within Broadwater Farm and along the High Road corridor. These objectives are reinforced by Policy D3 (Inclusive Design) and Policy D4 (Public Realm) and are expected to reduce physical and social barriers experienced by disabled people, older residents, parents and carers, and communities vulnerable to exclusion. No aspects of the neighbourhood strategy are considered likely to result in direct or indirect discrimination.		
Advance equality of opportunity	Policy BGN1 supports significant improvements in access to housing, employment, community facilities, green spaces, public transport and local services. The policy supports delivery of at least 400 new homes, employment growth, enhancement of Bruce Grove District Centre, renewal of Broadwater Farm, improved access to parks and open spaces, and investment in community infrastructure. Major regeneration proposals at Broadwater Farm include new homes, community facilities, employment space, a wellbeing hub, enterprise facilities and improved public spaces. The strategy also supports improved east-west connectivity, safer walking and cycling routes, new public realm and enhanced access to opportunities. Together with Policies EI1 (Inclusive and Resilient Economy), EI6 (Employment, Skills Development and Local Business Growth), S1 (Social Infrastructure), D3 (Inclusive Design) and borough-wide housing policies, these measures are expected to improve equality of opportunity and reduce barriers to participation.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive

Foster good relations	Policy BGN1 promotes a vibrant, community-focused neighbourhood through support for Bruce Grove's historic High Road, Bruce Castle, community facilities, public spaces, cultural activity and local centres. The strategy seeks to strengthen civic identity through heritage-led regeneration, enhancement of Bruce Castle Historic Quarter, improvement of public spaces, support for independent businesses and expansion of community and cultural opportunities. Regeneration of Broadwater Farm, investment in community facilities and creation of new public spaces are expected to provide opportunities for social interaction and participation by diverse communities. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy S1 (Social Infrastructure) and are expected to support community cohesion, participation and a stronger shared sense of place.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Bruce Grove Neighbourhood (Chapter 10)

Overall effect: Significant Positive (++)

The Bruce Grove strategy is expected to generate substantial positive equality impacts through investment in housing, town centre renewal, community infrastructure, employment opportunities and public realm improvements.

The greatest benefits are likely to be experienced by:

- Residents experiencing socioeconomic disadvantage, through access to housing, jobs and services.
- Ethnic minority communities, through investment in a diverse area experiencing significant need.
- Women and girls, through safer and more accessible public spaces.
- Children and young people, through improved access to facilities, education and opportunities.
- Older and disabled residents, through improved accessibility and local services.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Regeneration-related change	Potential increases in property values and rents affecting lower-income residents.	Delivery of genuinely affordable housing through Policies H1-H3 and ongoing monitoring of affordability indicators.
Commercial change within the District Centre	Risk of displacement of small businesses or changes to local character.	Affordable employment space policies, support for local business growth and town centre protection policies.
Construction impacts	Temporary disruption, noise and accessibility issues during redevelopment.	Construction Management Plans and application of Design policies.
Increased demand on infrastructure	Population growth may increase pressure on schools, health services and community facilities.	Delivery of infrastructure through Policies S1-S5 and the Infrastructure Delivery Plan.

Potential adverse impacts relate principally to affordability pressures, commercial change and temporary construction impacts. However, these effects are expected to be mitigated through affordable housing requirements, support for local businesses, community engagement and the wider Local Plan policy framework.

Overall significance rating: Significant Positive (++). The Bruce Grove strategy is expected to make an important contribution to reducing inequalities, strengthening community cohesion and improving access to opportunities within one of Haringey's key neighbourhood centres.

EQIA Assessment Table: Wood Green Neighbourhood (Chapter 11)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. Wood Green is identified as Haringey's principal metropolitan centre and largest Growth Area, providing substantial housing, employment, cultural, educational and community infrastructure. Young people are expected to benefit from increased education, training and employment opportunities, while older residents	Monitor delivery of social infrastructure, public realm and open space improvements alongside growth.

			should benefit from improved accessibility, healthcare provision, public spaces and community facilities.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected. Regeneration proposals include major public realm improvements, enhanced transport accessibility, new housing, community facilities and improved walking and cycling routes. These measures, together with Policies D3 and D4, provide substantial opportunities to improve accessibility and reduce barriers to movement and participation.	Ensure accessibility standards are embedded throughout masterplanning, public realm and transport projects.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through enhanced public spaces, cultural activities, community facilities and inclusive place-making. Increased activity and improved public realm are likely to strengthen safety, belonging and participation.	Continue inclusive engagement during regeneration and implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The strategy applies equally to all household types and residents.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts anticipated through delivery of housing, community infrastructure, healthcare facilities, improved public transport accessibility, enhanced public spaces and new recreational opportunities. Families and carers are expected to benefit	Monitor delivery of family-sized housing and supporting community infrastructure.

			from improved access to services concentrated within the Metropolitan Centre.	
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts are expected. Wood Green is one of the borough's most diverse centres and serves a wide catchment of communities. Policies supporting affordable housing, inclusive economic growth, cultural infrastructure, community facilities and public realm improvements are likely to benefit ethnic minority communities who are disproportionately affected by housing need, overcrowding and socioeconomic disadvantage. The Cultural Heart proposals also create opportunities to celebrate and strengthen diverse cultural identities.	Monitor affordability, displacement risks and accessibility of regeneration benefits to existing communities.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through improved access to community infrastructure, cultural facilities and public spaces. The Metropolitan Centre role of Wood Green means improvements are likely to benefit a wide range of faith communities across the borough.	Continue engagement with faith organisations and community groups throughout implementation.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through improved public realm, enhanced connectivity, active frontages, greater town centre activity and better-designed public spaces. Women and girls	Apply community safety and Violence Against Women and Girls principles within public realm and regeneration schemes.

			may particularly benefit from safer routes, improved lighting, natural surveillance and easier access to employment and services.	
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are anticipated through cultural infrastructure, inclusive public spaces and enhanced opportunities for participation in cultural and community life. The Cultural Heart and wider town centre improvements may contribute to visibility, inclusion and belonging.	Encourage inclusive cultural programming and community engagement.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts are expected. Wood Green is intended to be a major focus for housing delivery, employment growth, education, culture and transport investment. Residents experiencing socioeconomic disadvantage are likely to benefit disproportionately from affordable housing, employment opportunities, skills development, public transport accessibility and community infrastructure improvements.	Monitor affordable housing delivery, employment outcomes and accessibility of regeneration benefits for existing residents.

Public Sector Equality Duty Assessment: Wood Green Neighbourhood (Chapter 11)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policies WGN1 (Wood Green Neighbourhood), WGN2 (Wood Green Metropolitan Centre) and WGN3 (Wood Green Growth Area) promote	Age; Disability; Pregnancy and Maternity;	Positive

	an accessible, inclusive and well-connected metropolitan centre through major investment in housing, public realm, community infrastructure, sustainable transport and cultural facilities. The policies seek to improve access to services and opportunities, strengthen walking and cycling connections, create welcoming public spaces and support inclusive neighbourhoods. The Growth Area strategy also supports delivery of accessible housing, community infrastructure and improved connectivity throughout the centre. These objectives are reinforced by Policies D3 (Inclusive Design), D4 (Public Realm), T1 (Achieving Sustainable Travel), T2 (Walking and Wheeling) and T4 (Public Transport) and are expected to reduce physical and social barriers experienced by disabled people, older residents, parents and carers, women and girls, and residents experiencing disadvantage. No policies are identified that would directly or indirectly discriminate against any protected group.	Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	
Advance equality of opportunity	WGN1, WGN2 and WGN3 collectively support significant improvements in access to housing, employment, education, culture, community facilities, healthcare, green spaces and sustainable transport. WGN2 (Wood Green Metropolitan Centre) seeks to strengthen Wood Green's role as a major centre providing jobs, services, cultural facilities and public transport accessibility, while WGN3 (Wood Green Growth Area) supports large-scale housing delivery, employment growth, community infrastructure and public realm improvements. Key Placemaking Focus Areas including Wood Green Central, The Mall, Cultural Quarter and Alexandra Gate, Station Road and Commons, and Myddleton Road will deliver homes, jobs, community facilities and improved public spaces. Site allocations	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive

	including WGSA01 Wood Green Central, WGSA04 Library Site and WGSA05 Spouter's Corner will provide housing, community facilities, employment space and enhanced civic infrastructure. Together with Policies EI1 (Inclusive and Resilient Economy), EI6 (Employment, Skills Development and Local Business Growth), S1 (Social Infrastructure) and C1 (A Culturally Rich Borough), these measures are expected to improve equality of opportunity and reduce barriers to participation in economic, cultural and community life.		
Foster good relations	WGN1, WGN2 and WGN3 promote a vibrant, diverse and inclusive metropolitan centre through support for cultural infrastructure, community facilities, public spaces and civic activity. The policies seek to strengthen Wood Green's role as a cultural and community destination through enhancement of the Cultural Quarter, libraries, leisure facilities, community spaces, creative industries and cultural venues. New public squares, parks, laneways and community facilities are expected to provide opportunities for social interaction and participation by residents from different backgrounds. The strategy was informed by the Wood Green Voices programme, which identified priorities relating to inclusion, culture, greener streets, improved services and a more inclusive economy. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough), Policy D4 (Public Realm) and Policy S1 (Social Infrastructure) and are expected to support community cohesion, participation and a shared sense of place.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Wood Green Neighbourhood (Chapter 11)

Overall effect: Significant Positive (++)

The Wood Green strategy is expected to generate some of the most significant positive equality impacts in the Local Plan due to the scale of planned housing, employment, cultural and infrastructure investment.

The greatest benefits are likely to be experienced by:

- Residents experiencing socioeconomic disadvantage, through access to jobs, housing, education and services.
- Ethnic minority communities, through investment in one of Haringey's most diverse centres and support for cultural infrastructure.
- Children and young people, through improved access to education, employment, recreation and cultural opportunities.
- Women and girls, through safer public spaces and improved accessibility.
- Disabled and older residents, through enhanced accessibility, public transport and community infrastructure.
- The wider borough population, through Wood Green's role as Haringey's principal metropolitan centre.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Major regeneration and growth	Potential increases in land values, rents and housing costs affecting lower-income households.	Delivery of genuinely affordable housing through Policies H1-H3 and ongoing affordability monitoring.
Commercial restructuring	Potential displacement of existing small businesses and independent traders.	Affordable employment space policies, support for local business growth and town centre policies.
Construction activity	Temporary disruption, noise, accessibility impacts and disturbance during delivery of major schemes.	Construction Management Plans and implementation of Design policies.
Population growth	Increased pressure on schools, healthcare facilities, community infrastructure and transport networks.	Infrastructure delivery through Policies S1-S5 and coordinated infrastructure planning.

Potential adverse impacts relate primarily to regeneration pressures, affordability concerns, commercial displacement and temporary construction effects. However, these risks are recognised within the wider Local Plan framework and are expected to be mitigated through affordable housing policies, affordable workspace provision, inclusive design requirements, community infrastructure delivery and ongoing monitoring.

Overall significance rating: Significant Positive (++).

Given the scale of growth proposed, Wood Green and the Housing chapter are likely to represent the strongest positive equality impacts across the entire Local Plan, alongside North Tottenham, Social Infrastructure, Sustainable Travel and Employment & Industry.

EQIA Assessment Table: Green Lanes Neighbourhood (Chapter 12)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. Green Lanes functions as a major centre providing access to shops, services, community facilities, employment opportunities and public transport. Improvements to the centre, public realm and neighbourhood environment are expected to benefit younger and older residents through increased accessibility, access to services and opportunities for social interaction.	Ensure improvements are age-friendly and include seating, accessible routes and safe crossings.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through public realm upgrades, enhanced pedestrian environments, improved accessibility to shops and services and increased compliance with inclusive design standards. As a busy district centre, improvements to movement and accessibility are likely to have substantial benefits for disabled residents.	Ensure all public realm projects comply with Policies D3 Inclusive Design and D4 Public Realm.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improvements to public spaces, active frontages, community activity and increased accessibility. Enhanced neighbourhood quality may improve perceptions of safety and belonging	Continue inclusive engagement throughout implementation.

			for transgender and non-binary residents.	
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts have been identified. The strategy applies equally across all residents and households.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts are expected through improved walkability, accessibility, local services and community infrastructure. Families with young children, carers and pregnant women are likely to benefit from improved access to services within walking distance of residential neighbourhoods.	Ensure family-friendly design measures are incorporated into public realm schemes.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts are anticipated. Green Lanes is one of Haringey's most culturally diverse corridors and is strongly associated with the borough's Turkish, Kurdish, Greek Cypriot and wider international communities. Policies supporting town centre vitality, community infrastructure, cultural activity and local business growth are expected to strengthen cultural identity, economic participation and community cohesion.	Monitor impacts on existing businesses and ensure regeneration benefits are accessible to established communities.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through improved accessibility, enhanced public realm and better access to community infrastructure. Improvements to the district centre	Continue engagement with faith and community organisations.

			may support participation by a wide variety of faith communities.	
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated. Public realm improvements, enhanced walking routes, increased activity and active frontages are likely to improve perceptions of safety and accessibility. Women and girls may particularly benefit from improvements to streets, public spaces and access to services.	Ensure design and management of public spaces continue to address safety concerns identified through consultation.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through provision of welcoming public spaces, community facilities and opportunities for participation in neighbourhood life. No significant adverse impacts identified.	Encourage inclusive management and programming of community spaces where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts are expected. Green Lanes provides access to local employment, retail services, affordable goods and community facilities. Enhancements to the district centre and support for local businesses are likely to disproportionately benefit residents who rely on local services and public transport. Improvements to the local economy and neighbourhood environment may help reduce socioeconomic inequalities.	Monitor accessibility of services, business diversity and affordability outcomes.

Public Sector Equality Duty Assessment: Green Lanes Neighbourhood (Chapter 12)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy GLN1 (Green Lanes Neighbourhood) promotes an accessible, safe and inclusive neighbourhood through improvements to Green Lanes District Centre, public realm enhancements, better pedestrian and cycling connections, new and improved green spaces, and improved access to services and community infrastructure. The policy seeks to rebalance Green Lanes in favour of sustainable travel, improve movement across the neighbourhood, enhance accessibility to local centres and public spaces, and deliver new community facilities as part of major redevelopment sites including St Ann's Hospital and Arena Retail Park. These objectives are reinforced by Policy D3 (Inclusive Design) and Policy D4 (Public Realm) and are expected to reduce physical and social barriers experienced by disabled people, older people, parents and carers, and other groups vulnerable to exclusion. No policies within the neighbourhood strategy are considered likely to result in direct or indirect discrimination.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policy GLN1 supports significant improvements in access to housing, employment, community facilities, cultural assets, green spaces and sustainable transport. The policy seeks to deliver at least 2,500 new homes, strengthen the role of Green Lanes District Centre, support affordable and creative workspace, improve access to open space, and enhance walking and cycling connectivity across the neighbourhood. Major placemaking focus areas including St Ann's Hospital, Arena Retail Park, the Warehouse Living District and Green Lanes District	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive

	Centre are expected to provide new homes, employment opportunities, community facilities and public spaces. Together with Policies D3 (Inclusive Design), T2 (Walking and Wheeling), T3 (Cycling), T4 (Public Transport), C1 (A Culturally Rich Borough) and borough-wide housing and employment policies, these measures are expected to improve equality of opportunity and reduce barriers to participation in economic, social and community life.		
Foster good relations	Policy GLN1 promotes a vibrant, diverse and community-focused neighbourhood through support for Green Lanes District Centre, protection of its internationally recognised food and cultural offer, enhancement of public spaces and support for community and cultural infrastructure. The policy celebrates the area's multicultural character, including its Turkish, Kurdish, Cypriot and wider international communities, while supporting cultural facilities, community organisations and creative industries within the Warehouse Living District. New and improved public spaces, enhanced community facilities, better connections and a strengthened cultural offer are expected to promote interaction between different communities and reinforce a shared sense of place. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy D4 (Public Realm).	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Green Lanes Neighbourhood (Chapter 12)

Overall effect: Significant Positive (++)

The Green Lanes strategy is expected to generate substantial positive equality impacts through investment in the major centre, enhancement of public spaces, support for local businesses and improvements to access, services and neighbourhood quality.
The greatest benefits are likely to be experienced by:

- Ethnic minority communities, through support for one of Haringey's most diverse cultural and economic centres.
- Residents experiencing socioeconomic disadvantage, through improved access to employment, affordable services and community infrastructure.
- Women and girls, through safer and more accessible public spaces.
- Older and disabled residents, through improved accessibility and easier access to local facilities.
- Children, young people and families, through improved neighbourhood environments and access to services.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising commercial rents	Potential pressure on independent businesses and existing traders.	Affordable employment space policies, support for local business growth and monitoring of town centre vitality.
Regeneration and environmental improvements	Potential increases in residential property values and affordability pressures.	Affordable housing policies and monitoring of affordability indicators.
Construction activity	Temporary disruption, noise and accessibility impacts during delivery of public realm and development projects.	Construction Management Plans and implementation of Design policies.
Changes to local character	Risk that redevelopment could affect valued cultural and community assets if not carefully managed.	Heritage, culture and town centre policies supporting local identity and cultural diversity.

Potential adverse impacts relate primarily to commercial pressures, affordability concerns and temporary construction impacts. However, these risks are expected to be mitigated through the wider Local Plan framework, including affordable housing, affordable workspace, heritage, culture and town centre policies.

Overall significance rating: Significant Positive (++).
The Green Lanes chapter is likely to make a particularly important contribution to the Public Sector Equality Duty through its support for cultural diversity, inclusive economic growth, community cohesion and improved access to services in one of the borough's most diverse neighbourhoods.

EQIA Assessment Table: Hornsey Neighbourhood (Chapter 13)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The strategy promotes improvements to the high street, public realm, sustainable transport, housing delivery and community infrastructure. Children and young people are likely to benefit from improved access to services, recreation and employment opportunities, whilst older residents are expected to benefit from enhanced accessibility, local facilities and opportunities for social interaction.	Ensure public realm improvements incorporate age-friendly design, seating, accessible crossings and opportunities for social interaction.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through enhanced public realm, improved walking and cycling routes, accessible transport connections and new development delivered in accordance with Policies D3 Inclusive Design and D4 Public Realm. Improvements around Hornsey Station may be particularly beneficial in improving accessibility and connectivity.	Ensure accessibility remains a key design requirement throughout implementation and delivery.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improvements to public spaces, neighbourhood quality, accessibility and community facilities. Enhanced activity within the high street and public realm	Continue inclusive engagement and community participation throughout the delivery process.

			may contribute to greater feelings of safety and inclusion.	
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The strategy applies equally to all residents and household types.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts are anticipated through improved access to services, public transport, community facilities and housing. Better walkability and local access to facilities may particularly benefit parents, carers and pregnant women.	Ensure family-friendly design measures are integrated into town centre and public realm projects.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are expected through improved access to housing, services, community infrastructure and employment opportunities. Investment in the town centre and public realm may improve accessibility and community participation for diverse communities across the area. Although Hornsey experiences lower levels of deprivation than eastern neighbourhoods, the strategy may still contribute to reducing inequalities through improved access to opportunities.	Monitor access to benefits across different groups and neighbourhoods.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are anticipated through improved accessibility, public spaces and community infrastructure. These improvements	Continue engagement with community and faith organisations where appropriate.

			may benefit faith groups and support wider social participation.	
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated. Public realm improvements, safer walking routes, increased activity within the high street and improved accessibility may improve perceptions of safety and increase participation in community and economic life. Women and girls are expected to benefit from well-designed, active and welcoming streets and public spaces.	Ensure public realm schemes continue to incorporate women's safety considerations and inclusive design principles.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through improved public spaces, community facilities and opportunities for participation in town centre and community life. No significant adverse impacts identified.	Encourage inclusive programming and management of community spaces where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are anticipated through investment in the high street, improved accessibility, enhanced transport connections and access to employment and services. While Hornsey does not experience the same scale of deprivation as some eastern neighbourhoods, improved connectivity and local economic vitality are expected to generate positive benefits for lower-income	Monitor accessibility, housing affordability and local employment outcomes.

			households and residents facing accessibility barriers.	

Public Sector Equality Duty Assessment: Hornsey Neighbourhood (Chapter 13)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy HON1 (Hornsey Neighbourhood) promotes an accessible, safe and inclusive neighbourhood through enhancements to Hornsey High Street, improvements to public realm, sustainable travel connections and community infrastructure. The policy supports improvements to walking and cycling routes, accessibility to services and public spaces, and the creation of high-quality environments that can be used by all residents. The strategy also seeks to improve connections around Hornsey Station and strengthen access to local facilities and neighbourhood services. These objectives are reinforced by Policy D3 (Inclusive Design) and Policy D4 (Public Realm) and are expected to reduce physical and social barriers experienced by disabled people, older people, parents and carers and others who may experience exclusion. No aspects of the neighbourhood strategy are considered likely to result in direct or indirect discrimination.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policy HON1 supports improved access to local services, community facilities, public transport, open spaces and employment opportunities. The neighbourhood strategy seeks to enhance Hornsey Town Centre, improve connectivity around Hornsey Station, support housing delivery and improve the quality and accessibility of public spaces. Associated site allocations support new housing, active ground floor uses, improved public realm and enhanced accessibility. Together with	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive

	Policies D3 (Inclusive Design), D4 (Public Realm), T2 (Walking and Wheeling), T4 (Public Transport), S1 (Living Well) and borough-wide housing policies, these measures are expected to increase access to opportunities, services and facilities and help reduce barriers to participation in community life.		
Foster good relations	Policy HON1 promotes a vibrant, accessible and community-focused neighbourhood through support for Hornsey High Street, public spaces, local services and community facilities. Improvements to the town centre, public realm and local infrastructure are expected to create opportunities for social interaction and participation, helping strengthen community cohesion and a shared sense of place. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy D4 (Public Realm). The strategy is expected to support an inclusive neighbourhood where people from different backgrounds can access services, participate in community life and benefit from investment in local centres.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Positive

Overall Equality Conclusion for Hornsey Neighbourhood (Chapter 13)

Overall effect: Positive to Significant Positive (+/++)

The Hornsey strategy is expected to generate broadly positive equality impacts through improvements to accessibility, public realm, housing delivery, town centre vitality and community infrastructure.

The greatest benefits are likely to be experienced by:

- **Older people**, through improved accessibility and local services.
- **Disabled people**, through enhanced movement, public realm and transport connections.
- **Women and girls**, through safer and more welcoming public spaces.

- **Families, parents and carers**, through improved access to services and facilities.
- **Residents experiencing disadvantage**, through better connectivity and access to opportunities.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising property values associated with investment and regeneration	Potential affordability pressures for some lower-income households.	Affordable housing policies (H1-H3) and ongoing monitoring of affordability indicators.
Redevelopment pressures	Potential impacts on existing businesses and local character.	Heritage, town centre and affordable emp;loyment space policies together with community engagement.
Construction impacts	Temporary disruption, noise and accessibility issues.	Construction Management Plans and implementation of Design policies.
Increased demand on local services	Growth may place additional pressure on community infrastructure.	Delivery of infrastructure through Policies S1-S5 and the Infrastructure Delivery Plan.

Potential adverse impacts relate primarily to affordability pressures, redevelopment impacts and temporary construction disruption. These risks are expected to be mitigated through the wider Local Plan policy framework, including affordable housing, inclusive design, heritage protection and social infrastructure policies.

Overall significance rating: Positive to Significant Positive (+/++).
Compared with neighbourhoods such as North Tottenham, Tottenham Hale and Wood Green, the Hornsey chapter is less focused on addressing acute deprivation and therefore its equality impacts are somewhat less transformative. However, it is still expected to make a meaningful contribution to advancing equality of opportunity through improved accessibility, neighbourhood quality, services and community cohesion.

EQIA Assessment Table: Crouch End Neighbourhood (Chapter 14)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement

Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	+	Positive impacts are anticipated through improvements to the District Centre, public realm, community facilities and access to services. Older people may particularly benefit from enhanced walkability, seating, accessibility and local services, while children and young people may benefit from improved access to recreational, cultural and community facilities.	Ensure public realm improvements incorporate age-friendly design, seating, shade, accessible crossings and opportunities for social interaction.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through improvements to the town centre environment, pedestrian routes, community facilities and public spaces. Enhanced accessibility, reduced street clutter and improvements to movement and wayfinding may increase access to services, employment and community life.	Ensure all schemes comply with Policies D3 Inclusive Design and D4 Public Realm and prioritise step-free access.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improved public spaces, community activity and high-quality public realm. Enhanced accessibility and inclusive place-making may contribute positively to feelings of safety, belonging and participation.	Continue inclusive engagement with diverse groups during implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. The policies apply equally across all residents and households.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant,	+	Positive impacts are anticipated through improved access to healthcare, shops, community	Ensure public realm improvements support

	breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?		facilities and public spaces within a walkable centre. Enhanced pedestrian environments may particularly benefit parents with buggies and families using local facilities.	accessibility for parents, carers and young children.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are anticipated through improved access to services, public spaces, community facilities and local economic opportunities. While Crouch End is generally less deprived than some eastern neighbourhoods, improvements to accessibility and neighbourhood quality may benefit all communities and support inclusion.	Monitor access to benefits across different communities and user groups.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through improved access to community facilities, public spaces and services which may be used by a wide range of faith and community groups.	Continue engagement with local community and faith organisations where appropriate.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated. Public realm enhancements, improved walking routes, active frontages and increased activity within the District Centre may improve perceptions of safety, encourage active travel and support greater participation in community life by women and girls.	Ensure public realm schemes incorporate women's safety considerations and inclusive design principles.

Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through improved public spaces, community facilities and opportunities for participation in cultural and civic life. No significant adverse impacts identified.	Encourage inclusive use and management of public spaces and community facilities.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are anticipated through support for a vibrant District Centre, local employment opportunities, community facilities and improved public realm. While socioeconomic deprivation is generally lower than in eastern parts of the borough, lower-income households may still benefit from improved accessibility and local services.	Monitor access to services and ensure investment benefits a broad range of users and communities.

Public Sector Equality Duty Assessment: Crouch End Neighbourhood (Chapter 14)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy CEN1 (Crouch End Neighbourhood) promotes an accessible, safe and inclusive neighbourhood through public realm improvements, enhanced pedestrian and cycle connectivity, and a stronger, more accessible District Centre. The policy seeks to create greener, safer and more welcoming streets, improve accessibility to local services and cultural assets, and enhance public spaces across the town centre and Park Road. The policy also supports climate-resilient public realm improvements, new pedestrian connections and protection of community and cultural facilities. These objectives are reinforced by Policy D3 (Inclusive Design) and Policy D4 (Public Realm) and are	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	expected to reduce physical and social barriers experienced by disabled people, older residents, parents and carers, and other groups that may be vulnerable to exclusion. No elements of the neighbourhood strategy are considered likely to result in direct or indirect discrimination.		
Advance equality of opportunity	Policy CEN1 supports improved access to local services, cultural facilities, community assets, public spaces and sustainable transport. The policy seeks to strengthen the role of Crouch End District Centre as an inclusive hub, improve walking and cycling connections, create greener and more accessible streets, support new housing delivery and enhance opportunities for participation in community and cultural life. Site allocations including CE SA01 (Telephone Exchange), CE SA03 (156 Tottenham Lane), CE SA04 (93-113 Park Road) and CE SA05 (Lynton Road Depot/Park Road) include new homes, active ground-floor uses, new public spaces, improved pedestrian access and environmental improvements. In combination with Policies D3 (Inclusive Design), D4 (Public Realm), T2 (Walking and Wheeling), T3 (Cycling), C1 (A Culturally Rich Borough) and the borough-wide housing policies, these measures are expected to improve access to services, cultural opportunities, local employment and community life.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Positive
Foster good relations	Policy CEN1 promotes a vibrant, creative and community-focused neighbourhood through protection and enhancement of cultural assets, public spaces and community facilities. The policy seeks to reinforce Crouch End's role as a creative and cultural centre by supporting assets such as Hornsey Town Hall, Hornsey Library, ArtHouse Cinema, Kings Head Pub, local festivals and creative studios, while	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Positive

	enhancing public spaces that encourage social interaction and community participation. Public realm improvements, new gathering spaces, pocket parks and accessible streets are expected to strengthen community cohesion and create opportunities for interaction between residents from different backgrounds. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy C1 (A Culturally Rich Borough) and Policy D4 (Public Realm).		

Overall Equality Conclusion for Crouch End Neighbourhood (Chapter 14)

Overall effect: Positive to Significant Positive (+/++)

The Crouch End strategy is expected to generate broadly positive equality impacts through improvements to the District Centre, public realm, accessibility, community facilities and neighbourhood quality.

The greatest benefits are likely to be experienced by:

- **Older people**, through improved accessibility and local services.
- **Disabled people**, through more accessible public spaces and movement networks.
- **Women and girls**, through safer and more welcoming public environments.
- **Families, parents and carers**, through improved access to services and facilities.
- **The wider community**, through investment in public spaces, local facilities and community infrastructure.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising property values and desirability	Potential affordability pressures for lower-income households.	Affordable housing policies and borough-wide monitoring of affordability indicators.
Town centre change and redevelopment	Potential impacts on independent businesses or local character.	Town Centre, Culture and Heritage policies protecting local distinctiveness and supporting independent businesses.
Construction impacts	Temporary disruption, noise and accessibility impacts during implementation.	Construction Management Plans and application of Design policies.

Increased visitor activity	Potential pressure on local infrastructure and public spaces.	Public realm, transport and infrastructure planning to support growth and activity.

Potential adverse impacts relate primarily to affordability pressures, redevelopment impacts and temporary construction disruption. These risks are expected to be mitigated through the wider Local Plan policy framework, including affordable housing, heritage protection, town centre management and inclusive design policies.

Overall significance rating: Positive to Significant Positive (+/++).
Compared with Wood Green, Tottenham Hale and North Tottenham, the equality impacts are likely to be less transformative because the strategy is focused more on enhancing an existing successful centre than addressing deprivation. However, the chapter still makes a meaningful contribution to advancing equality of opportunity through improved accessibility, community wellbeing, public realm quality and inclusive access to services.

EQIA Assessment Table: Stroud Green Neighbourhood (Chapter 15)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	+	Positive impacts are anticipated through improvements to the district centre, pedestrian environment, public spaces and local services. Older people are likely to benefit from a more accessible and walkable neighbourhood, while children and young people may benefit from improved access to community, cultural and recreational opportunities.	Ensure public realm improvements incorporate age-friendly design, seating, shade, accessible crossings and opportunities for social interaction.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through enhanced accessibility to local services, improvements to the pedestrian environment and better connections between residential areas, public	Require all public realm and development proposals to demonstrate inclusive access and step-free movement.

			transport and community facilities. Delivery in accordance with Policies D3 (Inclusive Design) and D4 (Public Realm) should improve accessibility and reduce barriers to participation.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improvements to public spaces, increased activity within the district centre and enhanced accessibility. These measures may help improve feelings of safety, inclusion and belonging.	Continue inclusive engagement with diverse communities throughout implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts have been identified. The strategy applies equally to all residents and households.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts are anticipated through improvements to walkability, local services, healthcare access, public spaces and community infrastructure. Parents and carers may particularly benefit from a more accessible neighbourhood environment.	Ensure improvements support use by families with young children and people using buggies.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are expected through enhanced access to services, shops, community facilities and public spaces. Improvements to neighbourhood quality and connectivity may support inclusion and participation by a broad range of communities.	Monitor accessibility and use of improvements by different groups and communities.

Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are anticipated through improved accessibility and access to neighbourhood facilities which support community participation and social interaction.	Continue engagement with community and faith organisations where appropriate.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through public realm improvements, safer walking environments, increased activity and enhanced accessibility. Women and girls may particularly benefit from improvements to the quality, attractiveness and perceived safety of local streets and public spaces.	Ensure public realm projects continue to incorporate community safety and inclusive design principles.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are anticipated through improved public spaces, community facilities and opportunities for participation in local civic and community life. No significant adverse impacts identified.	Encourage inclusive use and management of community facilities and public spaces.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are expected through maintenance and enhancement of local services, community infrastructure, sustainable travel connections and a vibrant district centre. Although Stroud Green experiences lower levels of deprivation than some eastern neighbourhoods, lower-income households may still benefit from improved accessibility to	Monitor access to local services and ensure benefits of investment are distributed equitably.

			services and opportunities close to home.	

Public Sector Equality Duty Assessment: Stroud Green Neighbourhood (Chapter 15)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy SGN1 (Stroud Green Neighbourhood) promotes an accessible, safe and inclusive neighbourhood through improvements to the public realm, pedestrian and cycle connections, community facilities and local centres. SGN1 seeks to improve accessibility to services and public spaces, retain affordable and inclusive community and leisure facilities, and improve safety through public realm enhancements. These objectives are reinforced by Policy D3 (Inclusive Design) and Policy D4 (Public Realm), helping to reduce physical and social barriers experienced by disabled people, older people and other groups that may be vulnerable to exclusion. No policies are identified that would directly or indirectly discriminate against any protected group.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policy SGN1 supports enhanced access to local services, community facilities, leisure opportunities, green spaces and sustainable transport. The policy specifically seeks to safeguard and enhance community assets, improve access to Finsbury Park and local centres, strengthen pedestrian and cycling connectivity, and improve the quality of the public realm. SG SA04 (Osborne Grove) supports specialist housing provision for older and vulnerable residents. Together with Policies D3 (Inclusive Design), T2 (Walking and Wheeling), T4 (Public Transport) and C1 (A Culturally Rich Borough), these measures are expected to improve equality of opportunity and reduce barriers to participation.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Positive

Foster good relations	Policy SGN1 promotes a vibrant, community-focused neighbourhood through protection and enhancement of local centres, community facilities, public spaces and cultural assets. The policy supports retention of community and leisure facilities, improvements to public spaces, and the creation of new publicly accessible places for social interaction. These objectives align with Policy SS1 (A Place Where We Can All Belong and Thrive), Policy PM1 (Delivering Placemaking), Policy C1 (A Culturally Rich Borough) and Policy D4 (Public Realm), and are expected to support community cohesion, social interaction and a shared sense of place.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Positive

Overall Equality Conclusion for Stroud Green Neighbourhood (Chapter 15)

Overall effect: Positive to Significant Positive (+/++)

The Stroud Green strategy is expected to generate broadly positive equality impacts through improvements to accessibility, neighbourhood quality, public realm, local services and community infrastructure.

The greatest benefits are likely to be experienced by:

- **Disabled people**, through improved accessibility and movement.
- **Older people**, through enhanced access to services and more walkable environments.
- **Women and girls**, through safer and better-designed public spaces.
- **Parents, carers and families**, through improved access to local facilities and services.
- **The wider community**, through enhanced neighbourhood quality, social interaction and community participation.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising property values associated with neighbourhood improvements	Potential affordability pressures for some lower-income households.	Affordable housing policies (H1-H3) and borough-wide monitoring of affordability indicators.

Redevelopment and intensification	Potential impacts on existing businesses, local character and community facilities.	Heritage, Culture, Town Centre and Community Infrastructure policies provide safeguards.
Construction impacts	Temporary disruption, noise and accessibility issues during implementation.	Construction Management Plans and application of Design policies.
Increased pressure on local facilities	Additional demand on infrastructure if population growth occurs.	Infrastructure planning through Policies S1-S5 and coordinated delivery mechanisms.

Potential adverse impacts relate primarily to affordability pressures, redevelopment impacts and temporary construction disruption. These risks are expected to be limited and mitigated through the wider Local Plan framework, particularly affordable housing, heritage, community infrastructure and inclusive design policies.

Overall significance rating: Positive to Significant Positive (+/++).
Compared with Wood Green, Tottenham Hale and North Tottenham, the Stroud Green chapter is primarily focused on maintaining and enhancing an existing neighbourhood centre rather than delivering transformational regeneration. Nevertheless, it is expected to make a meaningful contribution to advancing equality of opportunity by improving accessibility, quality of place, access to services and community wellbeing.

EQIA Assessment Table: Highgate Neighbourhood (Chapter 16)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	+	Positive impacts are anticipated through improvements to the local centre, public realm, walking environment, community facilities and local services. Older people are likely to benefit particularly from enhanced accessibility, improved public spaces, healthcare access and opportunities for social interaction. Children and young people may benefit from safer	Ensure public realm schemes incorporate age-friendly design, seating, shade, rest points and safe crossings.

			streets, access to open spaces and community facilities.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through improved pedestrian environments, enhanced accessibility to local services and community facilities, and better public realm design. Application of Policies D3 (Inclusive Design) and D4 (Public Realm) should improve mobility and reduce barriers to participation.	Require all schemes to demonstrate inclusive access and deliver step-free movement wherever possible.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improvements to public spaces, accessibility and neighbourhood quality. The emphasis on inclusive, high-quality placemaking is expected to support feelings of safety, inclusion and belonging.	Continue inclusive engagement during implementation and public realm design.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts have been identified. The strategy applies equally across all residents and household types.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts are expected through enhanced accessibility, improved public realm, safer walking routes and access to local services and community facilities. The walkable nature of Highgate Village may particularly benefit parents, carers and families.	Ensure public realm improvements support use by families with young children and those using buggies.

Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are anticipated through enhanced accessibility, improved public spaces, protection of community facilities and improvements to local services. While Highgate generally experiences lower levels of deprivation than eastern parts of the borough, improvements to neighbourhood accessibility and facilities should benefit all communities.	Monitor access to benefits and facilities by different communities and user groups.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through improvements to accessibility, public realm and local facilities that support community participation and social interaction.	Continue engagement with local community and faith organisations where appropriate.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through safer public spaces, enhanced walking routes, improved lighting and public realm improvements. Women and girls may particularly benefit from a more accessible and welcoming village environment.	Incorporate community safety principles into public realm and transport improvements.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through improved public spaces, community life and neighbourhood facilities. No significant adverse impacts have been identified.	Encourage inclusive use of community facilities and public spaces.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are anticipated through improved access to local services, public transport, community facilities and high-	Ensure investment and public realm improvements remain accessible and inclusive to all users.

			quality public spaces. Although deprivation levels are generally lower than in some other parts of Haringey, lower-income residents may still benefit from enhanced accessibility and neighbourhood services.	

Public Sector Equality Duty Assessment: Highgate Neighbourhood (Chapter 16)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	Policy HGN1 (Highgate Neighbourhood) promotes an accessible, inclusive and safe neighbourhood through enhancements to Highgate Village, public realm, walking routes, community facilities and local services. The policy supports improved accessibility to neighbourhood services and public spaces and seeks to create a welcoming environment for all users. These aims are reinforced by Policy D1 (Haringey Design Principles), Policy D3 (Inclusive Design) and Policy D4 (Public Realm), which require development to be accessible and inclusive. Improvements to public spaces, movement corridors and local facilities are expected to reduce barriers to participation experienced by some groups, particularly disabled people, older people and those with mobility impairments. No policies are identified that would result in direct or indirect discrimination against any protected group.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policy HGN1 supports improved access to community facilities, healthcare, local services, public spaces and the village centre. The neighbourhood strategy seeks to enhance walkability, strengthen	Age; Disability; Pregnancy and Maternity;	Positive

	access to community infrastructure, improve connections between key destinations and maintain a vibrant local centre that serves the needs of residents. These objectives are supported by Policy D3 (Inclusive Design), Policy D4 (Public Realm), Policy T2 (Walking and Wheeling), Policy T4 (Public Transport) and Policy C1 (A Culturally Rich Borough). Improved accessibility and local service provision are likely to particularly benefit older people, disabled people, children and young people, parents and carers, and those who may experience barriers to accessing services and opportunities.	Race; Sex; Socioeconomic Status	
Foster good relations	Policy HGN1 supports a vibrant and inclusive village centre through the protection and enhancement of community facilities, local services, heritage assets and public spaces. The policy promotes high-quality placemaking and public realm improvements that create opportunities for social interaction, community participation and civic engagement. These objectives align with Policy SS1 (A Place Where We Can All Belong and Thrive), Policy PM1 (Delivering Placemaking), Policy C1 (A Culturally Rich Borough), Policy C2 (Cultural, Sports and Recreation Facilities) and Policy D4 (Public Realm). Investment in shared public spaces and neighbourhood facilities is expected to strengthen community cohesion, support positive interaction between different groups and foster a shared sense of belonging within Highgate.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Positive

Overall Equality Conclusion for Highgate Neighbourhood (Chapter 16)

Overall effect: Positive to Significant Positive (+/++)

The Highgate strategy is expected to generate broadly positive equality impacts through improvements to accessibility, public realm, local services, community facilities and neighbourhood quality.

The greatest benefits are likely to be experienced by:

- **Older people**, through improved accessibility, local services and opportunities for social interaction.

- **Disabled people**, through enhanced pedestrian environments and improved access to facilities.
- **Women and girls**, through safer and more welcoming public spaces.
- **Parents, carers and families**, through improved access to services and community facilities.
- **The wider community**, through investment in place quality, public spaces and neighbourhood cohesion.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising property values	Potential affordability pressures for lower-income households.	Affordable housing policies (H1-H3) and borough-wide monitoring of affordability indicators.
Heritage-led improvements and environmental enhancement	Potential increase in commercial and residential values.	Affordable housing, affordable employment space and town centre policies.
Construction impacts	Temporary disruption, noise and accessibility issues during implementation.	Construction Management Plans and application of Design policies.
Limited opportunities for major growth	Potential for benefits to be more incremental than transformational.	Continued investment in accessibility, public realm and community infrastructure.

Potential adverse impacts relate primarily to additional affordability pressures together with temporary construction-related disruption. These risks are expected to be mitigated through borough-wide affordable housing policies, inclusive design requirements, heritage protections and ongoing monitoring.

Overall significance rating: Positive to Significant Positive (+/++).
Compared with Wood Green, Tottenham Hale and the Tottenham neighbourhoods, the Highgate chapter is less focused on large-scale growth and regeneration. Its equality benefits are therefore likely to be more incremental, centred on improving accessibility, quality of place, community wellbeing and inclusive access to services, whilst helping foster good relations and supporting healthy, age-friendly neighbourhoods.

EQIA Assessment Table: Muswell Hill Neighbourhood (Chapter 17)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services,	+	Positive impacts are anticipated through improvements to the	Ensure public realm improvements incorporate

	employment, recreation and community facilities for children, young people and older people?		District Centre, public realm, local services and community infrastructure. Older people are likely to particularly benefit from improved walkability, accessibility and access to local services, while children and young people may benefit from enhanced access to recreation, community facilities and safer public spaces.	age-friendly design principles, including seating, shade, rest points and safe crossing facilities.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts are expected through public realm enhancements, accessibility improvements and better connections between homes, services, public transport and community facilities. Application of Policies D3 (Inclusive Design) and D4 (Public Realm) should help ensure that improvements are inclusive and accessible.	Require development and public realm projects to demonstrate step-free access and inclusive design.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improved public spaces, enhanced neighbourhood quality and increased opportunities for participation in community life. Improvements to accessibility and the public realm may contribute positively to feelings of safety and belonging.	Continue inclusive engagement with diverse communities during implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts have been identified. The strategy applies equally to all residents and household types.	None required.

Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts are anticipated through enhanced accessibility, improved pedestrian environments and better access to local services and community facilities. Parents and carers may particularly benefit from a more walkable and accessible neighbourhood centre.	Ensure public realm improvements consider the needs of people with buggies and young children.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are expected through improved access to local services, community facilities and public spaces. While Muswell Hill experiences comparatively lower levels of deprivation than some eastern neighbourhoods, improvements to accessibility and neighbourhood quality are expected to benefit all communities.	Monitor accessibility and use of facilities by different communities and user groups.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are anticipated through improved access to community infrastructure, public spaces and local facilities that support social interaction and community participation.	Continue engagement with local community and faith organisations where appropriate.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts are anticipated through public realm improvements, safer walking routes, active frontages and enhanced accessibility. Women and girls may particularly benefit from improvements that increase	Ensure detailed design reflects community safety and inclusive design principles.

			perceptions of safety and comfort when using public spaces.	
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are expected through improved public spaces, community facilities and opportunities for participation in local community life. No significant adverse impacts identified.	Encourage inclusive use and management of community facilities and public spaces.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are anticipated through improved accessibility, local services, community infrastructure and a vibrant district centre. Although Muswell Hill generally experiences lower levels of socioeconomic deprivation than some other parts of the borough, lower-income residents may still benefit from improved local access to services and opportunities.	Ensure investment and improvements remain accessible and beneficial to all sections of the community.

Public Sector Equality Duty Assessment: Muswell Hill Neighbourhood (Chapter 17)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	**Policy MHN1 (Muswell Hill Neighbourhood)** promotes an accessible, inclusive and safe neighbourhood through enhancements to Muswell Hill District Centre, public realm, local services, community facilities and sustainable transport connections. The policy supports improvements to walking and cycling infrastructure, increased accessibility to local destinations, enhanced public spaces and improved connectivity to green spaces and community assets. These	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	objectives are reinforced by Policy D1 (Haringey Design Principles), Policy D3 (Inclusive Design) and Policy D4 (Public Realm), which seek to ensure development is accessible and usable for all residents. Together, these measures are expected to reduce barriers to participation and improve inclusion for groups that may otherwise experience disadvantage or exclusion. No policies are identified that would result in direct or indirect discrimination against any protected group.		
Advance equality of opportunity	Policy MHN1 supports improved access to services, community infrastructure, public spaces, recreation, sustainable transport and local employment opportunities. The policy seeks to enhance the accessibility of Muswell Hill District Centre, strengthen connections to green spaces such as Alexandra Park and Parkland Walk, improve walking and cycling routes, and support new housing and community facilities. In addition, Policy MHN2 (Alexandra Park and Palace Cultural Quarter) promotes access to cultural, leisure and community opportunities at a major borough-wide destination. Site allocations including MHSA08 Royal British Legion Hall (community facility reprovision) and MHSA10 Woodridings Court (new housing) further support community needs. These objectives are reinforced by Policy D3 (Inclusive Design), Policy T2 (Walking and Wheeling), Policy T4 (Public Transport) and Policy C1 (A Culturally Rich Borough). They are expected to particularly benefit older people, disabled people, children and young people, parents and carers, and those who may face barriers in accessing local services and opportunities.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Positive

Foster good relations	Policy MHN1 seeks to maintain and enhance Muswell Hill's role as a vibrant district centre and community hub through improvements to public spaces, local facilities, cultural assets and neighbourhood centres. Policy MHN2 (Alexandra Park and Palace Cultural Quarter) supports the continued provision of inclusive cultural, leisure, heritage and community activities at Alexandra Palace and Alexandra Park, which provide opportunities for interaction between diverse communities. The neighbourhood strategy also supports improvements to public realm, local centres, green spaces and community facilities that encourage social interaction and participation in local life. These objectives align with Policy SS1 (A Place Where We Can All Belong and Thrive), Policy PM1 (Delivering Placemaking), Policy C1 (A Culturally Rich Borough), Policy C2 (Cultural, Sports and Recreation Facilities) and Policy D4 (Public Realm). Together they are expected to strengthen community cohesion, support social integration and foster a shared sense of belonging within Muswell Hill.	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Positive

Overall Equality Conclusion for Muswell Hill Neighbourhood (Chapter 17)

Overall effect: Positive to Significant Positive (+/++)

The Muswell Hill strategy is expected to generate broadly positive equality impacts through investment in local services, accessibility, public realm, community facilities and neighbourhood quality.

The greatest benefits are likely to be experienced by:

- **Older people**, through improved accessibility, walkability and access to local services.
- **Disabled people**, through enhanced public realm and more inclusive movement networks.
- **Women and girls**, through safer and more welcoming public spaces.
- **Parents, carers and families**, through improved access to services and community infrastructure.
- **The wider community**, through enhancements to neighbourhood quality, social interaction and community wellbeing.

Potential Negative Impacts and Mitigation

Issue	Impact	Mitigation
Rising property values and neighbourhood desirability	Potential affordability pressures for lower-income households.	Affordable housing policies (H1-H3) and borough-wide monitoring of affordability indicators.
Redevelopment and town centre change	Potential impacts on independent businesses or local character.	Heritage, Culture, Town Centre and Affordable Employment Space policies.
Construction impacts	Temporary disruption, noise and accessibility issues during project delivery.	Construction Management Plans and implementation of Design policies.
Increased demand on local facilities	Additional pressure on services if population growth occurs.	Infrastructure planning through Policies S1-S5 and the Infrastructure Delivery Plan.

Potential adverse impacts relate primarily to additional affordability pressures associated with neighbourhood improvements, redevelopment impacts and temporary construction disruption. These risks are expected to be mitigated through the wider Local Plan policy framework, particularly affordable housing, heritage, town centre, community infrastructure and inclusive design policies.

Overall significance rating: Positive to Significant Positive (+/++).
Like Highgate, Crouch End, Hornsey and Stroud Green, the Muswell Hill chapter is focused primarily on enhancing an established neighbourhood rather than delivering large-scale regeneration. Consequently, its equality impacts are expected to be positive but less transformative than those associated with North Tottenham, Tottenham Hale, Wood Green, Housing, Social Infrastructure and Employment & Industry. It nevertheless makes an important contribution to advancing equality of opportunity by improving accessibility, quality of place, local services and community cohesion.

Borough-wide Policies

EQIA Assessment Table: Design Policies (Chapter 18)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Strong positive effects expected through Policies D3 (Inclusive Design), D4 (Public Realm) and D11 (High-quality Housing). These policies promote accessible public spaces, child-friendly design, play opportunities, accessible routes and age-friendly environments. Older people are likely to benefit from improved accessibility and opportunities for social interaction.	Continue monitoring accessibility and age-friendly design outcomes through implementation and development management.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive effects anticipated. Policy D3 requires developments to be accessible and usable by all, including wheelchair users, and requires inclusive design statements. Policy D11 requires accessible and adaptable homes and wheelchair-user housing. Public realm policies require inclusive access, accessible wayfinding, places to sit and rest, accessible toilets and step-free movement.	Ensure consistent application of D3 and D11 through planning decisions and design review processes.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	0	Construction activity and redevelopment may create temporary disruption to movement and accessibility. However, this is expected to be short-term and	Monitor provision of Construction Management Plans and temporary accessibility measures, in accordance with the policies.

			mitigated through construction management requirements and accessibility standards	
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	+	Policy D3 explicitly requires places to feel safe and welcoming, including from the perspective of gender-diverse people. Improved public realm quality and inclusive engagement requirements are likely to benefit transgender and non-binary residents.	Continue engagement with equality groups during implementation.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Inclusive design standards, step-free access, safer walking environments, public toilets, seating and improved public realm accessibility are expected to positively benefit pregnant women and parents of young children. Policies D3, D4 and D11 are particularly relevant.	Ongoing application of inclusive design requirements.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Policy D1 requires developments to support inclusion and diversity. D3 promotes inclusive access for users regardless of race, faith or ethnicity. Improved public realm and community safety may particularly benefit communities experiencing inequalities in access to public spaces.	Monitor whether benefits are equitably distributed across neighbourhoods.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Inclusive public spaces, accessible routes and safer neighbourhoods are likely to benefit faith communities and facilitate access to community facilities and places	None identified.

			of worship. No adverse impacts identified.	
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive effects expected. Policy D3 specifically requires developers to consider the needs of women, girls and gender-diverse people. Policy D4 requires public realm design to improve safety, natural surveillance, lighting and inclusive access. Consultation responses also highlighted safety as a key concern for women and girls.	Ensure implementation reflects Violence Against Women and Girls principles and Secured by Design guidance.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	The emphasis on inclusive design, social integration and welcoming public spaces is expected to generate positive effects for LGBTQ+ residents. No adverse impacts identified.	Continue engagement with LGBTQ+ organisations where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Strong positive effects anticipated. The design chapter supports improved public realm, housing quality, accessibility, safety and environmental quality. These improvements are likely to disproportionately benefit communities experiencing deprivation and poorer environmental conditions. Policy PM1's objective of reducing inequality is reinforced through design requirements.	Ensure investment and quality improvements are delivered across both east and west Haringey.

Public Sector Equality Duty Assessment: Design Policies (Chapter 18)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Design chapter contains some of the strongest equalities provisions in the Local Plan. Policy D3 (Inclusive Design) requires development to be accessible, safe and usable by all users, regardless of age, disability or mobility needs, and requires Inclusive Design Statements and consideration of inclusive evacuation. Policy D4 (Public Realm) promotes accessible, inclusive and welcoming public spaces, including provision for wayfinding, seating, play, inclusive toilets and consideration of neurodiversity. Policy D11 (High-quality Housing) requires accessible and adaptable homes, wheelchair-user housing, tenure-blind development and inclusive access arrangements. Policy D15 (Managing Construction Impacts) requires mitigation of disruption that could disproportionately affect vulnerable groups. Together, these policies are expected to reduce physical and social barriers experienced by many protected groups and no policies are identified that would directly or indirectly discriminate against any protected characteristic.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Significant positive
Advance equality of opportunity	The Design chapter is expected to make a substantial contribution to improving equality of opportunity across Haringey. Policy D3 promotes universal access and inclusive design. Policy D4 seeks high-quality, safe and accessible public spaces that support social integration and participation. Policy D11 requires accessible and adaptable housing, wheelchair-user homes, adequate space standards, tenure-blind design and high-quality residential environments. Policy D5 (Active	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Disadvantage	Significant positive

	Street Frontages) supports vibrant and accessible centres, while Policy D1 (Haringey Design Principles) embeds inclusion, safety, connectivity and healthy environments into all development. These policies are expected to improve access to housing, services, employment opportunities, public spaces and community life, particularly for disabled people, older people, women and girls, parents and carers and residents experiencing disadvantage.		
Foster good relations	The Design chapter promotes inclusive and welcoming places that encourage interaction between communities and support a shared sense of belonging. Policy D4 (Public Realm) supports social integration, community participation, play, public gathering spaces and high-quality public environments. Policy D1 (Haringey Design Principles) and Policy D2 (Design-led Approach) seek to create neighbourhoods that reflect local character while being inclusive and welcoming to all. Policy D5 (Active Street Frontages) encourages activity, natural surveillance and vibrant public spaces, while Policy D3 promotes environments where everyone can participate with dignity and confidence. Together these policies are expected to strengthen community cohesion, increase participation in public life and foster positive interaction between different groups.	All protected characteristics, particularly Age, Disability, Race, Religion or Belief, Gender Reassignment, Sex and Sexual Orientation	Significant positive

Overall Equality Conclusion for Chapter 18: Design

Overall effect: **Significant Positive (++)**

The Design chapter is expected to generate some of the strongest positive equality impacts in the Local Plan. In particular:

- **Very strong positive impacts** for disabled people, older people, women and girls, and residents experiencing socioeconomic disadvantage.
- **Positive impacts** for all other protected characteristics through improved engagement, accessibility, safety, inclusion and quality of place.
- No significant adverse effects identified.

Any temporary negative effects associated with construction are expected to be mitigated through development management and construction controls.
This is broadly the style and level of detail I would recommend replicating chapter-by-chapter through Housing, Social Infrastructure, Employment, Sustainable Travel and Green Infrastructure, before producing the final summary EQIA matrix.

EQIA Assessment Table: Heritage Policies (Chapter 19)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	+	Positive impacts expected. Heritage assets contribute to local identity, educational opportunities and lifelong learning. Conservation-led placemaking can enhance opportunities for intergenerational engagement and strengthen understanding of local history and culture. Older residents may particularly value retention of familiar landmarks and neighbourhood character	Promote inclusive interpretation and public engagement activities.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	?	Generally positive impacts are anticipated where historic environments are enhanced and made more accessible. However, heritage constraints can sometimes limit physical alterations needed to improve	Apply Policy D3 Inclusive Design alongside heritage policies and seek inclusive access solutions wherever possible.

			accessibility. The Local Plan supports sensitive adaptation of heritage assets and early consideration of inclusive design.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Heritage policies seek to celebrate Haringey's diverse histories and communities. Positive impacts may arise through greater recognition of diverse identities and histories within the public realm. No adverse impacts identified.	Encourage interpretation that reflects diverse communities and experiences.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No specific impacts identified. Heritage policies apply equally to all residents and communities.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Improvements to historic environments, public spaces and heritage assets may contribute positively to wellbeing and use of neighbourhood centres by parents and carers. No significant adverse impacts identified.	Ensure public realm improvements remain accessible and inclusive.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts expected. The Plan emphasises valuing diverse histories, cultures and identities, including migrant communities and under-represented histories. Conservation-led placemaking and heritage interpretation create opportunities to strengthen	Encourage heritage interpretation reflecting the full diversity of Haringey's communities.

			representation and cultural belonging amongst Haringey's diverse ethnic communities.	
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through protection of heritage assets, historic places of worship and culturally significant buildings and spaces. These policies may help maintain important community anchors and support community identity.	Continued engagement with faith communities regarding heritage assets.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	+	Heritage-led regeneration can improve environmental quality, perceptions of safety and civic pride through restoration and enhancement of historic areas. Positive impacts are expected for all genders. No significant adverse impacts identified.	Ensure heritage improvements are accompanied by inclusive public realm design.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts may arise where interpretation and cultural programming recognise LGBTQ+ histories and experiences as part of Haringey's evolving heritage. No adverse impacts identified.	Encourage inclusive interpretation of heritage assets where appropriate.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	+	Positive impacts are anticipated where heritage-led regeneration contributes to improved public realm, local economic activity and community identity. However, in some areas environmental improvements could contribute to rising property values and affordability pressures over time.	Monitor regeneration impacts and continue delivery of affordable housing and community infrastructure policies.

Public Sector Equality Duty Assessment: Heritage Policies (Chapter 19)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Heritage chapter promotes equitable access to Haringey's historic environment and seeks to ensure that heritage assets continue to contribute positively to the lives of all residents. Policies HE1-HE5 support the conservation, enhancement and sensitive adaptation of heritage assets while recognising the need for sustainable and inclusive use. The policies operate alongside Policy D3 (Inclusive Design) and Policy D4 (Public Realm), helping ensure that heritage-led regeneration and conservation projects consider accessibility and inclusion. Where heritage constraints may potentially affect accessibility improvements, the policies support balanced solutions which improve access while conserving significance. No policies are identified that would directly or indirectly discriminate against any protected group.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	The Heritage chapter supports access to cultural, educational, recreational and community opportunities associated with Haringey's historic environment. Policies HE1-HE5 seek to conserve and celebrate buildings, places, landscapes and heritage assets that contribute to community identity and wellbeing. Historic parks, conservation areas, cultural landmarks and heritage-led regeneration schemes can provide important opportunities for learning, volunteering, recreation, cultural participation and community engagement. The policies are expected to	Age; Disability; Race; Religion or Belief; Sex; Socioeconomic Disadvantage	Positive

	particularly benefit older residents, disabled people (where accessibility improvements are secured), young people accessing educational opportunities, and communities whose histories and identities are reflected in the borough's heritage assets. The heritage policies also work alongside Policy C1 (A Culturally Rich Borough) and the neighbourhood strategies which seek to broaden participation in cultural and heritage activities.		
Foster good relations	The Heritage chapter is expected to make a significant contribution to community cohesion and a shared sense of place. Policies HE1-HE5 seek to conserve and celebrate Haringey's diverse historic environments, landscapes and cultural assets, helping communities understand and appreciate the borough's rich and varied history. Heritage assets often act as focal points for community activity, education, volunteering and cultural participation. Conservation and interpretation of historic buildings, parks and local landmarks can strengthen civic pride, support inter-generational learning and encourage interaction between communities. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and Policy C1 (A Culturally Rich Borough).	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Chapter 19: Heritage

Overall effect: Positive (+)

The Heritage chapter is expected to generate predominantly positive equality impacts, particularly in relation to:

- **Race and ethnicity**, through recognition and celebration of Haringey's diverse histories and cultures.

- **Older residents**, through protection of familiar landmarks and neighbourhood identity.
- **Community cohesion**, through strengthening belonging, identity and cultural understanding.
- **Socioeconomic wellbeing**, where heritage-led regeneration contributes to environmental improvements and investment.

The principal equality consideration is ensuring that heritage protection does not unintentionally create barriers to accessibility for disabled people. This risk is expected to be mitigated through the application of Policy D3 (Inclusive Design) alongside the heritage policies.
Overall significance rating: Positive (+) rather than Significant Positive (++), because the equality benefits are mostly indirect compared with chapters such as Housing, Design, Social Infrastructure and Sustainable Travel.

EQIA Assessment Table: Culture, Sport and Recreation Policies (Chapter 20)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts expected. The chapter seeks to improve access to culture, sport and recreation with a focus on community participation. Young people may particularly benefit from access to such facilities. Older people may benefit from increased opportunities for social participation, volunteering and community engagement, helping reduce loneliness and isolation.	Ensure cultural , sport and recreation facilities are affordable, accessible and distributed across the borough.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	+	Positive impacts are expected through increased cultura, sport and recrational provision and community infrastructure. However, benefits will depend on facilities being physically accessible and inclusive. Accessibility requirements in the Design chapter are expected to complement these policies.	Apply Policy D3 Inclusive Design to facilities and events.

Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through promotion of inclusive cultural, sports and recreationa participation, community engagement and celebration of diversity. Cultural facilities can provide spaces for expression, visibility and social connection. No adverse impacts identified.	Encourage inclusive programming and engagement with LGBTQ+ groups.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. Policies apply equally across all residents.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts expected through improved community facilities, cultural venues, public spaces and local activities. Family-oriented events and facilities may support social inclusion and wellbeing.	Ensure family-friendly facilities and inclusive event design.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts expected. The Plan explicitly seeks to support the heritage, creativity and identity of Haringey's diverse communities. Policies supporting cultural infrastructure, cultural quarters and creative industries provide opportunities to celebrate the borough's ethnic diversity and improve representation of under-represented communities.	Continue collaboration with diverse cultural organisations and communities.

Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts anticipated through support for community and cultural infrastructure, public events and opportunities for shared participation. Cultural activities may help foster understanding between different faith and belief groups.	Encourage inclusive cultural programming reflective of borough diversity.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	+	Positive impacts expected through greater access to cultural, sports and recreation facilities, public spaces and community activities. Improved activation of public spaces may also contribute to perceptions of safety and inclusion.	Ensure venues and events are designed and managed to promote safety and inclusion.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	++	Significant positive effects are anticipated. Cultural facilities, public art, creative industries and community spaces provide opportunities for expression, representation and community cohesion. The Plan's support for cultural diversity and inclusion may particularly benefit LGBTQ+ communities. The North Tottenham Cultural Quarter policy also explicitly supports LGBTQ+ venues.	Continue engagement with LGBTQ+ organisations and cultural providers.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Strong positive impacts expected. The Plan recognises that not everyone currently has equal access to culture, sport and recreation opportunities. Support for cultural facilities, creative industries, affordable workspace and local participation is expected to	Promote affordable access to activities and monitor accessibility across neighbourhoods.

			improve opportunities for residents experiencing socioeconomic disadvantage. Cultural investment may also contribute to local economic development and employment.	

Public Sector Equality Duty Assessment: Culture Policies (Chapter 20)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Culture chapter promotes inclusive access to cultural, sports and recreation opportunities across the borough. Policies C1-C6 support a diverse cultural sector, safeguard cultural facilities, encourage participation in cultural life and support spaces that are accessible to a wide range of communities. The policies recognise the importance of culture in creating welcoming and inclusive places and are intended to help ensure that cultural activities, venues and public spaces can be enjoyed by all residents. In combination with Policy D3 (Inclusive Design), Policy D4 (Public Realm) and Policy S2 (Social Infrastructure), the chapter is expected to reduce barriers to participation and inclusion. No policies are identified that would directly or indirectly discriminate against any protected group.	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policies C1-C6 support a wide range of cultural, sports, recreation opportunities that are expected to improve access to participation, physical activity employment, skills development and cultural expression. Policy C1 (A Culturally Rich Borough) seeks to strengthen Haringey's cultural, sporting and recreational infrastructure wwith a focus on improving access to culture across the borough. Policy C2	Age; Race; Disability; Sex; Sexual Orientation; Socioeconomic Status	Significant positive

	(Cultural , Sport and Recreation Facilities) protects existing facilities and supports new provision. Policy C5 (Tottenham Creative Enterprise Zone) and Policy C6 (Warehouse Living) support creative industries, affordable workspace and employment opportunities within Haringey's creative economy. These measures are expected to increase access to cultural participation, creative employment and community life, particularly for young people, ethnic minority communities, LGBTQ+ communities, lower-income residents and groups currently under-represented within cultural industries.		
Foster good relations	The Culture, Sports and Recreation chapter is expected to make a substantial contribution to community cohesion, cultural understanding and a shared sense of belonging. Policies C1-C6 support cultural diversity, creative expression, public art, community events and cultural infrastructure that celebrate Haringey's diverse communities and histories. The policies support cultural, sports and recreation facilities and venues, public spaces and community facilities that provide opportunities for interaction between people from different backgrounds. Public art, cultural programming, creative industries and community participation are expected to improve visibility and representation of diverse communities, strengthen local identity and encourage social interaction. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and Policy S1 (Social Infrastructure).	All protected characteristics, particularly Age, Race, Religion or Belief, Gender Reassignment and Sexual Orientation	Significant positive

Overall Equality Conclusion for Chapter 20: Culture, Sports and Recreation

Overall effect: Significant Positive (++)

The Culture, Sports and Recreation chapter is expected to generate some of the strongest positive equality impacts within the Local Plan, particularly in relation to:

- **Race and ethnicity**, through celebration of diverse cultural identities and support for under-represented communities.
- **Socioeconomic status**, through improved access to cultural, sports and recreation participation, creative employment and affordable workspace.
- **Children and young people**, through access to cultural, sporting and recreational, educational and creative opportunities.
- **LGBTQ+ communities**, through support for inclusive cultural infrastructure and protection of LGBTQ+ venues.
- **Community cohesion**, through shared activities, events and spaces which foster a sense of belonging and understanding between different communities.

No significant adverse equality impacts have been identified. Any risks relating to unequal access to cultural facilities are expected to be mitigated through inclusive design requirements, community engagement and the strategic distribution of cultural infrastructure across the borough.

Overall significance rating: Significant Positive (++). This reflects the chapter's explicit focus on culture, belonging, diversity, participation and inclusion, which strongly align with the objectives of the Public Sector Equality Duty.

EQIA Assessment Table: Climate Resilience and Adaptation Policies (Chapter 21)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive effects expected. Children and older people are particularly vulnerable to overheating, air pollution and extreme weather events. Policies CR1-CR8 seek to improve climate resilience, support urban cooling, reduce overheating and improve air quality, resulting in important health and wellbeing benefits.	Prioritise interventions in areas experiencing the highest environmental and health inequalities.

Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts anticipated. Disabled people are often more vulnerable to the health effects of overheating, poor air quality and severe weather events. The policies support healthier and more resilient environments, improved building performance and better climate adaptation.	Ensure adaptation measures are designed and implemented inclusively.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are expected through improved environmental quality and health outcomes. No differential impacts specific to transgender or non-binary residents have been identified.	None identified.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No specific impacts identified. Policies apply equally across communities.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts expected. Pregnant women and young children are among groups most vulnerable to overheating and air pollution. Measures addressing urban cooling, flood risk and air quality are expected to support healthier living environments.	Prioritise good environmental standards in residential developments and public spaces.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are anticipated. Ethnic minority communities are often disproportionately represented in areas experiencing poorer environmental conditions, including air quality issues and limited access to green	Monitor whether environmental benefits are distributed equitably across neighbourhoods.

			infrastructure. The policies seek to reduce these inequalities by improving environmental quality and climate resilience across the borough.	
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through improvements to environmental conditions, neighbourhood quality and health outcomes. No significant adverse impacts identified.	None required.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	+	Positive effects expected for all genders through reduced exposure to air pollution, overheating and flood risks. Women, particularly those with caring responsibilities, may benefit from healthier and more resilient neighbourhood environments.	None identified.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts are anticipated through healthier and more resilient communities. No differential impacts identified.	None required.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. The Local Plan recognises that residents experiencing deprivation are often most vulnerable to climate change, overheating, flooding, fuel poverty and poor environmental conditions. Climate adaptation policies, urban cooling measures and improved air quality are expected to disproportionately benefit these communities. Energy-efficient buildings	Prioritise investment and climate adaptation measures within the borough's most deprived areas.

			may also contribute to reducing fuel poverty and living costs.	

Public Sector Equality Duty Assessment: Climate Resilience and Adaptation Policies (Chapter 21)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Climate Resilience and Adaptation chapter promotes healthier, safer and more resilient environments for all residents. Policies CR1-CR8 seek to reduce exposure to environmental hazards including overheating, flooding, poor air quality, drought and climate-related risks. The chapter recognises that some groups are disproportionately vulnerable to climate change impacts and aims to ensure that development is designed to improve resilience and environmental quality. Measures to reduce overheating, improve air quality, manage flood risk and provide climate-adapted environments are expected to reduce barriers and vulnerabilities experienced by older people, disabled people, children and those with existing health conditions. No policies are identified that would directly or indirectly discriminate against any protected group.	Age; Disability; Pregnancy and Maternity; Race; Sex	Positive
Advance equality of opportunity	Policies CR1-CR8 are expected to make a significant contribution to reducing health and environmental inequalities. The chapter supports urban cooling, improved air quality, flood risk reduction, sustainable drainage and climate-resilient development. Evidence within the Local Plan recognises that climate-related impacts disproportionately affect vulnerable groups, including older residents, children, disabled people and lower-income households. Policies CR2 (Supporting Urban	Age; Disability; Pregnancy and Maternity; Race; Socioeconomic Status	Significant Positive

	Cooling), CR3 (Minimising Overheating Risk in Buildings) and CR8 (Air Quality) are particularly important in improving health outcomes and protecting vulnerable groups from environmental risks. These measures are expected to improve equality of opportunity by creating healthier living environments and reducing environmental disadvantages experienced by some communities.		
Foster good relations	The Climate Resilience and Adaptation chapter supports the creation of healthier, greener and more resilient neighbourhoods that can be shared and enjoyed by all communities. By helping to improve environmental quality, public health and resilience to climate change, the policies are expected to contribute positively to quality of life across the borough. Climate adaptation measures, green infrastructure, sustainable drainage and improved environmental conditions can support community wellbeing and help create places that encourage social interaction and shared stewardship of the environment. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and the Green and Blue Infrastructure policies.	All protected characteristics, particularly Age, Disability, Race and Socioeconomic Status	Positive

Overall Equality Conclusion for Chapter 21: Climate Resilience and Adaptation

Overall effect: Significant Positive (++)

The Climate Resilience and Adaptation chapter is expected to generate significant positive equality impacts across the borough, particularly for:

- **Children and young people**, who are vulnerable to air pollution and overheating.
- **Older people**, who are more susceptible to heat-related illness and extreme weather.

- **Disabled people**, who may be disproportionately affected by environmental hazards and poor health outcomes.
- **Pregnant women and young children**, who benefit from healthier environmental conditions.
- **Residents experiencing socioeconomic disadvantage**, who are often most exposed to environmental inequalities, fuel poverty and climate risks.

The chapter strongly supports Haringey's Placemaking Objectives, particularly PO2: A Healthy and Safe Place and PO3: A Sustainable and Resilient Place, by helping to reduce health inequalities, improve environmental quality and increase resilience to climate change.

No significant adverse equality impacts have been identified. Any implementation risks can be managed through targeted delivery, monitoring and ensuring that climate adaptation measures are prioritised in communities experiencing the greatest levels of deprivation and environmental inequality.

Overall significance rating: Significant Positive (++).

EQIA Assessment Table: Building a Zero Carbon Haringey Policies (Chapter 22)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are expected. Children and older people are particularly vulnerable to cold homes, overheating and poor air quality. Policies requiring energy-efficient homes, improved building performance and low-carbon heating are expected to improve comfort, health and resilience to climate change.	Prioritise delivery of high-quality energy-efficient housing and retrofit measures.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive effects are anticipated. Disabled people may spend more time at home and can be disproportionately affected by cold, damp or overheating. Improved energy	Ensure retrofit and energy measures remain accessible and inclusive.

			performance standards, retrofit and low-carbon heating infrastructure are expected to improve health, wellbeing and thermal comfort.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are expected through improved building performance, reduced energy use and healthier homes. No differential adverse impacts identified.	None identified.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No specific impacts identified. The policies apply equally across the population.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts are expected through warmer homes, improved air quality, reduced overheating and more resilient housing environments. These benefits may be particularly important for families with young children.	Maintain high standards for housing quality and building performance.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts are anticipated. Ethnic minority households are disproportionately represented among groups experiencing overcrowding, poorer housing conditions and fuel poverty. Improved housing standards and energy performance may contribute to reducing some of these inequalities.	Continue monitoring housing quality and affordability outcomes.

Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through healthier, more energy-efficient homes and buildings. No significant adverse impacts identified.	Continue monitoring affordability outcomes.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	+	Positive impacts are expected for all genders through improved housing quality and lower energy consumption. Women may benefit disproportionately where they are more likely to be affected by caring responsibilities, lower incomes or fuel poverty.	Continue monitoring affordability outcomes.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts anticipated through improved housing quality, reduced energy costs and healthier living conditions. No adverse impacts identified.	None required.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts are expected. Residents experiencing deprivation are more likely to be affected by fuel poverty, rising energy costs and poor-quality housing. Energy efficiency measures, retrofit-first approaches and low-carbon energy infrastructure can reduce household energy consumption and improve living conditions. The Local Plan explicitly identifies tackling inequality and the cost-of-living crisis as key objectives.	Monitor impacts on affordability, energy costs and fuel poverty indicators.

Public Sector Equality Duty Assessment: Building a Zero Carbon Haringey Policies (Chapter 22)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Building a Zero Carbon Haringey chapter supports the delivery of healthier, more energy-efficient and climate-resilient buildings for all residents. Policies ZC1-ZC7 apply consistently across development proposals and are intended to improve building performance, reduce energy consumption and support the transition to a zero-carbon borough. Measures including improved building fabric, energy efficiency standards, low-carbon heating infrastructure and improved environmental conditions are expected to benefit all residents without creating barriers for any protected group. No policies are identified that would directly or indirectly discriminate against any protected characteristic.	Age; Disability; Pregnancy and Maternity; Race; Religion or Belief; Sex; Sexual Orientation	Positive
Advance equality of opportunity	Policies ZC1-ZC7 are expected to make a significant contribution to improving housing quality, reducing fuel poverty and improving health outcomes. The chapter promotes energy-efficient homes, retrofit-first approaches, low-carbon heating infrastructure and improved building performance. These measures are particularly relevant to groups that may be disproportionately affected by poor housing conditions, high energy costs and fuel poverty, including older people, disabled people, families with children and residents experiencing socioeconomic disadvantage. Policy ZC2 (Whole Life-Cycle Carbon and Retrofit), Policy ZC4 (Energy Efficiency) and Policy ZC5 (Low Carbon Heat) are likely to contribute to warmer, healthier and more affordable homes,	Age; Disability; Pregnancy and Maternity; Race; Socioeconomic Status	Significant positive

	helping reduce inequalities linked to housing quality and energy affordability.		
Foster good relations	The Building a Zero Carbon Haringey chapter supports the creation of healthier, more sustainable and climate-resilient communities throughout the borough. By helping reduce the impacts of fuel poverty, poor housing conditions and climate change, the policies are expected to contribute positively to community wellbeing and shared environmental benefits. The chapter supports borough-wide action on climate change and aligns with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and the Climate Resilience policies. Whilst the contribution to fostering good relations is more indirect than that of Culture, Social Infrastructure or Town Centre policies, the creation of healthier and more sustainable neighbourhoods is expected to have positive social benefits across communities.	All protected characteristics, particularly Age, Disability and Socioeconomic Status	Positive

Overall Equality Conclusion for Chapter 22: Building a Zero Carbon Haringey

Overall effect: Significant Positive (++)

The Building a Zero Carbon Haringey chapter is expected to generate significant positive equality impacts, particularly for:

- **Residents experiencing socioeconomic disadvantage**, through reduced fuel poverty, lower household energy costs and improved housing quality.
- **Disabled people**, who may be disproportionately affected by poor housing conditions, overheating and cold homes.
- **Older people**, who are particularly vulnerable to cold temperatures, overheating and poor indoor environmental quality.
- **Children, young people and families**, who benefit from healthier and more resilient homes.

- **Communities experiencing existing housing-related inequalities**, through higher quality, energy-efficient development.

Potential risks relate primarily to the possibility that higher environmental standards may increase development costs and affect viability, which could in turn influence affordable housing delivery. However, these risks are indirect, uncertain and are expected to be managed through the wider Local Plan policy framework, including affordable housing policies, viability processes and ongoing monitoring.

Overall significance rating: Significant Positive (++), reflecting the chapter's strong contribution to reducing fuel poverty, improving housing quality, supporting health and wellbeing and addressing socioeconomic inequalities across the borough.

EQIA Assessment Table: Sustainable Travel Policies (Chapter 23)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The chapter promotes safe walking, wheeling, cycling and public transport, helping children and young people access education, recreation and community activities. Older people are expected to benefit from improved accessibility, safer walking and wheeling environments and enhanced public transport connections. The Local Plan specifically seeks to create a borough where everyone can easily and safely access opportunities.	Prioritise accessibility improvements around schools, town centres, healthcare facilities and key community destinations.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	+	Positive impacts expected. The Local Plan recognises that transport accessibility barriers disproportionately affect disabled people. Policies promoting accessible public transport, step-free movement, improved walking and wheeling environments and	Ensure implementation aligns with D3 Inclusive Design and prioritises accessible routes and infrastructure.

			inclusive public realm are likely to enhance access to employment, services and social opportunities. Some disabled people rely on private vehicles for mobility and access to services. However, the policies seek to reduce car dependency while maintaining equitable accessibility and recognising differing mobility needs. Any potential adverse effects are expected to be limited and mitigated through disabled parking provision and accessible transport infrastructure.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive effects anticipated. Improved walking routes, active travel infrastructure and enhanced public realm may increase confidence, safety and inclusion for transgender and non-binary residents travelling around the borough.	Continue embedding inclusive design and community engagement within transport projects.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. Policies apply equally to all residents.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts anticipated. Better walking and wheeling environments, accessible public transport, safer crossings, reduced traffic dominance and improved public realm can improve mobility and access to services for pregnant women, parents and carers.	Ensure schemes incorporate seating, step-free access and crossing improvements.

Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	+	Positive impacts expected. Improved public transport connectivity and active travel infrastructure can support access to employment, education, healthcare and community facilities. This may be particularly important for communities experiencing socioeconomic disadvantage and lower levels of car ownership.	Monitor whether accessibility benefits are delivered equitably across neighbourhoods.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts are expected through better pedestrian, cycling and public transport connections across the borough. Improved accessibility may facilitate participation in community and faith activities.	None required.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive effects expected. Consultation identified safety as a major concern, particularly for women and girls. Policies promoting walking, wheeling, public transport accessibility, active travel and improved public realm are expected to contribute positively to safety, confidence and independent mobility.	Ensure transport schemes continue to consider Violence Against Women and Girls principles and perceptions of safety.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts anticipated through safer and more accessible public spaces, improved connectivity and enhanced neighbourhood environments. No adverse impacts identified.	None required.

Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. Residents on lower incomes are generally more dependent on walking, wheeling, cycling and public transport. Policies that improve connectivity, affordability of travel, access to jobs and services and support the 15-minute neighbourhood concept are likely to reduce transport inequality and improve social inclusion. The Plan also recognises that sustainable travel can help address cost-of-living challenges by providing cheaper alternatives to private vehicle use.	Prioritise delivery in areas with the greatest deprivation and lowest accessibility levels.

Public Sector Equality Duty Assessment: Sustainable Travel Policies (Chapter 23)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Sustainable Travel chapter promotes equitable access to movement, services and opportunities through a transport hierarchy that prioritises walking, wheeling, cycling and public transport. Policies T1-T7 seek to improve accessibility, remove barriers to movement and ensure transport infrastructure is designed to meet the needs of a diverse range of users. Policy T2 (Walking and Wheeling) specifically promotes inclusive pedestrian environments and removal of barriers, while Policy T4 (Public Transport) supports improved accessibility, including step-free access. The chapter recognises the importance of equitable access to transport for disabled people, older people,	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	children and other vulnerable groups. Together with Policies D3 (Inclusive Design) and D4 (Public Realm), these measures are expected to reduce physical and social barriers to accessing services, employment, education and community life. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies T1-T7 are expected to make a significant contribution to improving equality of opportunity by increasing access to employment, education, healthcare, community facilities and other essential services. The chapter prioritises walking, wheeling, cycling and public transport, whilst improving accessibility and reducing dependence on private vehicles. Policy T2 (Walking and Wheeling) promotes safer and more accessible streets, Policy T3 (Cycling) supports inclusive cycling infrastructure and adapted cycle provision, and Policy T4 (Public Transport) supports improvements to accessibility and public transport connectivity. These measures are particularly important for groups that are less likely to have access to private vehicles, including young people, older people, disabled people and lower-income households. Improved connectivity is expected to reduce transport-related inequalities and improve access to opportunities across the borough.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Disadvantage	Significant positive
Foster good relations	The Sustainable Travel chapter supports the creation of safer, healthier and more inclusive streets and public spaces that encourage interaction between communities. By prioritising walking, wheeling and cycling, reducing severance and improving the quality of public spaces, the chapter is expected to create more attractive and accessible neighbourhood environments. Improved walking routes, public	All protected characteristics, particularly Age, Disability, Race, Sex and Socioeconomic Disadvantage	Positive

	transport accessibility and public realm improvements can support greater participation in community life and increase opportunities for social interaction. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive), Policy D4 (Public Realm) and the Healthy Streets approach embedded throughout the Local Plan.		

Overall Equality Conclusion for Chapter 23: Sustainable Travel

Overall effect: Significant Positive (++)

The Sustainable Travel chapter is expected to have some of the strongest positive equality impacts across the Local Plan.

The greatest benefits are likely to be experienced by:

- **Disabled people**, through improved accessibility and more inclusive transport infrastructure.
- **Older people**, through safer and more accessible walking, wheeling and public transport environments.
- **Women and girls**, through policies promoting safer movement and public spaces.
- **Children and young people**, through improved access to schools, recreation and active travel opportunities.
- **Residents experiencing socioeconomic disadvantage**, who are more likely to rely on walking, cycling and public transport and therefore benefit disproportionately from improvements in accessibility and connectivity.

A limited potential adverse impact may arise where car restraint measures affect groups who rely on private vehicles, particularly some disabled people. However, the Local Plan explicitly seeks to balance the reduction of car dependency with equitable accessibility, and these impacts are expected to be mitigated through accessible transport provision and disabled parking measures.

The chapter strongly supports the Placemaking objectives of creating A Fair Place and A Healthy and Safe Place, while helping connect residents to employment, education, services and opportunities across the borough.

Overall significance rating: Significant Positive (++).

EQIA Assessment Table: Green and Blue Infrastructure Policies (Chapter 24)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. Access to open space, recreation, walking routes and nature supports children's development, physical activity and mental wellbeing. Older people may particularly benefit from increased opportunities for walking, social interaction, relaxation and improved physical and mental health. The Local Plan seeks to improve the accessibility and quality of green and blue infrastructure across the borough.	Prioritise improvements in areas with deficiencies in access to open space.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive effects expected. Accessible parks, open spaces, walking routes and green infrastructure can improve physical health, mental wellbeing and opportunities for social participation. Design and accessibility policies elsewhere in the Plan support inclusive access to green infrastructure.	Ensure accessibility is integrated into green infrastructure design and management.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through improved, safer and more attractive public spaces and opportunities for social participation. No differential adverse impacts have been identified.	Consider inclusive design and community engagement in major green infrastructure projects.

Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No specific impacts identified. The policies apply equally across all residents and communities.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts are expected through improved access to parks, open spaces, play facilities, walking routes and opportunities for recreation. Green infrastructure supports child development, health and wellbeing and provides opportunities for families to spend time outdoors.	Ensure open spaces and routes are accessible for prams and families with young children.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts anticipated. The Local Plan recognises that some communities, particularly in more deprived parts of the borough, have poorer access to high-quality green and blue infrastructure. The chapter seeks to protect, enhance and expand access to these spaces, helping reduce environmental inequalities.	Monitor the geographical distribution of green infrastructure improvements and access.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected. Parks and open spaces provide opportunities for community gatherings, recreation and cultural activities that may benefit faith communities and support community cohesion.	None required.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	+	Positive impacts are anticipated through provision of higher quality, accessible and well-managed open spaces. Women and girls may particularly benefit where improved	Ensure green spaces incorporate inclusive design and safety considerations.

			design, visibility and accessibility increase confidence in using parks and outdoor spaces.	
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts expected through improved public spaces, recreation opportunities and community environments. No adverse impacts identified.	None required.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. The Local Plan identifies inequalities in access to green and blue infrastructure and seeks to focus improvements in areas where need is greatest. Better access to parks, recreation, food growing opportunities, tree cover and nature can contribute to improved health outcomes, reduced environmental inequalities and enhanced quality of life.	Prioritise delivery in areas with the highest deprivation and lowest levels of green space access.

Public Sector Equality Duty Assessment: Green and Blue Infrastructure Policies (Chapter 24)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Green and Blue Infrastructure chapter promotes equitable access to high-quality green spaces, open spaces, recreation facilities, biodiversity and natural environments across the borough. Policies **G1-G8** seek to enhance access to parks and nature, open spaces, green corridors, watercourses and urban greening measures whilst improving environmental quality and climate resilience. The policies support accessible green infrastructure and healthier neighbourhoods	Age; Disability; Pregnancy and Maternity; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	for all residents. Together with Policy D3 (Inclusive Design), Policy D4 (Public Realm) and Policy S3 (Play Space), the chapter is expected to reduce barriers experienced by disabled people, older people, children and families in accessing high-quality outdoor environments. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies G1-G8 are expected to make a significant contribution to improving health, wellbeing and environmental equality. The chapter seeks to increase access to green space, recreation opportunities, urban greening, biodiversity and food growing opportunities across the borough. Policy G3 (Open Space), Policy G4 (Urban Greening), Policy G6 (Trees) and Policy G7 (Food Growing) are particularly relevant in improving quality of life and addressing disparities in access to environmental assets. Residents experiencing deprivation, children and young people, older people and disabled people are likely to benefit disproportionately from improvements in access to parks, recreation facilities and high-quality natural environments. The chapter also supports climate resilience and healthier living environments, helping to address environmental inequalities across Haringey.	Age; Disability; Pregnancy and Maternity; Race; Socioeconomic Disadvantage	Significant positive
Foster good relations	The Green and Blue Infrastructure chapter is expected to make a significant contribution to community cohesion and social inclusion. Parks, open spaces, allotments, food growing areas, green corridors and recreation spaces provide opportunities for people from different backgrounds to meet, exercise, participate in community activities and enjoy shared environments. Policies G1-G8 support the creation and enhancement of spaces that encourage social interaction,	All protected characteristics, particularly Age, Disability, Race, Religion or Belief and Socioeconomic Status	Significant positive

	volunteering, recreation and community participation. Community food growing opportunities, improved access to open spaces and enhanced biodiversity also support stronger local connections and stewardship of the environment. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and Policy S1 (Social Infrastructure).		

Overall Equality Conclusion for Chapter 24: Green and Blue Infrastructure

Overall effect: Significant Positive (++)

The Green and Blue Infrastructure chapter is expected to generate significant positive equality impacts across the borough.

The greatest benefits are likely to be experienced by:

- **Children and young people**, through improved access to recreation, play and healthy outdoor environments.
- **Older people**, through enhanced opportunities for physical activity, relaxation and social interaction.
- **Disabled people**, through improved access to nature and opportunities to support physical and mental wellbeing.
- **Residents experiencing socioeconomic disadvantage**, who often have poorer access to high-quality green infrastructure and may experience greater environmental inequalities.
- **Communities in the east of the borough and areas of identified open space deficiency**, where improvements may help address longstanding inequalities in access to parks and natural environments.

The chapter strongly supports the Placemaking Objectives of A Fair Place, A Healthy and Safe Place, and A Sustainable and Resilient Place, particularly through reducing environmental inequalities, improving health and wellbeing and increasing resilience to climate change.

No significant adverse equality impacts have been identified. Any risks relating to unequal access or poor accessibility are expected to be mitigated through the application of inclusive design principles, accessibility standards and targeted delivery of green infrastructure improvements in areas of greatest need.

Overall significance rating: Significant Positive (++).

EQIA Assessment Table: Housing Policies (Chapter 25)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are expected. Haringey faces acute housing affordability pressures, overcrowding and shortages of family housing. Policies H1, H2 and H3 seek to increase housing delivery and provide a mix of homes, whilst H7 supports specialist accommodation for older and vulnerable people. This should improve housing choice and accessibility across different life stages.	Monitor delivery of family housing, specialist housing and affordable housing through the AMR.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts anticipated. The Local Plan explicitly recognises that disabled people are disproportionately likely to live in homes that do not meet their needs. Policies H7 and D11 support accessible, adaptable and specialist housing provision. Wheelchair-accessible homes and adaptable housing standards	Monitor delivery of M4(2) and wheelchair-user homes and specialist accommodation.

			should improve independence, health and quality of life.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through increased housing supply, affordable housing provision and improved housing security. Stable housing can contribute to improved wellbeing and social inclusion. No adverse impacts identified.	Continue engagement with equalities groups during implementation.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	Housing policies apply equally regardless of marital or civil partnership status. The increased supply and diversity of homes may benefit a range of household types. No adverse impacts identified.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts expected. Affordable housing, family housing and improved housing quality are likely to benefit pregnant women and families with young children. Reduced overcrowding and improved housing conditions may contribute to better health and wellbeing outcomes.	Monitor delivery of family-sized affordable housing.
Race	Will the strategy/policy help address inequalities experienced	++	Significant positive impacts expected. The Local Plan explicitly	Affordable housing requirements, monitoring of

	by the neighbourhood's diverse ethnic communities?		recognises that Black and minority ethnic communities experience disproportionately poor housing conditions and overcrowding. Increased housing delivery, genuinely affordable housing and family-sized homes should help address these inequalities. However, there remains a risk that regeneration and rising housing costs may contribute to displacement pressures if growth is not carefully managed.	affordability indicators and ongoing review of regeneration impacts.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected through increased housing choice, family accommodation and affordable housing. The policies should support diverse household structures and community needs across the borough.	Continue engagement with community and faith groups regarding housing needs.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts anticipated. Women, particularly lone parents, are more likely to experience housing insecurity and affordability issues. Increased delivery of affordable and family housing is therefore likely to	Monitor housing affordability and tenure outcomes.

			generate substantial benefits. Improved housing quality may also support health and wellbeing outcomes.	
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts expected through increased housing supply, affordable housing provision and specialist housing options. The Plan recognises that LGBTQIA+ people are disproportionately represented among rough sleepers and therefore improved housing outcomes may have particular benefits for this group.	None identified beyond continued monitoring and engagement.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Very significant positive impacts are anticipated. The Local Plan identifies the housing crisis as one of Haringey's most significant challenges. Policies H1-H3 and H11 seek to increase housing supply, maximise genuinely affordable housing and protect existing homes. These measures are expected to disproportionately benefit lower-income households, overcrowded households and residents experiencing deprivation.	Monitor affordable housing delivery, overcrowding indicators, homelessness and housing affordability trends.

Gypsy, Roma and Traveller Communities	Will housing policies improve provision of culturally appropriate accommodation?	++	Significant positive impacts anticipated through Policy H10, which supports provision of Gypsy and Traveller accommodation and seeks to address identified needs. This is one of the few policies specifically targeted towards a highly marginalised group and therefore delivers a strong equality benefit.	Monitor pitch delivery and review future accommodation needs evidence.

Public Sector Equality Duty Assessment: Housing Policies (Chapter 25)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Housing chapter seeks to address existing inequalities in access to suitable, secure and affordable housing across the borough. Policies H1-H13 support a range of housing types and tenures to meet diverse needs, including affordable housing, family housing, specialist accommodation, student housing and Gypsy and Traveller accommodation. Policy H7 (Housing Older People and Vulnerable People), Policy H10 (Gypsy and Traveller Accommodation) and Policy H13 (Temporary Accommodation) are particularly important in addressing the specific needs of groups that can experience disadvantage within the housing market. Together with Policy D11 (High-quality Housing) and Policy D3 (Inclusive Design), the chapter supports accessible, adaptable and inclusive housing and is expected	Age; Disability; Pregnancy and Maternity; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	to reduce barriers faced by disabled people, older residents and other groups with specific housing needs. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	Policies H1-H13 are expected to make a substantial contribution to improving equality of opportunity across Haringey. The chapter seeks to address the borough's housing crisis through increased housing delivery, genuinely affordable housing, family-sized homes, specialist housing and protection of existing housing stock. Policy H2 (Genuinely Affordable Housing), Policy H3 (Housing Mix), Policy H7 (Housing Older People and Vulnerable People), Policy H10 (Gypsy and Traveller Accommodation) and Policy H13 (Temporary Accommodation) are particularly significant in supporting groups that experience disproportionate housing need, overcrowding, homelessness or poor housing conditions. The delivery of affordable and accessible homes is expected to improve access to housing, health, education, employment and wider life opportunities, particularly for lower-income households, ethnic minority communities, disabled people, older people and families with children.	Age; Disability; Pregnancy and Maternity; Race; Sex; Sexual Orientation; Socioeconomic Status	Significant positive
Foster good relations	The Housing chapter supports the creation of mixed, inclusive and sustainable communities through provision of a range of housing types, tenures and accommodation choices. Policies promoting genuinely affordable housing, family housing, specialist accommodation and Gypsy and Traveller provision are expected to help create more inclusive neighbourhoods and reduce inequalities between communities. The chapter supports social integration by helping ensure that a wider range of people can access housing within the borough	All protected characteristics, particularly Age, Disability, Race, Religion or Belief and Socioeconomic Status	Significant positive

	and remain within their communities. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and Policy S1 (Social Infrastructure) and are expected to contribute positively to community cohesion and social inclusion.		

Overall Equality Conclusion for Chapter 25: Housing

Overall effect: Significant Positive (++)

The Housing chapter is expected to generate the **strongest positive equality impacts of any chapter in the Local Plan**.

The greatest benefits are likely to be experienced by:

- **Residents experiencing socioeconomic disadvantage**, through delivery of genuinely affordable housing and improved housing security.
- **Ethnic minority communities**, who are disproportionately affected by overcrowding, poor housing conditions and housing need.
- **Disabled people**, through accessible and adaptable housing provision.
- **Older people**, through specialist accommodation and accessible homes.
- **Families with children**, through provision of family-sized housing and improved housing conditions.
- **Gypsy and Traveller communities**, through dedicated accommodation policies.
- **Women**, particularly lone parents and households experiencing housing insecurity.

Potential adverse impacts relate primarily to:

- Regeneration-related displacement risks.
- Increased land and housing values.
- Potential viability pressures affecting affordable housing delivery.

However, the Local Plan contains mitigation through affordable housing requirements, protection of existing housing stock, affordable housing viability mechanisms, specialist accommodation policies and ongoing monitoring.

The Housing chapter directly supports all three Placemaking Objectives, particularly PO1: A Fair Place, by seeking to reduce housing inequality and improve access to safe, stable and affordable homes for all residents.

Overall significance rating: Significant Positive (++). The housing policies are likely to make the most substantial contribution to advancing equality of opportunity across Haringey and are therefore among the most important chapters in the EQIA.

EQIA Assessment Table: Social Infrastructure Policies (Chapter 26)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The Local Plan identifies access to social infrastructure as fundamental to enabling residents to live healthy and fulfilled lives. Policies S1-S5 support provision, protection and enhancement of a wide range of social infrastrcture types. Children and young people are expected to benefit from play provision and youth facilities, while older people may benefit through improved access to community services and opportunities for social interaction, helping to address loneliness and isolation.	Prioritise infrastructure delivery in areas experiencing the greatest need and population growth.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive effects expected. Accessible health facilities, community infrastructure, public toilets, recreation facilities and local services can improve independence, wellbeing and	Ensure new and existing facilities meet inclusive design requirements and accessibility standards.

			participation in community life. The Local Plan also supports the clustering of services in accessible locations and improved inclusive access to infrastructure.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated. Community facilities and inclusive social infrastructure provide opportunities for participation, support networks and community engagement. No specific adverse impacts have been identified.	Encourage inclusive management and programming of community facilities.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No specific impacts identified. Policies apply equally to all residents regardless of household composition or marital status.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts expected. Access to healthcare facilities, play spaces, public toilets and community services will be particularly beneficial for pregnant women, parents and carers. Policy S4 supports provision of play space while Policy S5 improves access to public toilets, helping create more inclusive environments for families with young children.	Ensure facilities are family-friendly and accessible for prams and young children.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts anticipated. Many ethnic minority communities rely on community facilities, health services, cultural infrastructure and voluntary	Continue engagement with community organisations and monitor access to facilities across neighbourhoods.

			sector organisations. Policies protecting and enhancing social infrastructure are expected to support community resilience, reduce inequalities and improve access to services. Consultation responses also emphasised the importance of community infrastructure and culturally appropriate services.	
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	++	Significant positive impacts expected. Social infrastructure policies support the protection, enhancement and delivery of facilities used by diverse faith communities. Consultation responses highlighted the importance of community and faith facilities in supporting community cohesion and meeting local needs.	Engage with faith communities regarding infrastructure needs and future provision.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts anticipated. Women are more likely to undertake caring responsibilities and may particularly benefit from improved access to healthcare facilities, community services, play facilities, public toilets and local infrastructure. Enhanced access to services may also improve health and wellbeing outcomes.	Ensure facilities consider safety, accessibility and inclusion in design and operation.

Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts anticipated through improved access to community facilities, support services and opportunities for social participation. The protection of community infrastructure may also support organisations serving LGBTQ+ communities.	Encourage inclusive management and programming of facilities.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. Residents experiencing deprivation often face barriers to accessing health services, community facilities, recreation opportunities and support networks. Social infrastructure policies seek to ensure facilities are available, accessible and distributed across communities, helping reduce inequalities and improve quality of life.	Prioritise infrastructure provision in areas of greatest deprivation and monitor accessibility outcomes.

Public Sector Equality Duty Assessment: Social Infrastructure Policies (Chapter 26)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Social Infrastructure chapter promotes equitable access to services, facilities and community infrastructure across the borough. Policies S1-S5 seek to safeguard, enhance and provide social infrastructure that is accessible, inclusive and responsive to local needs. Policy S3 (New and Enhanced Infrastructure) requires new facilities to be accessible, multifunctional and inclusive, whilst Policy S5	Age; Disability; Pregnancy and Maternity; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	(Public Toilets) helps address barriers experienced by older people, disabled people, parents and carers. Together with Policy D3 (Inclusive Design) and Policy D4 (Public Realm), the chapter is expected to reduce barriers to participation and access to services experienced by many protected groups. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	The Social Infrastructure chapter is expected to make a substantial contribution to improving equality of opportunity. Policy S1 (Social Infrastructure) supports a strategic approach to ensuring communities have access to health, education, recreation, community facilities and support services. Policy S2 (Protecting Social Infrastructure) safeguards existing facilities and Policy S4 (New and Enhanced Socila Infrastructure) requires new provision where needed, whilst Policy S4 (Play Space) ensures children have access to inclusive and accessible play opportunities. Policy S5 (Public Toilets) addresses barriers to accessing public spaces and services through provision of public toilets. These measures are particularly important for children and young people, older residents, disabled people, women, carers, faith communities and residents experiencing socioeconomic disadvantage. Improved access to facilities and services is expected to support better health, wellbeing, education and community participation outcomes.	Age; Disability; Pregnancy and Maternity; Race; Religion or Belief; Sex; Socioeconomic Status	Significant positive
Foster good relations	The Social Infrastructure chapter is expected to make a significant contribution to community cohesion and social inclusion. Community facilities, schools, health centres, recreation facilities, play spaces, libraries, faith facilities and public gathering spaces provide opportunities for interaction between different groups and support	All protected characteristics, particularly Age, Disability, Race, Religion	Significant positive

	participation in community life. Policies S1-S5 promote accessible, inclusive and multifunctional facilities that can serve diverse communities. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and Policy C1 (A Culturally Rich Borough) and are expected to strengthen social connections, encourage participation and foster a shared sense of belonging.	or Belief, Sex and Socioeconomic Status	

Overall Equality Conclusion for Chapter 26: Social Infrastructure Policies

Overall effect: Significant Positive (++)

The Social Infrastructure chapter is expected to generate substantial positive equality impacts across the borough.

The greatest benefits are likely to be experienced by:

- **Children and young people**, through play facilities, education infrastructure and community services.
- **Older people**, through improved access to services, social interaction and community support.
- **Disabled people**, through accessible facilities and improved access to healthcare, recreation and community infrastructure.
- **Pregnant women, parents and carers**, through healthcare facilities, play provision and public toilets.
- **Faith communities**, through protection and enhancement of community facilities.
- **Residents experiencing socioeconomic disadvantage**, through improved access to essential services, support networks and opportunities for participation.

The chapter directly addresses one of the key themes emerging from consultation, namely the importance of ensuring growth is supported by community infrastructure, health facilities, schools, recreational facilities and community spaces. It therefore plays an important role in reducing inequalities and supporting inclusive growth across Haringey.

No significant adverse equality impacts have been identified. Any risks relating to uneven infrastructure delivery can be managed through monitoring, infrastructure planning and implementation of the Infrastructure Delivery Plan.

Overall significance rating: Significant Positive (++).

EQIA Assessment Table: Employment and Industry (Chapter 27)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. The Local Plan identifies the need to improve access to good work opportunities, training and skills development, particularly for young people and communities experiencing disadvantage. Policies EI1 and EI6 support local employment, apprenticeships, skills development and business growth. Younger residents may particularly benefit from improved employment pathways and access to training opportunities. Older residents may also benefit from increased employment opportunities and local service provision.	Monitor local employment, apprenticeship and training outcomes secured through development.
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	+	Positive impacts are expected through growth in employment opportunities and requirements to promote local access to jobs, skills and training. Disabled people often face barriers to employment and may benefit from a larger and more diverse local economy. However,	Encourage inclusive employment practices and ensure employment space is designed in accordance with accessibility requirements.

			outcomes will depend on accessibility and inclusive recruitment practices beyond the planning system.	
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive impacts are anticipated through increased employment opportunities, affordable workspace and support for small businesses. No specific adverse impacts identified.	None identified.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. Policies apply equally across all residents and businesses.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	+	Positive impacts expected through increased local employment opportunities and more jobs accessible by sustainable travel. This may benefit parents and carers by reducing commuting requirements and increasing access to local economic opportunities.	Ensure mixed-use neighbourhoods continue to support access to services and employment close to home.
Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts anticipated. Ethnic minority communities are disproportionately represented among groups experiencing socioeconomic disadvantage and barriers to economic opportunity. Policies supporting employment growth, affordable workspace, skills development and local business growth are expected to improve access to jobs and enterprise opportunities. Protection of Haringey's diverse local economy may also support	Monitor employment outcomes and business participation across different communities.

			businesses owned by ethnic minority entrepreneurs.	
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive effects expected through economic growth, skills development and business creation. No specific adverse impacts identified.	None required.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts anticipated. Increased employment opportunities, affordable workspace and skills programmes are expected to benefit both women and men. Women may particularly benefit where barriers associated with caring responsibilities or lower incomes are reduced through local employment opportunities.	Monitor participation in employment and skills initiatives by gender where data is available.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts expected through increased employment opportunities, affordable workspace provision and support for entrepreneurship. No adverse impacts identified.	None required.
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. This is one of the most important equality outcomes of the chapter. The Plan explicitly seeks to create an inclusive economy, recognising significant inequalities in income, employment and opportunity, particularly between east and west Haringey. Affordable workspace, employment land protection, skills initiatives and local business growth are expected to disproportionately benefit	Monitor employment rates, local labour market outcomes, affordable workspace delivery and business growth across the borough.

			residents experiencing deprivation. Improved access to good quality jobs may help address wider inequalities in health and life outcomes.	

Public Sector Equality Duty Assessment: Employment and Industry Policies (Chapter 27)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Employment and Industry chapter promotes fair access to employment opportunities, business growth, skills development and affordable workspace across the borough. Policies EI1-EI6 support an inclusive economy, safeguard employment land, encourage affordable workspace and seek to ensure that economic growth benefits local communities. Policy EI6 (Employment, Skills Development and Local Business Growth) is particularly significant as it seeks to secure local jobs, apprenticeships, training opportunities and workforce participation through development. These measures are expected to help address structural barriers faced by some groups in accessing employment and economic opportunities. No policies are identified that would directly or indirectly discriminate against any protected group.	Age; Disability; Pregnancy and Maternity; Race; Sex; Sexual Orientation	Positive
Advance equality of opportunity	The Employment and Industry chapter is expected to make a substantial contribution to advancing equality of opportunity. Policy EI1 (Inclusive and Resilient Economy) seeks to support economic growth that benefits all communities, whilst Policy EI5 (Affordable Employment Space) requires delivery of affordable workspace and Policy EI6 supports local employment, apprenticeships, training and business growth. The policies are particularly important for residents	Age; Disability; Race; Sex; Socioeconomic Status	Significant positive

	experiencing socioeconomic disadvantage, young people, ethnic minority communities and groups facing barriers to employment. Improved access to jobs, training, business opportunities and affordable workspace is expected to help reduce inequalities in income, employment and economic participation. The chapter also supports retention and growth of small businesses, creative industries and local enterprises.		
Foster good relations	The Employment and Industry chapter supports inclusive economic participation and community prosperity. By helping ensure that growth generates local employment opportunities, affordable workspace, skills development and opportunities for local businesses, the policies have the potential to improve social inclusion and reduce inequalities between communities. The chapter supports a diverse economy and encourages participation by a broad range of residents and businesses. These objectives align with Policy PM1 (Delivering the Placemaking Framework), Policy SS1 (A Place Where We Can All Belong and Thrive) and the Plan's objective of creating a more inclusive economy. While the contribution to fostering good relations is more indirect than Culture or Social Infrastructure policies, improved access to economic opportunity is expected to have positive effects on social cohesion and inclusion.	All protected characteristics, particularly Age, Race, Sex and Socioeconomic Status	Positive

Overall Equality Conclusion for Chapter 27: Employment and Industry

Overall effect: Significant Positive (++)

The Employment and Industry chapter is expected to generate substantial positive equality impacts across Haringey.

The greatest benefits are likely to be experienced by:

- **Residents experiencing socioeconomic disadvantage**, through improved access to jobs, training, apprenticeships and local economic opportunities.
- **Ethnic minority communities**, who are disproportionately represented among groups facing economic disadvantage and barriers to employment.
- **Young people**, through skills development, apprenticeships and pathways into employment.
- **Women**, particularly where local employment opportunities reduce barriers associated with caring responsibilities.
- **Small businesses, entrepreneurs and creative industries**, through affordable workspace and business support measures.

The chapter directly supports PO1: A Fair Place and PP5: An Inclusive Economy within Haringey's Placemaking Framework by seeking to reduce economic inequalities and ensure that the benefits of growth are shared more widely across the borough.

Potential adverse impacts are limited but could arise where industrial intensification creates local environmental impacts such as noise, traffic or servicing activity, or where rising commercial values affect smaller businesses. The Plan's wider design, environmental and affordable workspace policies provide mitigation for these risks.

Overall significance rating: Significant Positive (++). The chapter is likely to make a major contribution to advancing equality of opportunity by addressing one of Haringey's most significant challenges: unequal access to employment, income and economic opportunity.

EQIA Assessment Table: Town Centres and High Streets (Chapter 28)

Protected Characteristic	Assessment Question	Impact	Assessment / Commentary	Mitigation / Enhancement
Age	Will the strategy/policy improve access to housing, services, employment, recreation and community facilities for children, young people and older people?	++	Significant positive impacts are anticipated. Town centres provide access to essential day-to-day services, social infrastructure, cultural facilities, employment opportunities and public transport. Policies supporting vibrant, accessible and active town centres are likely to improve opportunities for social	Ensure town centre improvements are accessible, inclusive and age-friendly.

			interaction, reduce isolation and improve access to services, particularly for young people and older residents.	
Disability	Will the strategy/policy improve accessibility and inclusion for disabled people?	++	Significant positive impacts expected. Accessible town centres can improve access to services, employment, recreation and social opportunities. The chapter's objectives will operate alongside Policies D3 (Inclusive Design), D4 (Public Realm) and sustainable travel policies to improve accessibility and ease of movement.	Continue prioritising accessibility, step-free movement and inclusive public realm improvements.
Gender Reassignment	Will the strategy/policy contribute to safe, welcoming and inclusive neighbourhoods?	+	Positive effects anticipated through improved public realm, increased activity, active frontages and better managed town centre environments. These measures can contribute to feelings of safety and belonging for transgender and non-binary residents.	Maintain inclusive design and community engagement approaches.
Marriage & Civil Partnership	Could the strategy/policy have differential impacts based on marital or civil partnership status?	0	No differential impacts identified. Policies apply equally across the population.	None required.
Pregnancy and Maternity	Will the strategy/policy improve accessibility, safety and inclusion for people who are pregnant, breastfeeding or within the maternity period, including access to healthcare, public services, public spaces and transport infrastructure?	++	Significant positive impacts expected. Well-served, walkable and accessible town centres support parents, carers and pregnant women by providing services, healthcare, retail facilities, seating, public toilets and safe public spaces close to home.	Ensure provision of family-friendly facilities, seating and accessible public toilets.

Race	Will the strategy/policy help address inequalities experienced by the neighbourhood's diverse ethnic communities?	++	Significant positive impacts anticipated. Haringey's town centres and high streets are important centres of cultural diversity, enterprise and community life. Policies supporting town centre vitality, independent businesses, cultural activities and local services are likely to benefit Haringey's diverse ethnic communities and support community cohesion.	Monitor business diversity, community use and accessibility of town centre improvements.
Religion or Belief	Will the strategy/policy support access to community facilities and participation by diverse faith communities?	+	Positive impacts expected. Town centres often contain community infrastructure, meeting spaces and services used by faith communities. Improved accessibility and vitality may support continued use of these facilities.	Continue engagement with community and faith organisations where relevant.
Sex	Will the strategy/policy improve safety, accessibility and opportunities for women and girls?	++	Significant positive impacts anticipated. Consultation identified safety as a major concern, particularly for women and girls. Policies seeking active frontages, greater activity throughout the day and evening, improved public realm and healthier town centres may improve perceptions of safety and accessibility. Policies supporting management of the night-time economy are particularly relevant.	Ensure public realm, lighting and night-time economy management continue to consider women's safety.
Sexual Orientation	Will the strategy/policy support inclusion and participation for LGBTQ+ residents?	+	Positive impacts anticipated through improved cultural, social and commercial activity and enhanced opportunities for participation in public life. Active, inclusive centres may	Support diverse and inclusive programming within town centres where appropriate.

			provide opportunities for LGBTQ+ communities to access services, employment and cultural activities.	
Socioeconomic Status	Will the strategy/policy reduce deprivation and improve access to housing, employment and opportunity?	++	Significant positive impacts expected. Residents with lower incomes often depend heavily on local town centres for access to goods, services, employment opportunities and public transport. The chapter supports local economic activity, employment, affordable services and community infrastructure, helping reduce spatial and socioeconomic inequalities. The Local Plan places particular emphasis on strengthening centres in Tottenham, Wood Green and other areas experiencing disadvantage.	Monitor accessibility, affordability and distribution of investment across town centres.

Public Sector Equality Duty Assessment: Town Centres and High Streets Policies (Chapter 28)

PSED Test	Assessment Summary	Impacted groups (protected characteristics)	Overall impact
Eliminate discrimination	The Town Centres and High Streets chapter promotes fair and inclusive access to services, facilities, employment, retail, leisure, culture and community infrastructure. Policies TC1-TC8 seek to create accessible, welcoming and safe town centres and high streets through improvements to public realm, active frontages, town centre vitality and healthy environments. The policies work alongside Policy D3 (Inclusive Design) and Policy D4 (Public Realm) to improve accessibility and	Age; Disability; Pregnancy and Maternity; Gender Reassignment; Race; Religion or Belief; Sex; Sexual Orientation	Positive

	reduce barriers experienced by older people, disabled people, parents and carers and other users of town centres. The chapter also supports a diverse range of uses and activities which help ensure centres remain accessible and relevant to different communities. No policies are identified that would directly or indirectly discriminate against any protected group.		
Advance equality of opportunity	The Town Centres and High Streets chapter is expected to make a significant contribution to improving access to employment, services, healthcare, public transport, culture, recreation and community facilities. Policy TC2 (Town Centres First) directs services and facilities to accessible locations, whilst Policy TC5 (Town Centre Activation) and Policy TC8 (Visitor, Evening and Night-Time Economy) support greater economic participation, cultural activity and community use of town centres. These policies are particularly important for residents who depend on local centres and public transport, including older people, disabled people, young people and lower-income households. Improved access to local services, jobs and facilities is expected to support equality of opportunity across the borough.	Age; Disability; Pregnancy and Maternity; Race; Sex; Socioeconomic Status	Significant positive
Foster good relations	The Town Centres and High Streets chapter supports vibrant and inclusive centres that act as focal points for community life. Policies TC1-TC8 encourage cultural activities, community uses, leisure, social interaction and civic participation. Town centres provide spaces where people from different backgrounds interact, access services and participate in community life. The chapter complements Policy C1 (A Culturally Rich Borough) and Policy S1 (Social Infrastructure) by	All protected characteristics, particularly Age, Race, Religion or Belief, Sex, Gender Reassignment and Sexual Orientation	Positive

	supporting diverse uses, cultural activities and high-quality public spaces that encourage community participation and social interaction. These measures are expected to strengthen community cohesion, local identity and a shared sense of belonging.		

Overall Equality Conclusion for Chapter 28: Town Centres and High Streets

Overall effect: Significant Positive (++)

The Town Centres and High Streets chapter is expected to generate substantial positive equality impacts across the borough.

The greatest benefits are likely to be experienced by:

- **Residents experiencing socioeconomic disadvantage**, through improved access to local services, employment opportunities, affordable goods and public transport.
- **Older people**, through improved access to services and opportunities for social interaction.
- **Disabled people**, through more accessible town centre environments and improved connectivity.
- **Women and girls**, through safer and more active town centre environments.
- **Ethnic minority communities**, through support for diverse local businesses, cultural activity and community infrastructure.
- **Children, young people and families**, through enhanced access to community, leisure and cultural opportunities.

Potential adverse impacts are limited but may arise where redevelopment contributes to increasing commercial rents, displacement of small businesses or changes to the character of existing centres. However, these risks are mitigated through policies supporting affordable workspace, diverse town centre uses, local business growth and inclusive economic development.

The chapter strongly supports the Placemaking priorities of A Culturally Rich Borough, An Inclusive Economy, Supporting Us to Live Well, and Connecting to Opportunities, helping ensure that town centres remain accessible, vibrant and welcoming places for all communities.

Overall significance rating: Significant Positive (++). It is likely to make a major contribution to reducing socioeconomic inequalities, strengthening community cohesion and improving access to opportunities across Haringey.

Conclusion: What are the potential risks of not proceeding with the new Local Plan?

The Local Plan provides an important mechanism for promoting equality and reducing inequalities in Haringey. Without the introduction of the proposed policies, some groups with protected characteristics may be disproportionately affected by negative impacts and may not fully benefit from opportunities to improve social, economic and environmental outcomes.

1. Lack of Coordinated Policy Framework

In the absence of neighbourhood or thematic policies:

- Social infrastructure delivery may be fragmented or insufficient, leading to inequitable access to services.
- Health inequalities may persist or worsen, especially in deprived areas.
- Educational access and informal learning opportunities may be limited.
- Public realm improvements may not be prioritised, reducing safety and accessibility for vulnerable groups.

2. Risk to Cultural Equity and Representation

Without policies supporting cultural infrastructure:

- Underrepresented communities may lose opportunities for cultural expression and engagement.
- Heritage assets may be neglected or inappropriately developed.
- Town centres may become less inclusive and culturally vibrant.

3. Vulnerability of Creative Communities

Without protections for creative industries and warehouse living:

- Creative workers, often from diverse backgrounds, may face displacement.
- Live-work environments may become unsafe or unaffordable.
- Opportunities for informal learning and collaboration may be lost.

4. Environmental Exposure

Without strategic planning:

- Disabled people, older adults, and low-income groups may be exposed to:
    - Poor air quality
    - Excessive noise
    - Overheating and flood risk
- Lack of green infrastructure may reduce access to nature and worsen health outcomes.

5. Economic Exclusion

Without targeted employment and workspace policies:

- Women, ethnic minorities, young people, and disabled individuals may continue to face barriers to employment.
- Affordable workspace for small businesses and social enterprises may be lost.
- Creative and cultural economies may decline, reducing inclusive job opportunities.

6. Housing Inequality

Without inclusive housing policies:

- Accessible and adaptable housing may not be delivered.
- Specialist housing needs (e.g. for older people, disabled residents, GRT communities) may be unmet.
- Affordable housing delivery may be hindered.

MINUTES OF THE Strategic Planning Committee HELD ON Monday, 2nd November, 2026

PRESENT:

Councillors: John Bevan (Vice-Chair), Scott Bentham-Emery (Chair), Kaushia Amin, Simon Clark, Marc Jenner, Anne Gray, Luisa Brands, Mike Hodges, Dana Carlin, Sue Jameson and Melanie Gingell

1. FILMING AT MEETINGS

The Chair referred to the notice of filming at meetings and this information was noted.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. URGENT BUSINESS

There were no items of urgent business.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS

There were no deputations/ petitions/ presentations/ questions.

6. MINUTES

RESOLVED

To confirm and sign the minutes of the Strategic Planning Committee held on 13th July as a correct record.

7. LOCAL PLAN

Bryce Tudball, Head of Spatial Planning introduced the report for this item. The Local Plan is the Council's principal statutory planning document for the borough which:

- Planning applications are determined in accordance with (unless material considerations indicate otherwise);
- Sets out a positive spatial strategy for managing growth, development and land use;
- Reflects and supports the Council's broader corporate strategies and policies; and

- Facilitates early and meaningful community engagement in the planning process.

The following was noted in response to questions from the committee:

- Members raised a number of questions and observations regarding the Green and Blue Infrastructure chapter, particularly the protection and enhancement of the Moselle Brook. Concerns were raised about the ongoing issues associated with the culvert, including its potential contribution to the closure of Tottenham swimming pool and the collapse of the culvert on the High Road. Reference was also made to the improvements to the watercourse within Lordship Recreation Ground, and the importance of giving the Moselle Brook greater prominence within the Local Plan.
- In response, officers advised that significant feedback had been received from residents and community groups regarding the importance of the Moselle Brook. The Proposed Submission Local Plan therefore included an enhanced watercourses policy within the Green and Blue Infrastructure chapter, alongside additional references to opportunities for deculverting. These references had also been incorporated into the strategic policies for the neighbourhoods through which the Moselle Brook flowed, encouraging developers to explore opportunities to deculvert or, where this was not feasible, improve the condition of the watercourse. Officers explained that the Local Plan provided the framework for securing improvements through future development proposals and considered the policies to be robust. Relevant statutory consultees, including the Environment Agency and Thames Water, would also be consulted on planning applications where appropriate.
- In response to a question regarding the weight that could be afforded to the emerging Local Plan and the draft London Plan when determining individual planning applications, officers explained that this was dependent on the stage of preparation of the relevant plan, in accordance with the National Planning Policy Framework. The closer a plan was to adoption, the greater the weight that could be afforded to its policies, provided there were no outstanding objections. Officers confirmed that committee reports would identify the appropriate weight to be given to emerging policies and provide recommendations to Members accordingly. The draft London Plan, which had been published over the summer, was considered to carry very limited weight at that stage, given that it remained at an early stage of preparation and had yet to progress through consultation and examination.
- Members also queried the relationship between the Proposed Submission Local Plan and the emerging London Plan, particularly regarding the protection of employment land. Officers explained that the Council had prepared the Local Plan in general conformity with the adopted 2021 London Plan, while also seeking to align it with the emerging London Plan where possible. However, a key area of disagreement related to employment land, with the Council taking a strong position on protecting existing employment sites. This reflected feedback received through previous consultations and the evidenced need for employment land within the borough. The emerging London Plan proposed the release of a significant amount of employment land in South Tottenham for housing-led development. The Council had objected to this approach and intended to maintain its position through the examination process, arguing that the proposed loss of employment land would have a detrimental impact on Haringey's economy.

- A Member welcomed the allocation of Pinkham Way as open space, recognising the site's biodiversity value and the longstanding campaigning by local groups for its protection. Officers confirmed that this represented a change from the previous draft Local Plan and highlighted the site's designation as a Site of Importance for Nature Conservation. The longer-term ambition was to decontaminate the land and improve public accessibility. In response to a query regarding the separate Town and Village Green application, officers clarified that this was being considered under different legislation, in the Council's capacity as the commons registration authority, and was therefore separate from the Local Plan process. The original application had been determined in 2013 following independent legal advice, and the subsequent challenge was being considered separately.
- Members raised concerns regarding the potential implications of recent Government announcements on statutory biodiversity net gain requirements and the extent to which these changes could affect the Local Plan. Officers advised that an announcement had been made in the Government's Budget regarding changes to the requirements, although the full details had not yet been published. It was therefore too early to establish the precise implications. Officers explained that the proposed changes could have a significant impact on development across London, with an initial assessment suggesting that a substantial proportion of sites could fall outside the revised statutory requirements. However, the Local Plan did not rely solely on statutory biodiversity net gain provisions. Other policies relating to trees, urban greening, green infrastructure and nature conservation would continue to support biodiversity improvements. Members were advised that the Local Plan needed to be considered as a whole, as these policies collectively provided safeguards to secure improvements to biodiversity and the natural environment.
- A Member suggested that the Local Plan should include stronger references to facilities for disabled people's vehicles, including additional wheelchair charging points, potentially within residential streets.
- The importance of protecting the character of Highgate High Street was also raised, with a Member suggesting that the relevant site allocation should encourage development that respected and enhanced the area's existing character, including greater consistency along the High Street frontage. Officers acknowledged the comments and advised that the Local Plan sought to establish appropriate parameters for development, balancing the preservation and enhancement of conservation areas with the need to secure high-quality design.
- A Member also suggested strengthening the wording of the Highgate Station site allocation to explicitly encourage the provision of a lift, highlighting the significant older population in Highgate and the difficulties experienced when the station's escalator had been out of service. Officers acknowledged the importance of improving access to the station and advised that discussions with Transport for London (TfL) were ongoing. Although there were no immediate plans for investment at the station, the Local Plan sought to encourage further engagement and identify opportunities for improvements through future development.
- Concerns were raised regarding the density of development in Northumberland Park and the need to ensure that future development delivered meaningful improvements for existing residents, including accessible green spaces, safe

play areas and enhanced biodiversity. Officers advised that the Local Plan sought to ensure that future development, including infill and comprehensive redevelopment, improved the condition of existing estates and neighbourhoods. This would include investment in children's play space and open space, alongside opportunities to improve existing spaces by making them safer, more welcoming and better connected.

- Members also raised the potential for intergenerational living and the need to increase the range of housing options available to older residents. Reference was made to the award-winning Millfield Gardens development as an example of good practice, with a Member suggesting that a site visit would provide a useful opportunity to explore the scheme and its potential application in Haringey. Officers advised that the Local Plan expected larger development sites, including St Ann's and the redevelopment of retail sites, to provide an element of older people's accommodation as part of the overall housing mix. The policy on cooperative and community-led housing had also been strengthened following consultation feedback, providing greater opportunities for alternative housing models, subject to appropriate location, quality, long-term affordability and effective stewardship arrangements.
- Members further highlighted the potential benefits of intergenerational housing, particularly the provision of accommodation for older people to purchase rather than rent. Reference was made to a scheme in Lewisham, where arrangements between younger and older residents could help provide informal support and reduce reliance on dedicated support staff. Officers advised that a separate Older Persons and Supported Housing Strategy was being developed by the Council and was expected to be published the following year. This would complement the Local Plan and help address some of the issues raised.
- The potential for the Northumberland Park Resource Centre to become a local arts hub was also raised, alongside questions about how this ambition would be supported in light of proposed policies affecting the viability of community centres. Officers advised that they shared the ambition to establish a diverse cultural offer within the North Tottenham Cultural Quarter. The presence of the stadium provided an important focal point, but the intention was to develop a broader cultural and community offer. Work was ongoing with colleagues across the Council, including the Placemaking Service, to support these ambitions.
- Officers also outlined the next stages of the Local Plan process, explaining that following consultation, the plan would be submitted to the Planning Inspectorate for independent examination, subject to the anticipated timetable. The examination would assess whether the plan was sound, taking account of representations received during consultation. Where the Inspector identified areas of concern, the Council could be asked to propose modifications to address them. Any proposed modifications would be subject to further consultation and a separate impact assessment. Following the examination, the Inspector would issue a report setting out whether the plan could be found sound, potentially subject to modifications, before returning to Full Council for a decision on adoption.
- Members queried whether the borough had sufficient capacity to accommodate the proposed target of approximately 21,500 additional homes, particularly given the concentration of development in the east of the borough, and whether this level of development risked reaching saturation point. Officers

acknowledged that the target represented a significant increase, equivalent to approximately 15% of the borough's existing housing stock. However, work had not yet been undertaken to determine whether this would result in development reaching saturation point. Officers explained that the Council would need to consider the capacity of existing infrastructure to support future development and whether the borough could sustain the anticipated delivery rate of between 1,000 and 2,000 homes per year. It was also noted that Local Plans were expected to be reviewed every five years, meaning that housing delivery and the sustainability of the plan would need to be continually assessed.

- Officers added that many of the people requiring new homes were already living in the borough but were in unsuitable accommodation. They also highlighted that, unlike the 2017 Local Plan, the emerging plan had undertaken a more extensive assessment of potential development opportunities across both the east and west of the borough, with the intention of distributing housing provision more evenly.
- Members raised concerns regarding sustainable drainage systems (SuDS), flood risk and the potential impact of development on existing biodiversity, particularly in relation to Arena Retail Park and Coronation Sidings. Officers advised that the proposed allocation for Arena Retail Park was expected to improve existing conditions through the introduction of more permeable surfaces, additional greenery and sustainable drainage measures. The site currently contained extensive areas of hardstanding and car parking, contributing to surface water run-off. Officers emphasised that flood risk and sustainable drainage were fundamental considerations within the Local Plan, particularly in response to the anticipated impacts of climate change and increased rainfall. It was also clarified that the absence of specific references to SuDS or other facilities within an individual site allocation did not preclude their provision, as borough-wide policies would also apply to future planning applications.
- In relation to Coronation Sidings, officers acknowledged that the site already supported biodiversity and that its redevelopment would present challenges in balancing development with the protection of existing habitats. The site would nevertheless be expected to deliver an overall biodiversity uplift, potentially through off-site compensation, although the detailed approach had not yet been established.
- Officers provided further clarification regarding opportunities to deculvert the Moselle Brook across the borough, confirming that the Council had reviewed the route of the watercourse and identified locations where deculverting was considered most achievable, particularly around Tottenham Hale. One of the Tottenham Hale site allocations specifically referred to deculverting. Officers clarified that opportunities within Council-owned parks did not necessarily need to be identified through a specific Local Plan allocation, as the Council could pursue improvements separately in its capacity as landowner. Officers also confirmed their continued involvement with the Haringey Rivers Forum working group to ensure that the planning framework supported the group's objectives.
- Members also raised concerns regarding the future of Rowan's and its status as an important local leisure and cultural venue. Officers explained that the site had been allocated in the 2017 Local Plan, but no development proposals had come forward during the intervening period. Although the current owners had longer-term aspirations for redevelopment, there were no immediate or short-

term proposals. Officers also highlighted the challenges associated with bringing forward a development across land in multiple ownership. The consultation had generated significant representations, with the principal concern relating to the site's status as an important cultural and social venue rather than solely the retention of its bowling facilities. In light of the consultation feedback and concerns regarding deliverability, the allocation had been removed from the Proposed Submission Local Plan. Officers clarified that this did not prevent future redevelopment proposals from coming forward. However, any proposals would need to have regard to policies protecting existing social infrastructure or, at a minimum, securing its reprovision, recognising the site's importance in providing affordable and inclusive leisure facilities for local residents.

- Members queried the assessment of site allocation Aylmer Road, which had received the only double-negative score within the Integrated Impact Assessment (IIA). Officers explained that the assessment had been undertaken using a consistent methodology across approximately 130 site allocations. The site was considered to be the only genuinely greenfield site within the assessment, notwithstanding the presence of some existing infrastructure beneath the land, and its location on Metropolitan Open Land had contributed to the double-negative assessment. Officers clarified that a negative assessment did not necessarily prevent a site from being allocated or developed. The site was expected to deliver an overall biodiversity net gain, potentially through off-site compensation. Officers considered that the wider benefits of bringing the site forward outweighed the potential negative impacts, which would need to be appropriately addressed through any future development proposals.
- It was suggested that the Council should produce an annual report setting out development progress against the objectives of the Local Plan, broken down by area or ward. The report could include information on affordable housing delivery, tree planting and the creation and size of new green spaces, providing residents with a clearer understanding of development across the borough. Officers welcomed the suggestion and advised that this could be incorporated into the Council's existing Authority Monitoring Report. Officers acknowledged that the current report was not particularly user-friendly and confirmed that the new Local Plan provided an opportunity to review and improve its format and presentation.
- Finally, a Member asked whether the Local Plan addressed the need to reduce water consumption across the borough and whether further measures could be introduced to raise public awareness of water efficiency. Officers confirmed that Policy CR6, relating to resilient water and wastewater management, required development to contribute towards reducing drought risk through water-efficient building design during both construction and operation. The policy also signposted the London Plan requirements for mains water consumption. Officers added that the proposed data centre policy was another measure through which the Council sought to limit water consumption, explaining that the policy effectively sought to prevent data centres from locating within Haringey.

RESOLVED:

That the Strategic Planning Committee agreed to make informal recommendations to the Cabinet and Full Council to:

1. Note the comments of the Strategic Planning Committee in relation to the Proposed Submission Local Plan and associated documents.

2. Approve the updated Haringey Local Development Scheme (Appendix A).

3. Note the consultation responses received during the Regulation 18 Draft Local Plan consultation and the Council's response to those comments (Appendix B).

4. Approve the Proposed Submission Haringey Local Plan (Appendix C) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5. Approve the Integrated Impact Assessment and supporting consultation documents for publication alongside the Proposed Submission Local Plan.

6. Delegate authority to the Director of Built Environment & Highways to make any minor, non-material amendments to the Proposed Submission Local Plan and supporting documents prior to publication, including the Integrated Impact Assessment (IIA), in consultation with the Cabinet Member for Housing, provided that any changes are not material and may include:
    - Changes to the text, layout and design of the consultation document and supporting documents.
    - Changes needed to clarify information or correct errors.

7. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to make any minor amendments necessary to the Proposed Submission Haringey Local Plan and supporting documents following consultation and prior to submission, provided such amendments do not materially alter the strategy, policies or site allocations contained within the Plan.

8. Following the period of public consultation, authorise officers to proceed under Regulation 22 to submit the Proposed Submission Haringey Local Plan and associated documents to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) for independent examination, together with any Regulation 19 representations.

9. Delegate authority to the Director of Built Environment & Highways, in consultation with the Cabinet Member for Housing, to draft and consult on any proposed modifications to the Local Plan arising during the examination process necessary to comply with national legislation, policy or guidance.

10. Note that following examination, Full Council will decide on the final adoption of the Local Plan under Regulation 26.

8. NEW ITEMS OF URGENT BUSINESS

There were no new items of urgent business.

9. DATES OF FUTURE MEETINGS

It was noted that the dates of the next meeting was 2nd February.

CHAIR: Councillor Scott Bentham-Emery

Signed by Chair ……..

Date ……