NOTICE OF MEETING

CABINET

Tuesday, 20th October, 2015, 6.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

MEMBERS: Councillors Claire Kober (Chair), Jason Arthur, Ali Demirci, Joe Goldberg, Stuart McNamara, Peter Morton, Alan Strickland, Bernice Vanier and Ann Waters

Quorum: 3

1. FILMING AT MEETINGS

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

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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

2. APOLOGIES

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear. New items of Urgent Business will be dealt with under Item 15 below. New items of exempt business will be dealt with at Item 19 below).

4. DECLARATIONS OF INTEREST

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

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

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

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

5. NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS

On occasions part of the Cabinet meeting will be held in private and will not be open to the public if an item is being considered that is likely to lead to the disclosure of exempt or confidential information. In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (the "Regulations"), members of the public can make representations about why that part of the meeting should be open to the public.

This agenda contains exempt items as set out at **Item** *[17&18]* **: Exclusion of the Press and Public.** No representations with regard to these have been received.

<u>This is the formal 5 clear day notice under the Regulations to confirm that this Cabinet meeting will be partly held in private for the reasons set out in this Agenda.</u>

6. MINUTES (PAGES 1 - 14)

To confirm and sign the minutes of the meeting held on the 15th September 2015 as a correct record.

7. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

8. BUDGET MONITORING 2015/16 - PERIOD 5 (PAGES 15 - 32)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Resources and Culture.] Monitoring report on forecast spend against budget and consideration of any proposed budget virements

9. LETTINGS AGENCY - UPDATE ON PROGRESS (PAGES 33 - 42)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Housing and Regeneration.] This report updates Cabinet on progress being made to establish the private sector lettings agency, Move 51Degrees North. This is a subsidiary of Homes for Haringey and has been set up to offer an effective, good quality and affordable alternative landlords and tenants in the private rented market. This initiative is a direct commission for Homes for Haringey by the Council, to support key priorities in the drive to improve Housing within this Borough.

10. FORMER GREENFIELDS SCHOOL, COPPETTS ROAD AND LCCCP SITE 54/56 MUSWELL HILL, LONDON N10 (PAGES 43 - 56)

Report of the Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Housing and Regeneration.]. The report will seek agreement to a land swap with the London Centre for Cerebral Palsy of a site at 54/56 Muswell Hill for a Council site at Coppetts Road (former Greenfields school).

11. ICT RESOURCE PLAN (PAGES 57 - 62)

[Report of the Chief Operating Officer. To be introduced by the Cabinet Member for Resources and Culture.] The report will seek endorsement to the proposal and approach for procuring additional IT resources from a framework to enable the Council to access a range of IT skills to deliver IT enabled Transformation over the next two years in a flexible and cost effective manner

12. HARINGEY'S LOCAL PLAN (PAGES 63 - 762)

[Report of the Director for Planning, Regeneration, and Development. To be introduced by the Cabinet Member for Planning.] Following Haringey's Local Plan Documents Consultation carried out between February and March 2015, the Planning Policy Team are seeking approval from Cabinet to go to Examination in Public on the amended Local Plan Documents. The Cabinet papers will provide a summary of the responses received to the public consultation and an explanation of how and why the comments were or were not taken into account in the redrafting of the Local Plan Documents.

Due to the size of the Consultation Statements and Sustainability Appraisals contained at appendices B,D, F , H, I a hard copy has been placed in the Members room at the Civic Centre, in the borough's Libraries and the documents have been published with the agenda and can be viewed on the Council's website at:

http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?Cld=118&Mld=7300&Ver=4

13. MINUTES OF OTHER BODIES (PAGES 763 - 782)

To note the minutes of the following:

Cabinet Member Signing 7th September 2015
Cabinet Member Signing 18th September
Cabinet Member Signing 22nd September
Cabinet Member Signing 1st October
Cabinet Member Signing 1st October
Cabinet Members Signing on 5th October
Corporate Parenting Advisory Committee 6 July 2015

14. SIGNIFICANT AND DELEGATED ACTIONS (PAGES 783 - 792)

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 3 above.

16. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Head of Democratic Services

Items 17 and 18, 19 allow for the consideration of exempt information in relation to Items ,10 and 3 respectively.

RESOLVED:

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph 3, Part 1, schedule 12A of the Local Government Act 1972

17. FORMER GREENFIELDS SCHOOL, COPPETTS ROAD AND LCCCP SITE 54/56 MUSWELL HILL, LONDON N10 (PAGES 793 - 794)

As per item 10

18. EXEMPT MINUTES (PAGES 795 - 796)

Cabinet 15th September 2015

19. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any items admitted at Item 3 above.

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River Park House, 225 High Road, Wood Green, N22 8HQ

12th October 2015

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Agenda Item 6

MINUTES OF THE CABINET
TUESDAY, 15 SEPTEMBER 2015

Councillors Kober (Chair), Arthur, Demirci, Goldberg, McNamara, Strickland, Vanier and Waters

Apologies Councillor Morton

Also Present: Councillor Barbara Blake

MINUTE NO.	SUBJECT/DECISION	ACTON BY
CAB59	**FILMING AT MEETINGS** The Leader referred to agenda item 1 as shown on the agenda in respect of filming at this meeting, and Members noted this information.	
CAB60	**APOLOGIES** Apologies for absence were received from Councillor Peter Morton. Apologies for lateness were received from Councillor McNamara and Councillor Goldberg.	**Clerk**
CAB61	**URGENT BUSINESS** There were no items of urgent business. An exempt addendum would be tabled at item 21, sale of land at Keston Road.	
CAB62	**DECLARATIONS OF INTEREST** There were no declarations of interest put forward.	
CAB63	**NOTICE OF INTENTION TO CONDUCT BUSINESS IN PRIVATE, ANY REPRESENTATIONS RECEIVED AND THE RESPONSE TO ANY SUCH REPRESENTATIONS** No representations were received.	
CAB64	**MINUTES** The minutes of the meeting held on the 14th of July were agreed as a correct record.	**Clerk**
CAB65	**MATTERS REFERRED TO CABINET BY THE OVERVIEW AND SCRUTINY COMMITTEE** Councillor Blake was invited to introduce, the Scrutiny Review of Violence against Women and Girls , compiled by the Environment and Community Safety Panel, which she had chaired, in 2014/15. The aim of project was to help with the identification ,prevention and reduction of domestic violence and abuse in Haringey. The report drew attention to the different types of abuse that can be suffered by women and girls and sought to bring to light that abuse is preventable and that agencies have a role in achieving this through a framework of services.	

	Councillor Blake asked Cabinet to endorse the recommendations of the review which would allow good practice around supporting women and girls and help the voices of victims to be heard. Local communities also had a role to play in recognising the issues and supporting women and girls to come forward and access support services. **RESOLVED** To note the conclusions and recommendations of the final report of the scrutiny project on Violence against Women and Girls.	
CAB66	**CABINET RESPONSE TO THE SCRUTINY REVIEW OF VIOLENCE AGAINST WOMEN AND GIRLS** Councillor Vanier, Deputy Leader, and Cabinet Member for Communities, thanked the Environment and Community Safety Panel for their work on identifying and investigating this significant issue. Violence against women and girls was a corporate priority as part of outcome 3. The Cabinet Member endorsed the recommendations of the review and was pleased that a violence against women and girls strategy was being developed. The strategy group would be the vehicle through which the issues raised by the review will be considered. It was noted that some of the recommendations would be challenging and will require working with partners as part of the coordinated community response to violence against women and girls which were being implemented locally. The Cabinet Member for Communities further explained that some of the recommendations had been partially agreed as there were budget implications which needed to be explored further. **RESOLVED** That the responses to the scrutiny review be agreed.	
CAB67	**DEPUTATIONS/PETITIONS/QUESTIONS** Councillor Kober, Leader of the Council, invited Paul Burnham to put forward is representations in relation to item 10, Housing Review. **Deputation 1 – Paul Burham** Mr Burnham began his deputation by asking Cabinet to not agree the recommendations of the report and consider its long term ramifications on the availability of Council housing and secure tenancies. He felt the findings of the review would lead to new estates being transferred to private companies by stealth and demolition with tenants placed on private rented tenancies. Private landlords would have financial rather than social interests as their main aim and this would also had a detrimental impact on equalities. The deputation disputed the findings of the tenant consultation and contested how it had been conducted and framed. They contended that the consultation was not adequate with any choices between the housing management options put forward to tenants. The deputation continued to make the following requests: • That Cabinet close down the ALMO to prevent future privatisation of this housing management service and to consider alternative options. • Consider the future financial housing situation which indicates that there	

will be a lack of funding for maintaining and investing in estates.

- Lobby government to reverse the Right to Buy policy as this will have a detrimental impact on the future social housing available for residents.

- Consider the political climate and contribute towards a movement against the Conservative Housing polices coming forward.

- Ballot Council and Homes for Haringey tenants on the retention of the ALMO.

The Leader of the Council further asked the deputation party about what their solution would be to the Government's new enforced regulation that will require all local authorities' to sell high value home assets. This would have a significant impact on the future availability of affordable housing in the borough. All London councils were working together to find solutions to mitigate against future decreased availability of social housing.

The deputation party responded by condemning this Conservative policy but contended that there were still choices for the Council to make and this should not include demolishing homes and replacing them with private rented homes.

Councillor Strickland was invited by the Leader to respond to the issues raised by the deputation.

Cllr Strickland began by emphasising the long examination given to the future of housing management, investment and regeneration in the borough, culminating in the findings and recommendations of the Member Housing Review Steering group. The process had begun 9 months ago with a cross party steering group including a tenant representative considering tried and tested models for housing management. They had also visited a range of Councils around the country to discuss these models and get first hand experience of them.

In terms of new regeneration estate housing ownership, the Council had continued to be explicit in not yet having a view on this. This was still subject to financial considerations and tenants views .The recent Love Lane estate transfer of tenants was referred to as a positive experience for the residents which was as a result of early engagement and understanding of their needs.

The Cabinet Member for Housing and Regeneration clarified that this was a 10 year agreement being sought with the ALMO with a 5 year break clause which would allow the Council to consider the arrangement and how it was working.

It was further made clear that no Council decision had been made on a development vehicle; this was subject to a separate report to Cabinet which would be examined carefully in the same way as all Cabinet reports.

The Cabinet Member for Housing and Regeneration reiterated that, as a Labour Council, they were trying new innovative ways to deliver housing to residents in the difficult context of government housing policy which against social housing. The Council had also publicly spoken against the RTB policy, arguing that this is not a good deal for social housing.

There had been an extensive consultation exercise with tenants, as part of the review process, showing that ultimately tenants are expecting good housing management service and maintenance of their homes.

Deputation 2 - UNISON
Chris Taylor of UNISON was invited by the Leader of the Council to put forward his deputation on behalf of UNISON.

Mr Taylor began by speaking against the recommendation to continue with the ALMO. This was out of step with neighbouring boroughs which had agreed to bring the housing services back in house.

UNISON felt that there should be a ballot of tenants on whether to continue with the ALMO as this was a significant change in direction from the original reason of having an ALMO. [Access to decent homes funding ,which had now ceased.]

Mr Taylor felt that that Homes for Haringey should not have been allowed to have a meeting with the Housing Steering Group as they were given an unfair advantage by being allowed to pitch for this service against other potential providers.

There was reference to the proposed transfer of Council staff to and from the ALMO which would have an impact on some staff terms and conditions.

Mr Taylor further argued that the review did not make a strong case for either the in house option or ALMO and therefore there was no reason to continue with the ALMO.

Cllr Strickland responded to the issues raised by Mr Taylor and thanked UNISON for their participation in meetings, discussing the future housing options, and acknowledged that the recommendation on the ALMO continuation was against the national Union view but the steering group had approached the review from the perspective of a best possible solution for tenants.

Cllr Strickland continued to make the following responses the deputation:

- The tenant survey which had received thousands of responses and a whole range of housing issues had been considered with a myriad of different housing arrangements analysed. The group had looked at Councils with supposed in house arrangements and discovered that these were not all straight forward arrangements. Newham had an in house housing management service coupled with a commercial based lettings agency.

- There was no precedent for holding a ballot on the ALMO. With the policy feedback received, and the cost of a ballot considered, the steering group had debated this issue and decided against this course of action.

- The Steering Group's meeting with the ALMO was appropriate and sensible course of action given they were the current housing management provider they should be able to put forward their future offer. The Steering Group also had access to performance figures of the ALMO which they could use to benchmark against other ALMO'S and Council run housing management services. Therefore their proposals were subject to intensive scrutiny.

- There were no plans to change staff terms and conditions.

CAB68	**REPORT OF THE STEERING GROUP ON THE FUTURE HOUSING REVIEW** The Cabinet Member for Housing and Regeneration introduced the report which considered the future approach to managing and investing in the Council's housing in Haringey. The recommendations had been compiled by a cross party housing steering group which had consisted of Councillor Barbara Blake, Councillor Mann, Councillor Ejiofor, Councillor Beacham and Mabel Obeng, a Haringey tenant. The Cabinet Member thanked the group and the independent advisor to the group Julian Wain for their considerable efforts over the last 9 months in investigating and analysing the best solution for management, regeneration and improvement of homes in the borough. Tenant's interests and the best outcome for getting new housing into the borough had been key considerations of the review group and this had been continually kept in mind throughout the review, leading to the recommendations of the report. The Cabinet Member for Housing and Regeneration also highlighted the future funding gap for housing improvement and management and there would be a further financial review of the housing funding situation with a paper coming forward on this issue. The Cabinet Member further flagged a future review of the Council's relationship with leaseholders. **RESOLVED** a) That Homes for Haringey is retained as the Council's Arms Length Housing Management company, and is offered an extended contract of 10 years in duration, with a review after 5 years, such extended contract to expire on 31st March 2026 b) That a new management agreement with Homes for Haringey is agreed, the approval of such agreement being brought back to Cabinet not later than March 2016. c) That the new management agreement should include: - an expectation of continued improvement in performance, including reaching top quartile performance by March 2018, as per their business plan. - that Homes for Haringey expands its offer to involve and engage tenants in the management of their homes - that Homes for Haringey continues to maintain a high standard of leadership and staffing within the organisation and the board. d) That at this time, the functions relating to homelessness and allocations services as set out in **Appendix A**, continue to be managed by Homes for Haringey as part of this contract to 31st March 2016. **Cabinet further resolved to note:** a) That a development vehicle is potentially the best solution to progress major estate renewal, maximise the potential for investment in the Council's housing stock, and the delivery of new social and affordable housing. That the Council should aim to replace the same number of affordable habitable rooms and that the deal for tenants is broadly	**COO** **COO** **COO** **COO** **COO**

comparable under the Vehicle. A separate report on this will be brought to Cabinet in due course.

Other estates:

b) That the regeneration of Northumberland Park is considered in the context of a potential development vehicle.

c) That given the high stock condition needs and repairs costs at Broadwater Farm, a solution is developed in conjunction with the residents in this context, and consultation with tenants should begin by December 2015.

d) That a regeneration scheme at Noel Park is developed, which builds on the high land values and retains the estate within Council control for the long term and is self-funding.

e) That those staff seconded to Homes for Haringey in 2014 from Community Housing Services, where it is appropriate to do so, be transferred to Homes for Haringey's employment. In addition, roles identified within Homes for Haringey that are in scope of the Business Infrastructure Programme and Customer Services Transformation will be transferred from Homes for Haringey to the Council. Trades Unions and employees will be consulted. Following this meeting, and if approved, the process by which this will happen will be agreed with the relevant parties. It is likely that TUPE will apply to both transfers.

f) That any additional services that the Council considers it appropriate to commission through Homes for Haringey, or to transfer from Homes for Haringey to the Council, are identified by the Council through the Assistant Director of Regeneration - the agreement of such being either part of the management agreement, or as appropriate to the decision to be made. No specific change to Homes for Haringey's functions is proposed at this time.

Ongoing Investment needs

g) That the Council determines an asset management approach that delivers the following:

- Prioritisation between stock maintenance, regeneration and new - build housing.
- Clear standards of maintenance to be achieved for the housing stock
- Clarity of resources to meet those standards both in terms of amount and source
- Programmes to meet those standards
- Management of costs to help mitigate the continuing capital funding deficit

This should be in line with the Council's overall Capital Strategy, and should inform the HRA 30 year business plan.

h) Based on the models established for this review the Council should develop a 30 year business plan that provides a balanced budget and manages the continuing capital funding deficit on the Council's housing stock. The Council should establish and maintain a consistent set of

assumptions and financial approaches to Housing Revenue account management going forward.

Reviews:

i) That Homes for Haringey must ensure a stronger system of reconciliations between work done, stock condition data and financial investment to ensure accurate physical and financial information are available at overall and estate level, such action to be in place by March 2016.

j) That Homes for Haringey conducts a review of the leaseholder management service, consulting with leaseholders as to the best way forward, based on the formal and informal satisfaction survey results provided to the review, and reports to the Cabinet Member and Chief Operating Officer by March 2016. Such a review should ensure resulting increases in Leaseholder satisfaction rates.

k) That Homes for Haringey carries out a review of repairs responsibilities to ensure that appropriate responsibility is borne by the Council and its tenants and leaseholders, and reports to the Chief Operating Officer and Cabinet member in early 2016.

l) That there must be a review of the Council's rent policy, whilst recognising that the awaited rent regime changes due to be put in place shortly may prevent any changes to rent levels.

Alternative Options Considered
In the course of the review a number of options were considered and are listed below:

The Council retains ownership of the housing stock and:
i) uses the existing ALMO model to deliver housing services (the "as is" option)
ii) brings the management of housing services back into the Council

The Council transfers ownership of its housing stock to;
iii) an existing housing association or other organisation
iv) a new Housing Association (or other delivery vehicle) set up for the purposes of receiving the stock and services.

Options in 4.3 above also included consideration of the following alternatives:

- Tenant Management Organisation
- Co-operative model
- Community Gateway
- Tenant Management Owned Association

Reasons for Decision
Given how quickly things are changing in the world of housing policy, making a decision about the future is no simple task. That's why, over the last nine months, a group of Councillors from both parties and a tenant representative have been meeting to think hard about how Haringey Council should manage, maintain and improve its homes in the future.

	It is important that the Council makes a clear decision about the future of housing management and improvement in Haringey. These three reports of the Future of Housing Review explain why a new approach is needed which combines retention of the arms-length management company to manage the majority of the stock, alongside a new development vehicle to lead and fund the regeneration of some of our major housing estates. The Review Group believe, based on the evidence presented by the Independent Adviser and Independent Financial Expert, that the recommendations put forward to Cabinet represent the best way forward for the management and long term improvement any maintenance of both existing and new homes in the borough.	
CAB69	**ST MARY'S CE PRIMARY SCHOOL, RECTORY GARDENS** The Cabinet Member for Children and Families introduced the report which sought agreement to an award of contract for construction works to be undertaken on the St Mary's CE Primary school building located on Rectory gardens, in order to accommodate an additional form of entry. **RESOLVED** i. To appoint T&B (Contractors) Ltd in the amount of £1,444,238.15 for a contract period of 57 weeks. This will allow timely delivery of the project to enable accommodation of an additional for of entry by September 2016. ii. To issue a letter of intent not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared. **Alternative Options Considered** The proposed expansion of St Mary's CE Primary School is expected to support additional cohorts from September 2016. A do nothing option would not support local demand for additional pupil places. The feasibility report considered 5 design options for the Rectory Gardens site, with emphasis on flexibility, programme, impact on the school and financial viability. Options 1, 2, 4 and 5 were discounted by stakeholders on the basis that the design did not offer the most beneficial outcomes to meet the project objectives and success criteria. Option 3 was considered the preferred option and approved for progression to design development. **Reasons for decision** To award a contract which will enable the timely mobilisation and construction of works to St Mary's CE Primary School Rectory Gardens Site which aims to support the Council's requirement for additional school places from September 2016.	**Dir CS** **Dir CS**
CAB70	**FEASIBILITY ON MUSWELL HILL SCHOOLS - SCHOOL PLACE PLANNING**	

The Cabinet Member for Children and Families introduced the report which set out the consultation and feasibility work completed on the possible expansion of three primary schools in the Muswell Hill area - Coldfall Primary, Muswell Hill Primary and St James C of E Primary. These investigations were conducted against the background of school roll projections that showed continued growth in school numbers. However, since these investigations had neared completion the current school roll projections showed that in this part of the borough the numbers are likely to decrease which will lead to a surplus of school places rather than a deficit.

The Cabinet Member for Children and Families advised that, while there is now no need to increase the size of any of these schools, the availability of the feasibility studies mean that if the need arises the Local authority will be able to act quickly to provide additional places and in the meantime there will be consideration of condition issues at the schools where appropriate.

Late representations, expressing concern at the decision not to expand St James's Primary school had also been received by both the Leader and Cabinet Member for Children and Families. The detailed concerns would be responded to in writing, outside of the meeting, and the Council's School's Learning team had also offered to have further meetings with the school.

The Leader of the Council further spoke of the Council's good record of responding to school places and although at this stage there was no action to be taken, the Council would remain fully alive to this issue to ensure that parents are able to send their children to local, good quality schools.

Cabinet noted the following:

i. the latest available school roll projections (received May 2015) show projected sufficiency of reception places in Planning Area 1 (Muswell Hill) up to and including 2024
ii. the risks outlined in para 6.37-39 of this report in not currently proceeding with options to provide new places in Muswell Hill;
iii. that projected falling demand for reception places in Muswell Hill by 2018 may require a review of potential surplus capacity;
iv. that constant monitoring of the demand for and supply of reception places in Muswell Hill will take place and a further report will be prepared if local demand varies from current projections;
v. the outcome of the feasibility works, including construction and overall budget costs for the expansion of Coldfall Primary by two forms of entry (60 places), Muswell Hill Primary by one form of entry (30 places), and St James C of E Primary by one form of entry (30 places);
vi. that further scoping work is proposed by the Property Services on suitability and condition issues at Coldfall and at Muswell Hill Primary, with responsibility for any suitability or condition issues at St James falling to the London Diocesan Board for Schools; the initial general assessment of the impact of the emerging Childcare Bill on Haringey's schools estate in terms of the 30 hour entitlement for three and four year olds of working parents;

RESOLVED **Deputy CE**

i. that no further consultation work be carried out on the possible

	expansion of any primary school in Muswell Hill at the present time because current school roll projections indicate that additional reception places will not be required in the next ten years. **Alternative options considered** Previous school roll projections set out a need to provide additional reception places in Muswell Hill to meet future projected demand. Early consultation on the possible expansion of St James C of E Primary School by two forms of entry met with significant resistance from parents and carers at the school and from some local residents. As a result a broader consultation was held in January and February 2015 with all stakeholders to determine how additional local places might be delivered. From this consultation three schools came forward setting out a desire to expand. Feasibility work was carried out to see if and how they could be expanded and to provide indicative costings. A full summary of the results of those feasibility studies set out in this report at Appendix 5 and headlines are set out in paras 6.22 to 6.28 below. This report directly addresses a recommendation set out in a March 2015 Cabinet member signing report that feasibility work be carried out on the and how three Muswell Hill schools might be expanded. Having carried out wider consultation (January and February 2015) and analysed feedback on place provision in the Muswell Hill area (which informed the March 2015 Cabinet member decision) no alternative options are being considered at the present time. **Reasons for Decision** The Council has a duty to ensure sufficiency of primary and secondary school places for children of compulsory school are available for their area. Feasibility work was agreed on an evidence base of projections that showed unmet demand in the coming years. Current projections now show overall sufficiency of places across the borough up to 2024, although with an acknowledgement that there is greater surplus in some areas, and that projections show we will need to increase capacity in Tottenham and the Wood Green borders from 2020. The decision not to proceed with consultation on the expansion of one or more Muswell Hill schools is based on projected overall local sufficiency of places until 2024 and accords with the agreed place planning principle of the need to meet (but not to exceed) the demand for school places in the local area.	
CAB71	**SALE OF LAND AT KESTON ROAD** The Cabinet Member for Housing and Regeneration introduced the report which sought agreement to the sale of part of the Keston Road site to provide an opportunity for Pocket Living LLP to provide a high percentage of affordable housing in the Borough. There was an increasing demand for intermediate housing and this site was well located to provide 67 affordable home ownership units. The Goan Community Centre and West Green Play group would be given the opportunity to relocate in a new community building which will provide modern facilities in the same location with minimal disruption.	

	The Cabinet Member for Housing and Regeneration acknowledged the concerns received from local residents concerning the number of proposed units and potential height of the development .Cllr Strickland made clear that the Cabinet decision tonight was to dispose of land at Keston Road and Pocket Living LLP would still need to seek planning permission from the Council's Planning Sub Committee for the development. Concerned residents would still be able to put forward their planning concerns at this stage. Cabinet agreed this was a good deal to enable additional much needed affordable housing to made available in the borough. **RESOLVED** i. To declare the part of the site shown edged red on the plan attached (Appendix A) surplus to requirements. This approval is with delegated authority for the Director of Regeneration, Planning & Development following consultation with the Cabinet Member for Housing and Regeneration to agree the final red line boundaries between the land to be retained and the land to be disposed of. ii. To note that the Family Contact Centre will be relocated to a suitable alternative Council site close by subject to further consultation with the staff and service users. iii. To note that the West Green Play Group will be re-provided for within a new community facility to be completed on the retained land. The Goan Community Group have also been offered accommodation in the new facility. iv. To authorise the disposal of the part of the site shown edged red on the plan attached in Appendix A to Pocket Living LLP for the sum set out in part B of the report for the purposes of building 102 new homes of which 67 (65%) will be affordable home ownership units and on the terms set out in paragraph 5.16 (including the construction of a new community building on the retained Council land at their own cost). **Alternative Options Considered** Should the Council not sell the site then it will lose the opportunity to provide new housing and continue to retain a wasting asset. **Reason for decision** It is recommended that the land is sold to Pocket Living LLP who is able to deliver a scheme to maximise the amount of recognised affordable units on the site to support the Councils priorities set out in the Corporate Plan.	**Dir PRD** **Dir PRD** **Dir PRD** **Dir PRD**
CAB72	**LOCAL IMPLEMENTATION PLAN ANNUAL SPENDING SUBMISSION FOR TRANSPORT 2016/17** The Cabinet Member for Planning, introduced the report which set out the annual investment programme for transport infrastructure in the Borough for 2016/17.The plan covered physical renewal of the borough's transport infrastructure alongside softer measures to promote behaviour change and engage on wider safety, health and environmental objectives including air quality, and support for more walking and cycling in line with Corporate Priorities 2,3 and 4,	

RESOLVED

i. That the Annual Spending Submission for 2016/17 as set out in Appendix 2 of the report be approved — **Dir PRD**

ii. That the progress to date on delivering against our LIP and Corporate Plan targets be noted — **Dir PRD**

Alternative Options Considered
The Annual Spending Submission supports our approved LIP covering 2011 to 2031. It is, therefore, not considered necessary to consider other options.

Reason for Decision
Investment in transport infrastructure has a key part to play in the delivery of the Council's ambition to deliver economic growth and improve the health and wellbeing of our residents and businesses. The Local Implementation Plan [LIP] therefore represents a significant annual investment programme that specifically supports Priority 2, Priority 3 and Priority 4 of the Corporate Plan.

CAB73 **AWARD OF HOUSING RELATED SUPPORT CONTRACTS - PATHWAY OF SHORT TERM SUPPORTED HOUSING - PHASE THREE**

The Cabinet Member for Housing and Regeneration introduced the report which detailed the outcome of an open tender process for the award of contracts to provide Mental Health Accommodation Based and Floating Support Services. New contracts would be awarded in 5 lots, in line with Contract Standing Order (CSO) 9.06.1(d) following a robust tendering process

RESOLVED

To agree the award of contracts to the successful tenderers in accordance with Contract Standing Order (CSO) 9.07.1(d), as set out below, each for an initial term of 4 years with an option to extend for a further period of two years. — **Dir PRD**

Lot	Successful Tenderer
Lot 1 – Accommodation Based with forensic provision (Ref: 4400001059)	Sanctuary Housing Association
Lot 2 – Accommodation Based with 24 hour and visiting support (1) (Ref:4400001060)	Centra Support (Registered as Circle Care & Support Limited)
Lot 3 – Accommodation Based with 24	St Mungo Community Housing Association

hour and visiting support (2) (Ref:4400001061)		
Lot 4 – Floating support – East and Central (Ref: 4400001063)	One Housing Group	
Lot 5 – Floating Support – West (Ref: 4400001065)	The Richmond Fellowship Limited	

Alternative Options Considered
The option of extending the existing contracts was not available beyond March 2016 as the contracts had previously been extended. No other options were available that maintained service provision.

Reason for Decision
The contracts for our established services are due to expire and there is no facility to extend beyond March 2016. It was therefore necessary to tender to continue to provide services to vulnerable service users and to achieve the aim of developing an HRS Pathway.

As a result of the procurement exercise, which has been carried out in accordance with the Council's Contract Standing Orders and the Procurement Code of Practice, it is necessary to award the contract to the successful tenderer in accordance outlined in 3.1 and 3.2 in accordance with CSO 9.07.1(d).

CAB74 **MINUTES OF OTHER BODIES**
RESOLVED

To note the minutes of the following:
Cabinet Member Signing 7th July 2015
Cabinet Member Signing 30th July 2015
Cabinet Member Signing 11th August
Cabinet Member Signing 1st September 2015

CAB75 **SIGNIFICANT AND DELEGATED ACTIONS**

RESOLVED

To note the delegated decisions taken by Directors in July and August.

CAB76 **NEW ITEMS OF URGENT BUSINESS**

None

CAB77 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

That the press and public be excluded from the remainder of the meeting as

	the items below contain exempt information, as defined under paragraph 3, Part 1, schedule 12A of the Local Government Act 1972	
CAB78	**ST MARY'S CE PRIMARY SCHOOL, RECTORY GARDENS** As per item 11.	
CAB79	**SALE OF LAND AT KESTON ROAD** As per item 13.	
CAB80	**AWARD OF HOUSING RELATED SUPPORT CONTRACTS - PATHWAY OF SHORT TERM SUPPORTED HOUSING - PHASE THREE** As per item 15.	
CAB81	**NEW ITEMS OF EXEMPT URGENT BUSINESS** None	

Councillor Claire Kober

Chair

Report for: Cabinet

Item number: **8**

Title: Budget Monitoring

Report authorised by : Tracie Evans – Chief Operating Officer

Lead Officer: Neville Murton – Head of Finance, Budgets and Accounting

Ward(s) affected: ALL

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration

1.1. To consider a range of indicators relevant to the Council's overall financial health. These include the forecast financial revenue and capital outturns for 2015/16 based on actual performance to 31 August 2015.

1.2. To consider the proposed management actions set out in this report and approve the budget adjustments (virements) in Appendix 1 as required by Financial Regulations.

2. Cabinet Member Introduction

2.1. The Council's 2015 – 2018 Medium Term Financial Strategy (MTFS) was published alongside the Council's Corporate Plan in December 2014 and the final budget for 2015/16 was approved in February 2015.

2.2. The MTFS reflected the significant financial challenges facing the Council due to sustained funding reductions implemented by the government as part of their draconian austerity measures. In summary the MTFS delivered savings of c£70m and was substantially balanced, requiring a net contribution from reserves of £4.3m over the three year planning period.

2.3. I reported the Council's provisional outturn position to you in June and this confirmed the budgeted surplus for 2014/15 of £4.9m had been achieved together with a further planned £2.2m for the establishment of a Risk Reserve. This position has now been confirmed following the audit and approval of the Council's 2014/15 Statement of Accounts. The achievement of that position balanced the need for the reserves contribution set out in the 2015-2018 MTFS and also allowed the creation of the Risk Reserve for potential application from 2015/16.

2.4. We are now awaiting the Government's Spending Review in November which will be an opportunity to review our assumptions about the resources available to us over the medium term.

2.5. I am of course concerned by the forecast overspends this year. The Council can expect to face the continuing challenge of a reducing resource base along with increasing demands and customer expectation for services but, due in part to the Council's 2014/15 outturn performance, we are in a good position to deliver the Corporate Plan and priorities in 2015/16.

2.6. There are a number of budget pressures emerging this year, particularly in Children's and Adults services. I have already engaged with the Directors of both services to ensure robust plans are in place to reduce the forecast overspend position this year and I am continuing this process through regular challenge sessions alongside the Chief Finance Officer (CFO).

2.7. In addition to this, a broader deficit reduction strategy will be put in place, with particular focus on reducing costs through more efficient procurement practices. I will also be working with the CFO to review both existing reserves for re-prioritisation and use of unallocated base budget provisions. Income from council tax and business rates will continue to be reviewed on an ongoing-basis to ensure that we improve our collection rates in both areas.

2.8. I hope that the Cabinet will consider the analysis set out in this report to be useful and I am asking officers to continue developing and reporting such information to assist us in our strategic financial management role.

3. Recommendations

That Cabinet:-

3.1. Consider the report and the progress being made against the Council's 2015/16 budget in respect of net revenue and capital expenditure;

3.2. Approve the budget changes (virements) as set out in Appendix 1;

3.3. Note the use of the Strategic Risk Reserve to mitigate the Council's overall revenue position as set out in Section 7 to the report;

3.4. Note the range of strategies to bring the current years budget into balance, including challenge meetings (Star Chamber) as described at paragraph 16.2 to this report; and,

3.5. Maintain under review the key risks and issues identified in this report alongside the adequacy of the Council's reserves.

4. Reasons for decision

4.1. Members' involvement in financial monitoring is an essential part of delivering the Council's priorities.

4.2. The constitution requires Members to approve certain financial transactions such as virements according to approved limits.

5. Alternative options considered

5.1. This report proposes that the Cabinet considers the financial position for 2015/16 in line with existing procedures. However, it also includes enhanced financial information to give the Cabinet a more rounded view of the Council's financial position.

5.2. A risk based approach to budget monitoring has been developed in order to manage the Council's finances at a time of economic and financial uncertainty including additional benchmarking information.

5.3. Cabinet could choose to adopt a less rigorous regime and examine the financial position at a later stage. Projections could be marginally more accurate if a delayed approach was adopted, but there would be less time for robust development and consideration of management action and virements.

6. Background information

6.1. Following the conclusion of the period 5 budget management processes, the Council's estimated revenue and capital position for 2015/16 is set out below

together with relevant issues. The outturn position for the Housing Revenue Account (HRA) is also included.

6.2. In addition extended budget information has been updated to provide the Cabinet with a range of additional information to support strategic financial decision making.

6.3. There are four broad areas of analysis each with further detail within them as summarised below:

- Financial/ Management Indicators
  - Revenue outturn 2015/16
  - Key financial management issues 2015/16
  - Capital outturn
  - Capital receipts
  - Collection Fund
- Liquidity Indicators
  - Working capital
  - Cash flow
  - Debt analysis
- Sustainability Indicators
  - Reserves
- Risks

7. Revenue Outturn 2015/16

7.1. Budget managers have been providing their estimated outturn position as at the end of Period 5 (August 2015). The overall position on the General Fund is an estimated **overspend of £16.5m**. Following the finalisation of the 2014/15 accounts, the Risk Reserve of **£2.2m** is available to provide mitigation. The revenue position is summarised in Table 1 with further details of the key budget issues and pressures being set out further below.

7.2. For the Housing Revenue Account (HRA) the estimated outturn position is an **overspend of £142k**. Which reflects a small reduction against the budgeted surplus agreed by the Council in February 2015.

Table 1 – Summary Revenue Position (Month 5)

	2015/16 Budget Variance		
£'000 General Fund	Budget	Estimated Outturn	Variance
Leader and Chief Executive	4,049	4,049	0
Chief Operating Officer	71,043	78,268	7,225
Deputy Chief Executive	143,422	158,056	14,634
Dir. of Regeneration/ Planning	16,545	16,728	183
Non Service Revenue (NSR)	9,884	4,384	(5,500)
Total	**244,943**	**261,485**	**16,542**

7.3. In addition to the above position on the General Fund revenue account, the Risk Reserve, established following the 2014/15 closure of accounts process, is available. This provides a further £2.2m to offset the overall position, resulting in a total net forecast ***overspend position of £14.3m***.

7.4. Given this overall position it is clear that there may be a further need to call upon the Council's reserves at the end of the year in order to cover the overspend position. The options for managing the pressures now being seen

will need careful consideration in consultation with the Lead Member for Resources and Culture.

7.5. The position on the ring fenced Housing Revenue Account (HRA) is summarised in the table below. The original budget was set to generate a surplus in order to provide resources for future investment in the Council's housing stock. In the event the current projection suggests that a slightly smaller surplus will be made. :

	2015/16 Budget Variance		
£'000 HRA	Budget	Estimated Outturn	Variance
Housing Revenue Account	**(16,315)**	**(16,173)**	**142**

8. Key Financial Management Issues 2015/16

Children's Services (Deputy Chief Executive)

8.1. The budget management information form Children's Services identifies a gross forecast overspend of £5.2m. In addition Dedicated Schools Grant (DSG) budgets are showing an overspend of £0.6m. Assumed management action of £1.2m is expected to result in a reduction of the forecast net overspend to £4.0m.

8.2. There are a number of areas within the service where pressures are being seen. The main area of pressure is within the safeguarding service where, based on current and expected numbers of Looked After Children (LAC), there is a £2.6m pressure.

8.3. There is a further risk that the remaining management action, now totalling £1.2m, may also be at risk; of this amount £0.5m is in respect of management actions which have been RAG rated as Green and so there is a higher level of confidence that these will be achieved. The remaining £0.7m is associated with placement budgets and there are clearly risks of not achieving this and the position worsening. Indicators include the assumed number of additional LAC being exceeded (target 10 average to date 15) and pressure being seen in Leaving Care client budgets (including Asylum).

8.4. There are also indications that a number of savings proposals are slipping e.g. £1.7m reduction in service for Young People (inc. Young Offenders); £200k for the impact of Early Help on demand and £180k for the new delivery model for social care, where plans are still being developed.

Adults Services (Deputy Chief executive)

8.5. The projection from Adults services indicates a net overspend of £10.9m. This includes assumed management action amounting to £1.2m.

8.6. The service overspent by £3 million last year as a result of demographic pressures and the rising costs of care. These pressures have continued into 2015/16 which has led to an increased overspend position. Currently client numbers are around 100 higher than at the beginning of the year; adding further pressure to the outturn position.

8.7. In addition the service has adopted an ambitious new strategy for supporting people with social care needs as part of the Corporate Plan and the Medium Term Financial Strategy. This new approach is expected to deliver significant savings as well as improved outcomes for people; however due to the far ranging and complex nature of the changes required and the Council's

commitment to a co-production approach the benefits of the transformation are not expected to be achieved in the current financial year leading to a delay in the delivery of savings.

8.8. The service continues to take action across all client groups to assist with the management of costs including:

- Care Package reviews
- Contract re-negotiations
- Reducing dependency of existing clients on existing packages through re-ablement
- Improving VFM for spot contracts.

8.9. It is clear however, that the implementation of fundamental changes to realise the savings proposals are necessary to bring the expenditure in this area back into line with the approved budget.

Other Deputy Chief Executive areas

8.10. The Commissioning budget is showing a £289k underspend which is mainly attributable to variances against staffing budgets and which will be maintained to offset pressures elsewhere within the Deputy Chief Executive's area.

General Fund Housing (Chief Operating Officer)

8.11. The Housing service within the General Fund is presently showing an overspend of £4.3m. The pressure is attributable to the Temporary Accommodation budget.

8.12. Although the numbers of people in Temporary Accommodation in total (TA) is fairly constant the cost of acquiring TA is continuing to rise. This is for two main reasons, firstly increases in rent levels for existing properties, as existing landlords switch properties to more expensive nightly rated stock and secondly increased costs for newly acquired units, as the existing unit is sold when the landlord decides to 'cash in' on a rising property market. Therefore the gap between rent paid out and collected is growing further apart, in common with the rest of London.

8.13. For example, although the London cap rate for a 2 bed unit is £294 a week, the subsidy is only £247.90, leading to a yearly loss of £2,400, on occasions the Council needs to spend up to £315 per week to secure a unit, increasing the yearly loss to £3,500.

8.14. To reduce this overspend the Council will need to explore a range of other options which are subject to separate Cabinet reports.

Environmental Services and Community Safety (Chief Operating Officer)

8.15. Overall ECS are projecting an overspend of £320k. The main area of pressure is against the catering contract where a £397k pressure is apparent.

8.16. Although this position has worsened slightly in the current period as outstanding single status payments have been made, there is confidence that the position will not worsen any further and that the overall position can be balanced across the service within the current financial year.

Customer Services (Chief Operating Officer)

8.17. Following the creation of the new Shared Service Centre (SSC) the information relating to Customer Services, which sits outside the SSC, has been separately identified. Customer Services are currently showing an overspend of £1.07m

8.18. This overspend mainly relates to the non-achievement of staff savings associated with the customer services transformation project and further pressures resulting from historic changes to opening and weekend opening hours savings which have not been contained within existing budgets. The Service are due to present a briefing paper to the Chief Operating Officer; setting out their plans to mitigate overspends both in-year, and for future years.

Shared Service Centre (SSC) (Chief Operating Officer)

8.19. Overall within the SSC there is an estimated overspend of £1.512m. The Business Infrastructure Programme (BiP) has a range of savings that are yet to be delivered amounting to c£682k. On creation of the SSC all relevant budgets have been transferred and reduced in line with savings proposals; the action to achieve those budget reductions is now taking place including in particular staffing restructures and reduction of agency staff costs.

8.20. Within the Housing Benefit/ Discretionary Housing Payments (DHP) paid, and subsidy receivable area, a pressure of c£454k is being projected. This area is subject to the variations of demand, which have been heightened by the impact of the Welfare Reform changes. The Grant allocation for DHP was reduced in 2015/16 from the previous year's level of £2.5m down to £1.5m as part of these ongoing changes.

8.21. There is a risk that, despite the Service's efforts to carefully manage the administration of DHP (within the Regulations), and to limit any excess of spend over the allocation, the expected demand pressures will still give rise to a deficit at the year end which is currently anticipated to be £454k..

8.22. The HR service is also reporting an overspend of £376k the main drivers for this overspend is a reduced level of income from schools over a number of traded activities and a consequent failure to reduce staffing costs commensurately (£383k).

Regeneration, Planning and Development (Director of Regeneration)

8.23. Regeneration, Planning and Development is currently projecting an overspend of £183k, this largely relates to a shortfall in disposal fee income within the capital delivery unit.

Non Service Revenue

8.24. At this stage an underspend of c£5.5m is available representing the clear need to utilise the contingency as a strategy for offsetting service budget pressures and the continuation of the benefits from the successful Treasury Management strategy. In addition a review of the potential demands against the centrally retained inflation budget has been carried out and, as a result of the pay award covering the period until March 2016, no further calls against this budget in respect of employee cost increases are envisaged in 2015/16 enabling additional resources to be made available to offset service overspends.

Housing Revenue Account (HRA)

8.25. The Housing Revenue Account is showing an overspend of £142k, this is due to projected income shortfalls in the Managed Account from Supported Housing and garages where budget savings have been identified but not achieved.

Virements

8.26. A number of virements are set out at Appendix 1; this differentiates between those that are provided for information and those that, in accordance with the Council's financial regulations, require the formal approval of Cabinet.

9. Capital Outturn

9.1. Currently there is a projected underspend of £2.4m against the 2015/16 approved General Fund Capital Programme, the HRA is also projecting an underspend of £1.6m. Appendix 2 shows the current programme for both of these areas.

9.2. Appendix 2 shows the variances against the individual projects within the approved capital programmes. The main areas of variance include the Business Improvement Programme (BIP) IT projects which are showing an underspend of £1.032m where the procurement processes have secured a combination of less expensive options.

9.3. There is an Information Technology forecast underspend of £1.1m; the proposed projects are currently being reviewed; however it is likely that the projects in the approved capital programme are likely to be delayed or alternatives proposed for approval.

9.4. Within the Children's Services building programme the contingency to cover unforeseen circumstances is unlikely to be required in full and an underspend of £1.4m is currently being projected.

9.5. The Housing Revenue Account Capital Programme is projected to underspend by £1.6m. £1.080m of this is due to procurement delays in respect of the mechanical and electrical works programme resulting in slippage into a future financial year.

9.6. The projected underspending in the General Fund will result in a reduced need for borrowing in 2015/16. For the HRA the slippage will temporarily increase the level of balances at the end of the year pending scheme completion; Members will be asked at the end of the year to agree to carry forward these resources which will facilitate completion of the projects in future financial years'

10. Capital Receipts

10.1. The General Fund capital expenditure programme agreed by the Council in February 2015 is in part predicated on the achievement of capital receipts. In total over the period 2015 – 2018 a further £41.7m of receipts are required to finance expenditure. In the current year receipts of £9.3m are forecast and although, to date, only c£1m has been achieved, the expectation is that the target will be fully met.

10.2. If there is a shortfall of capital receipts, caused by timing issues the Council will need to consider the extent to which it might need to undertake temporary borrowing. However, as set out above the lower estimated level of capital expenditure will also impact on the need for the various sources of financing.

11. Collection Fund

11.1. The Collection Fund reflects a statutory obligation on the Council to maintain a separate ring-fenced account for the collection of business rates and council tax and the distribution of these between Haringey (30%), the Greater London Assembly (20%) and central government (50%).

Business Rates

11.2. The latest forecast outturn for net business rates income is £62.80m which is £1.55m lower than originally forecast.

11.3. Since the introduction of the Business Rate Retention Scheme local authorities have been responsible for making provision for the cost of future potential losses in business rate income arising from appeals against previous rating revaluations (the last ones took place in 2005 & 2010). The number of appeals outstanding in Haringey at 31 August 2015 is 831 cases with an annual cash value of approximately £25.9m.

11.4. During the period April to August 2015, 237 appeals were settled either successfully or dismissed/withdrawn; this had the impact of reducing the Council's overall rateable value by £676k.

11.5. Virgin has filed a new appeal in Q4 2014/15 to have all their valuations administered in a single location. Should this be settled in 2015/16 in a single location out of our borough, the potential settlement for backdated rate payments could be in the region of £7.2m and a loss of annual rate income of c£1m, of which 30% would be attributable to the Council.

11.6. The in-year collection rate to August 2015 is 49.5% and this area is on target for the budgeted collection rate of 97%.

Council Tax

11.7. The latest forecast outturn for council tax income is £107.46m which is £2.71m higher than originally forecast. The key reason for the variance can be attributed to higher than expected collection from council taxpayers under the Local Council Tax Reduction Scheme.

11.8. The in-year collection rate to August 2015 is 46.97% and is on target for the budgeted collection rate of 95%.

12. Liquidity Indicators

Working Capital

12.1. The Treasury Management Strategy Statement places a high emphasis on security of the Council's funds. One of the ways to do this is to minimise the funds held which need to be invested. During the year to date officers have been managing cash balances to keep them to a minimum and only borrowing externally when it is required to meet the Council's obligations. There has been no new borrowing in the year to date and we have, therefore, realised a further saving in the interest payments budget.

12.2. The current approach to borrowing was recently discussed with Arlingclose using their projections of interest rate movements. The conclusion was that short term borrowing remained appropriate to fund temporary funding gaps. However, rates remain attractive from a longer term perspective and if long term borrowing is required in the next 12-24 months to fund the capital programme then consideration should be given to locking in current rates, even if this did incur a short term cost. Uncertainty around the timing of capital expenditure has to date caused reluctance to commit to longer term borrowing

12.3. Interest rates earned on investments remain low and significantly less than the cost of new borrowing and therefore the strategy of minimising cash balances is continuing in 2015-16. Borrowing will be taken only when required for liquidity purposes with the preference being short term local authorities' loans at very low rates. However longer term interest rates continue to be carefully monitored.

12.4. The interest payable on borrowing for 2015-16 is currently projected at £15.4 million (HRA £10.3 million and General Fund £5.1 million) compared with £16.3 million for the prior year.

Icelandic Banks Update

12.5. A further Heritable distribution of £792k was received during August, bringing total distributions received into the Council's bank account from the Icelandic banks to £35.6m out of the original £36.9m invested, which is a 96% recovery. Further recoveries from Heritable (£0.3m outstanding) remain possible.

Debt Analysis

Business Rates

12.6. Summary information relating to Business Rates debt levels and collection performance in 2015/16 is set out below in Table 2.

12.7. In-year performance as at the end of August achieved 49.56% against a target of 48.50%. This reflects an improvement on the previous year of 0.93%.

Table 2 – Business Rates debt performance 2015/16 (Period 5)

Net Collectable Debt	Net Collected		Last year at same point	Target	Variance		Gross Arrears
£m	£m	%	%	%	%	£m	£m
68.3	**33.9**	**49.56**	**48.63**	**48.50**	**1.06**	**0.7**	**8.4**

Council Tax

12.8. Summary information relating to Council Tax debt levels and collection performance in 2015/16 is set out below in Table 3.

12.9. In-year collection performance is increasing but remains 0.35% lower than last year and 3.53% behind target. The service has resumed enforcement activity pending the response from Grant Thornton in respect of their review of court costs. It is anticipated that further improvement will be seen over the coming months.

Table 3 – Council Tax debt performance 2015/16 (Period 5)

Net Collectable Debt	Net Collected		Last year at same point	Target	Variance Ahead / (Behind)		Gross Arrears
£m	£m	%	%	%	%	£m	£m
113.2	**53.2**	**46.97**	**47.32**	**50.50**	**(3.53)**	**(4.0)**	**28.4**

Housing Benefit Overpayments (Excluding Council Tax Benefit)

12.10. Summary information relating to Housing Benefit Overpayment debt levels and collection performance in 2015/16 is set out below in Table 4.

12.11. The service has collected 16.3% to end August which compares favourably with 12.4% last year. Data cleansing activities continue. Arrears may reduce during September as first quarter write-offs are processed subject to how much new debt is created.

Table 4 – Housing Benefit Overpayment debt performance 2015/16 (Period 5)

Debt b/fwd	New debt	Recovered			Debt o/s		
		2015/16		Last year	Debtors	Live HB	Total
£m	£m	£m	%	%	£m	£m	£m
26.7	**7.8**	**5.4**	**16.3**	**12.4**	**14.6**	**14.1**	**28.7**

Corporate Debts

12.12. Summary information relating to corporately managed debt levels and collection performance in 2015/16 is set out below in Table 5.

Table 5 – Corporate debt performance 2015/16 (Period 5)

Net Debts				Bad Debt Provision		
Year-end	P5 15/16	NYD	Due	B/Fwd	P5 15/16	Change
£m	£m	£m	£m	£m	£m	£m
40.1	**29.8**	**17.8**	**12.0**	**2.336**	**2.508**	**0.172**

NYD = Not Yet Due

12.13. Corporate Debts are lower than at year-end but temporarily higher than they were at the end of period 2. This is due to the recent billing to the GLA of £9.5m which was subsequently paid by the 10th September. The GLA also made payment in early September of a £0.4m bill that was 2 months old.

12.14. Whilst aged debt was higher than expected at the end of August, a large £0.4m payment was received on 7th September from Hanover Housing.

Write offs

12.15. So far in 2015/16 there have been £5.6m uncollectable debts, across all services including housing, written off or in the process of write-off approval. Debts are only written off when it has been established that the debt is uncollectable for example where the debtor cannot be traced despite all efforts, including the use of tracing agents; debts can also only be written off through the approval of the Chief Finance Officer and the Lead Member (for larger debts) and Members can be assured therefore that the writing off of a debt is not undertaken lightly.

12.16. Members are also reminded that the level of old debts which had been provided for, but not written off, was raised by the external auditors in their 2014/15 report. This reflects the action that is being taken to identify and write off debts appropriately.

13. Sustainability Indicators

Reserves

13.1. The Council's 2014/15 outturn position indicates that the General Fund reserve at 31 March 2015 stood at £25.8m; taking into account the 2015/16 budget requirement to draw £4.2m from reserves the estimated closing position at March 2016 is £21.6m.

13.2. However, given the significant overspend identified in this report, the potential implications for the Council's reserves and the associated risk needs careful consideration in consultation with the Lead Member for Resources and Culture. Members are asked to note that the need to use reserves, in support

of the estimated outturn overspend, will be further considered in the light of financial performance and reported to Cabinet.

13.3. The Housing Revenue Account General Reserve stood at £38.6m (March 2015) from £26.6m (March 2014). The 2015/16 HRA budget assumes a further contribution to the General HRA reserve of £16.3m and although currently showing a minor overspent revenue position this projection appears to be reasonable.

14. Financial Risks

14.1. As part of the budget setting process the Chief Finance Officer carries out an assessment of the adequacy of the Council's general reserves to meet a range of both identified and unforeseen risks. This assessment carried out in February 2015 indicated total risks of £12.5m to be held against the centrally retained contingency budget (£2.0m) and the level of general reserves. In addition as set out earlier in this report at the end of 2014/15 it was possible to create an earmarked Risk Reserve of £2.2m to further mitigate those risks.

14.2. The latest key financial risk register is also included as Appendix 3.

15. Summary/ Conclusions

15.1. Overall the General Fund projected ***overspend of £14.3m*** at this stage of the year needs urgent management attention in order to avoid a worsening of the serious budget position.

15.2. The continuation of significant budget pressures within Adults and Children's services from previous years is already being seen in 2015/16 and this is a serious concern given the ambitious savings targets in these areas for this and future years' budgets.

15.3. For capital expenditure within the General Fund the primary source of financing is through Prudential Borrowing and, as a result, any slippage in expenditure against the programme will result in a lower than budgeted need for borrowing; resulting in a consequent short term benefit to the General Fund revenue account.

15.4. For the HRA a similar situation exists although, the primary funding source is through the Major Repairs Allowance which is, in effect, direct revenue financing of capital expenditure; as such any slippage will be available to add to the HRA revenue reserves.

15.5. A number of risks together with an assessment of the impact and likelihood of impact has been compiled and should be kept under review. The identified risks around the Council's medium term finances and the 2015/16 revenue outturn position are starting to crystallise and a review of the adequacy and prioritisation of the council's reserves, both general and earmarked, is necessary to manage the pressures; the Lead Member for Resources and Culture will be kept fully informed as actions are developed and any proposed use of reserves in support of revenue expenditure will be highlighted to Cabinet in future budget monitoring reports.

16. Actions

16.1. A range of detailed actions have being identified and are being developed and progressed collaboratively across the Council as part of a Deficit Recovery Plan (DRP).

16.2. There are already significant budget pressures within Children's, Adults and General Fund Housing services that require decisive and strategic action. A series of challenge meetings (STAR CHAMBERS) will take place in October, and which will include the Lead Member for Resources and Culture, to ensure that a continued focus on key areas is maintained. In addition all service management teams are being briefed on the Council's financial position, and their role in tackling the issues, re-emphasised.

17. Contribution to strategic outcomes

17.1. Adherence to strong and effective financial management will enable the Council to deliver all of its stated objectives and priorities.

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

18.1. This report covers all of the relevant financial implications for members to consider.

18.2. The Assistant Director of Corporate Governance has been consulted on this report. The Cabinet is responsible for approving virements in excess of certain limits as laid down in the Financial Regulations at Part 4 Section I, and within the Executive's functions at Part 3 Section C, of the Constitution. There are no specific legal implications arising from this report.

19. Use of Appendices

Appendix 1 – Virements Schedule

Appendix 2 – Capital Programme financial summary

Appendix 3 – Financial Risk Register.

20. Local Government (Access to Information) Act 1985

20.1. The following background papers were used in the preparation of this report:

- Budget management papers
- Medium Term Financial Planning Reports

20.2. For access to the background papers or any further information please contact Neville Murton – Head of Finance (Budgets and Accounting Team).

Virements for Cabinet Approval

Proposed virements are set out in the following table.

Virements						
Period	**Service/AD Area**	**Rev/ Cap**	**Amount current year (£'000)**	**Full year Amount (£'000)**	**Reason for budget changes**	**Description**
5	School & Learning	Rev	955		Reflect approved DSG budget allocation onto SAP	Re-alingment of budgets to reflect actual DSG recd 15-16
5	School & Learning	Rev	(425)		Reflect approved DSG budget allocation onto SAP	High Needs budget increase as agreed by school forum 25.2.2015
5	School & Learning	Rev	1,879		Reflect approved DSG budget allocation onto SAP	Reduction in line with introduction of funding for actual numbers for 2 year old places. Previously funded on estimates.
6	COO/ECS	Cap	(250)		Reflect approved current TFL budget allocation onto SAP	Re-allocation of Bridges program - Station Road reduvtion by £190k and Oakfield Bridge reduction by £60k . Capital nature works
6	COO/ECS	Cap	381		S278 Highways works 2015-16	S278 - Hornsey Depot Highways & Statutory Works
7	QA Early Help - SQIP	Rev	397	397	Re-alignment of SQIP salary budgets	To amalgamate three cost centres within the SQIP
7	First Response	Rev	850	850	Realignment of First Response Service salary budget	Establish cost centre for Single Point of Access & MASH service within the First Response Service
7	Alternative Provision Commissioning	Rev	338	338	Realignment of DSG funding	In Year Funding for Alternative Provision placements by secondary schools.
7	Children in Care & Placements	Rev	753	753	Realignment of budget	Secure accommodation
7	Children in Care & Placements	Rev	307		Realignment of grant budget	Remand to Youth Detention Accommodation
7	Youth Community & Participation Service	Rev	741	741	Budget realignment	New Early Help structure
7	Youth Offending Service	Rev	1,544	1,544	Budget realignment	New Early Help structure
7	Early Help & Family Support	Rev	1,688	1,688	Budget realignment	New Early Help structure
7	Early Years	Rev	317	317	Realignment of DSG funding	Early Years Pupil Premium
7	SSC - IT	Cap	950		New Budget set up	2015/16 budget for Evergreening
6	Housing Services	Cap	9,480		The balance of the DH grant which was carried forward by the GLA to this year.	Decent Homes Grant
6	RPD	Rev	275		Drawdown from Urban Renewal reserve	Additional funding to progress the Investment Framework and Area Action Plan for the Wood Green area prior to January Cabinet decision on the wider programme. This funding will enable required studies and consultation to be undertaken to inform the Cabinet decision.
6	COO	Rev	291		Drawdown from transformation reserve	Reward project team budget
4	COO	Rev	934		Drawdown from transformation reserve	Workforce plan - total £1,428m
6	COO	Rev	1,996		Drawdown from transformation reserve	Transformation - BIP.
6	COO	Rev	400		Drawdown from Capital Financing reserve	CST capital, revenue element
6	Adults	Rev	1,000		Drawdown from transformation reserve	Priority 2 efficiencies

Virements for Noting

Virements						
Period	**Service/AD Area**	**Rev/ Cap**	**Amount current year (£'000)**	**Full year Amount (£'000)**	**Reason for budget changes**	**Description**
1	Adults	Rev	103	103	Technical Virement	Reflect reduction to NHS contribution to Learning Disabilties Pooled Budget following NHS efficiency savings
2	Adults	Rev	34	34	Budget realignment	To reflect change in mgt responibility for post running Green Pepper Café
2	Adults	Rev	8	8	Budget realignment	To reflect agreed NHS contributions to Learning Disabilities Pooled Budget - Mgt
4	Adults	Rev	43	43	Budget account realignment	Transfer of Supported Housing rent budget to appropriate account code
4	Adults	Rev	57	57	Budget realignment	To reflect agreed NHS contributions to Learning Disabilities Pooled Budget
5	Adults	Rev	84	0	Salaries Budget realignment	Adults Management salaries funding virement
7	Safeguarding & Support	Rev	135	135	Budget Realignment	Safeguarding & Support Section 17 budget
7	First Response	Rev	45	45	Budget Realignment	First Response Section 17 budget
7	First Response	Rev	77	77	Budget Realignment	Unachievable Housing Benefit Income
7	Alternative Provision Commissioning	Rev	38	38	Realignment of DSG funding	Alternative Provision Pupil Premium
7	Children in Need of Support & Protection	Rev	16	16	Budget Realignment	Head of Children in Need and Support & Protection
7	Children in Care & Placements	Rev	25	25	Budget Realignment	Head of Children in Care & Placements
7	Local Safeguarding Children's Board	Rev	9	9	Budget Realignment	Unachievable income
7	Youth Offending Service	Rev	2		Grant	Youth Justice Board - Restorative Justice Maintenance Grant 2015-16
5	Schools & Learning	Rev	178		Budget Realignment due to change in reporting lines	Cost related to Attendance & Welfare service now moved to Behaviour & Alternate Provision Management
5	Schools & Learning	Rev	17		Budget Realignment due to change in reporting lines	cost related to Attendance & Welfare service now moved to Behaviour & Alternate Provision Management
5	Schools & Learning	Rev	34		Budget Realignment due to change in reporting lines	cost related to Attendance & Welfare service now moved to Behaviour & Alternate Provision Management
5	Schools & Learning	Rev	(196)		Budget Realignment due to change in reporting lines	DSG budget allocated to support distributed costs on Behavior & Alternate provision management
5	School & Learning	Rev	(128)		Reflect approved DSG budget allocation onto SAP	Realignment in arrears budget agreed by school forum 4.12.2014
5	School & Learning	Rev	(138)		Reflect approved DSG budget allocation onto SAP	New de delegated budget for 15/16
5	School & Learning	Rev	200		Reflect approved DSG budget allocation onto SAP	reduction as agreed by school forum. 25.2.2015
6	RPD	Cap	25	0	Funding confirmed was £25k higher than assumed when reported to Feb 2015 Cabinet	Amend budget to match the Hisg Street Fund allocation in GLA agreement
6	RPD	Cap	281	0	New grant	GLA funding for Green Link project
6	RPD	Cap	98	0	Higher cost of Holcombe Rd Market project	Additional capital funding for Holcombe Rd Market
6	RPD	Cap	15	0	TFL grant received for Monument Way Footpath project	TFL grant for Monument Way Footpath project
6	ICF	Cap	197		CITB - New projects	New approved projects under CITB
6	GOV	Rev	60	60	Budget Realignment	Realignment of budget in Registrars
5	CIF	Rev	816	816	Budget Realignment	SSC Staffing Budget Realignment for CIF
5	CIF	Cap	13		Budget Realignment	14/15 Capital c/fwd correction of coding
6	GOV	Rev	4,552	4,552	2015/16 Legal Budget load	Setting up agreed legal budget for 2015/16 on SAP

Virements for Cabinet Approval

Proposed virements are set out in the following table.

Virements						
5	CIF	Rev	300	300	Budget Realignment	Budget to pay for Enterprise licence
5	SSC	Rev	337	337	Budget Realignment	SSC team budget
6	SSC/Fin/R&B	Rev	1,461	1,461	SSC staffing alignment	SSC Staffing Budget Realignment for Finance
6	SSC/HR/NSR	Rev	744	744	SSC staffing alignment	SSC Staffing Budget Realignment for HR
6	COO/ECS	Cap	58		S278 Highways works 2015-16	S278 - Cross Lane, Former Water Works High Street N8
6	COO/ECS	Cap	160		S106 Highways works 2015-16	S106 - Lymington Avenue N22 (Walking & Cycling £80k and Highways Improvements £80k) total £160k
6	COO/ECS	Rev	30		Drainage - Budget adjustment - one off expenditure budget (funded by Environment Agency grant) to carry out specified works at Lakspur Close	Traffic Management - Drainage revenue budget
6	COO/ECS	Rev	120	120	Budget realignment split budget activity to appropriate GL account from TPP to Agency. Technical Virement	Traffic Management - Drainage revenue budget
6	COO/ECS	Rev	25		Reflect approved current TfL budget allocation onto SAP	TfL allocation- Bridges programme (Leeside Bridge). Revenue nature works
6	COO/ECS	Rev	90		Reflect approved current TfL budget allocation onto SAP	TfL allocation - TfL BCP Staffing 2015-16 correction
6	COO/ECS	Rev	13		Reflect approved current TfL budget allocation onto SAP	TfL BCP Cycle grants for Schools 2015-16
6	COO/ECS	Rev	20		Reflect approved current TfL budget allocation onto SAP	TfL allocation - Safe Drive Stay Alive
6	NSR/CYPS	Rev	31		Reprofiling of grant from control account	Employment Grant re-profiling
6	NSR/COO	Rev	100		Creation of Specialist Projects	COO -Special Projects Budget
6	NSR	Rev	100		NSR contingency until bad debt provision finalised	2015/16 £100k finance budget reduction to be allocated to NSR contingency until bad debt calculated at YE
5	CR03	Rev	55	55	Finance re-profiling	Finance re-profiling
5	CR03	Rev	18	18	Finance overheads re-profiling	Finance overheads re-profiling
5	CR04	Rev	48	48	Procurement re-profiling	Procurement re-profiling
6	Housing Services	Rev	195	195	Re-alignment of budget in-line with the changes in the operational structure	There has been a number of changes in the budget responsibility after the restructure. The budget virement is a net nil.
6	Housing Services	Rev	1,062	1,062	Re-alignment of budget in-line with the changes in the operational structure	There has been a number of changes in the budget responsibility after the restructure. The budget virement is a net nil.
6	RPD	Rev	68	68	Re-alignment of budget in-line with the changes in the operational structure	Housing Commisioning, Investment & Sites - There has been a number of changes in the budget responsibility after the restructure. The budget virement is a net nil.
7	DSG/NSR	Rev	1,009	1,009	Central recharges	Re alignment of DSG/NonDSG central recharges
6	NSR	Rev	80	80	Budget Realignment	Senior Officers pay award budget SAP code correction

Transfers from Reserves

Reserves						
Period	**Service/AD Area**	**Rev/ Cap**	**Amount current year (£'000)**	**Full year Amount (£'000)**	**Reason for budget changes**	**Description**
6	RPD	Rev	250		Drawdown from Urban Renewal Reserve	Urban Renewal Reserve funds to be released for costs associated with Development Vehicle
6	RPD	Rev	50		Drawdown from Labour Market Growth reserve	Tottenham Employment & Skills costs to be funded from Worklessness reserve
6	RPD	Rev	170		Drawdown from General reserves	Fashion Enter costs to be funded from corporate reserves
6	RPD	Rev	275		Drawdown from Urban Renewal reserve	Additional funding to progress the Investment Framework and Area Action Plan for the Wood Green area prior to January Cabinet decision on the wider programme. This funding will enable required studies and consultation to be undertaken to inform the Cabinet decision.
6	COO	Rev	291		Drawdown from transformation reserve	Reward project team budget
4	COO	Rev	934		Drawdown from transformation reserve	Workforce plan - total £1,428m
6	CYPS	Rev	36		Drawdown from transformation reserve	Priority 1, Best start in life/Haringey 54,000 - total bid £1.036m
6	RPD	Rev	125		Drawdown from transformation reserve	Planning Development Management - total bid £200k
6	COO	Rev	67		Drawdown from transformation reserve	Transformation - Priority 3 Portfolio Manager
6	COO	Rev	98		Drawdown from transformation reserve	Transformation - Tier 3 review
6	RPD	Rev	160		Drawdown from service reserve	Industrial Living
6	Commissioning	Rev	46		Drawdown from transformation reserve	Services to schools
6	COO	Rev	1,996		Drawdown from transformation reserve	Transformation - BIP.
6	COO	Rev	125		Drawdown from transformation reserve	BA Training Phase 2 & 3 £26k; Local Partnerships £99k
6	Commissioning	Rev	39		Drawdown from service reserve	Services - OBOF
6	Adults	Rev	1,000		Drawdown from transformation reserve	Priority 2 efficiencies
6	COO	Rev	400		Drawdown from Capital Financing reserve	CST capital, revenue element

Appendix 2

	Capital Programme 2015-16	Original	Revised	Spend to Date	Forecast @ P5	Projected Variance
		£	£	£	£	£
*	Multiple Client Group Schemes	0	181,000	78,284	181,000	-
*	Housing Aids & Adaptations	2,149,000	1,200,000	377,691	1,200,000	-
*	DFG Non Agency	0	-	7,130	-	-
*	DFG Agency	0	949,000	591,760	949,000	-
**	**Adults Capital Programme**	**2,149,000**	**2,330,000**	**1,054,865**	**2,330,000**	**0**
*	Information Technology	1,150,000	1,611,000	304,731	464,730	- 1,146,270
*	Customer Services	4,400,000	5,104,000	967,624	5,104,000	-
*	Cross Directorate	0	-	- 134,364		-
*	Evergreening	0	487,000	338,167	1,373,167	886,167
*	Electoral Registration Transforma	0	5,000	-	5,000	-
*	BIP SSC Capital Programme	3,000,000	3,000,000	154,790	1,967,135	- 1,032,865
*	Alexandra Palace	900,000	966,000	-	966,000	-
*	Corporate Management of Property	800,000	1,139,000	80,598	1,139,000	-
*	Recreation projects	385,000	569,000	69,975	569,000	-
*	Lordship Recreation Ground	0	331,300	20,432	331,300	-
*	Leisure External Capital Works	229,000	229,000	- 339,517	229,000	-
*	Parking Plan	300,000	300,000	2,009	300,000	-
*	Parking CCTV Camera	234,000	234,000	-	234,000	-
*	Street Lighting CMS & LED Investm	3,000,000	3,000,000	-	3,000,000	-
*	Street Lighting	400,000	400,000	-	400,000	-
*	Section 278 Highways Act 1980 wor	0	500,000	-	500,000	-
*	Road Safety Improvement	150,000	150,000	-	150,000	-
*	Front Line Services S106 Schemes	0	632,000	- 11,066	632,000	-
*	BorRds, H'ways Resurfacing & St F	3,000,000	3,136,000	92,565	3,136,000	-
*	TFL - Bus Stop Accessability	0	200,000	136	200,000	-
*	Sustainable Transport - Drainage	200,000	200,000	- 1,560	200,000	-
*	TFL - Borough Cycle Programme	0	45,000	19,970	45,000	-
*	TFL - Area Based Schemes	0	-	34,100		-
*	TFL - Enabling Works	0	69,000	-	69,000	-
*	TFL - Corridors/Neighbourhoods Su	4,569,000	1,555,000	40,525	1,555,000	-
*	TFL - Bridges	0	270,000	-	270,000	-
*	TFL - Principal Road Renewal	0	478,000	-	478,000	-
*	Downlane Recreation Ground			- 11,855		-
**	**Chief Operating Officer**	**22,717,000**	**24,610,300**	**1,627,259**	**23,317,332**	**(1,292,968)**
*	Devolved Capital	550,000	533,600	-	533,600	-
*	PFI Costs	570,000	1,643,000	299,336	1,685,000	42,000
*	Repairs & Maintenance	1,000,000	1,082,000	251,223	600,000	- 482,000
*	Programme Contingency	1,000,000	1,540,400	2,490	150,000	- 1,390,400
*	Social Care	100,000	50,000	-	50,000	-
*	Primary Capital Programme	1,400,000	1,995,000	274,371	2,114,000	119,000
*	Match Funded Projects	200,000	419,000	156,905	299,000	- 120,000
*	Electrical and ICT Infrastructure	250,000	50,000	661	50,000	-
*	School Expansion - Temporary	1,500,000	500,000	-	-	- 500,000
*	School Expansion - Permanent	1,380,000	2,135,000	458,295	2,188,000	53,000
*	Capital for 2 year old provision	200,000	527,000	270,534	478,000	- 49,000
*	Schools - roof works	1,000,000	1,351,000	46,905	1,803,000	452,000
*	Youth & Young Adults	0	200,000	-	200,000	-
**	**Childrens & Young People Capital**	**9,150,000**	**12,026,000**	**1,760,720**	**10,150,600**	**(1,875,400)**
*	CPO's	500,000	500,000	-		- 500,000
*	Private Sector Housing Activity			120,000		-
*	Housing Combined with New Work	0	433,000	317,934	433,000	-
*	Affordable Housing Projects	36,807,000	41,567,000	659,593	41,567,000	-
*	Housing In Fill Phase 1A			189,700	-	-
**	**Housing_GF Capital Programme**	**37,307,000**	**42,500,000**	**1,287,227**	**42,000,000**	**- 500,000**
*	PHE - Recovery Centre Grant			**29,000**		-
**	**Public Health Capital Programme**	**-**	**-**	**29,000**	**-**	**-**
*	Energy Saving Measures	0	925,000	768,109	925,000	-
*	Accommodation Strategy Phase 2	270,000	810,000	161,661	810,000	-
*	Hornsey Town Hall Redevelopment	300,000	561,000	63,755	561,000	-
*	Ashley Road/Marsh Lane	600,000	600,000	306,138	600,000	-
*	Technopark	500,000	623,000	142,815	623,000	-
*	Keston Centre	200,000	200,000	-	200,000	-
*	Tottenham Regeneration-MasterPlan	900,000	1,290,000	313,712	1,015,000	- 275,000
*	Green Lanes (OLF)	0	277,000	- 73,021	277,000	-
*	Recycling Centre Reprovision	0		7,083	-	-
*	Alexandra Palace Landscaping	0	117,000	25,913	117,000	-
*	F2F programme	0	-	108,033	2,000,000	2,000,000
*	NPD Highways & Parking	1,193,000	1,193,000	-	1,193,000	-
*	GHR	300,000	625,000	27,102	625,000	-
*	N17 Design Studio			- 3,094	-	-
*	Tottenham Hale Gyratory			3,925	-	-
*	English Heritage PSICA - Myddleton rd			56,836	-	-
*	Environmental Contribution THR			300	-	-
*	Opportunity Investment Fund	1,604,000	1,604,000	140,000	1,160,000	- 444,000
*	West Green Road Tropical Park	0	70,000	55,027	70,000	-
*	Wood Green Regeneration	275,000	275,000	-	275,000	-
*	Tottenham Heritage Buildings	110,000	110,000	-	110,000	-
*	Strategic Acquisitions	0		1,000	1,000	1,000
*	Low Carbon Zones Plan	0	243,000	-	243,000	-
**	**Dir of Regen,Planning & Develop**	**6,252,000**	**9,523,000**	**2,105,294**	**10,805,000**	**1,282,000**
***	**AA_General Funds**	**77,575,000**	**90,989,300**	**7,864,365**	**88,602,932**	**- 2,386,368**
**	Housing Estate Improvement	1,000,000	1,000,000	208,730	1,000,000	-
**	Planned Preventative Maintenanc	3,269,000	3,269,000	87,877	2,700,000	- 569,000
**	Housing Structural Works	200,000	200,000	14,927	200,000	-
**	Housing Extensive Void Works	300,000	300,000	551	300,000	-
**	Stock Survey	80,000	220,000	140,557	220,000	-
**	Energy Conservation	100,000	100,000	-	100,000	-
**	Boiler Replacement	5,000,000	5,000,000	755,267	5,000,000	-
**	Capitalised Works	420,000	420,000	94,759	420,000	-
**	Lift Improvements	1,000,000	1,000,000	41,658	1,000,000	-
**	Decent Homes	33,188,000	35,202,000	9,900,978	35,202,000	-
**	Asbestos Removal	160,000	160,000	128,349	160,000	-
**	Saltram Close Regeneration			28	-	-
**	Mechanical & Electrical Works	3,000,000	5,575,000	176,515	4,495,000	- 1,080,000
**	Professional Fees	2,000,000	2,000,000	424,199	2,000,000	-
**	Fire Protection Work	3,000,000	3,000,000	7,315	3,000,000	-
**	Supported Living Scheme	750,000	750,000	64,782	750,000	-
**	Adaptation of Office Accomodati			57,686	-	-
**	Conversions & Extentions (HFH)	600,000	600,000	-	600,000	-
**	Security/CCTV	0	200,000	963	200,000	-
**	Internal Communal Flooring	0	200,000	-	200,000	-
***	**AA_HRA**	**54,067,000**	**59,196,000**	**12,105,141**	**57,547,000**	**(1,649,000)**
****	**Total**	**131,642,000**	**150,185,300**	**19,969,506**	**146,149,932**	**(4,035,368)**

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Appendix 3

Risk Title	Internal Controls	Risk and Control Ownership	Date of last review	Impact	Likelihood	RAG/ Score	Comments
Uncertainty around Government funding levels negatively impacts on the Council's MTFS. Also issues around potential changes to 2015/16 specific grant levels	The use of independent modelling tools to supplement local analysis provides an additional sense check on funding projections, continued attendance at key events and the timely evaluation of government announcements.	Assistant Director - Finance and Head of Finance Budgets, Accounting & Systems	01-Sep-15	9	7	63	We are awaiting the next Spending review (Autumn 2015) to review current assumptions in the MTFS.
Material over / under spends materialise in either revenue &/ capital. These could be either un-forecasted or of significant magnitude that they disturb the Council's financial position.	The Council's budget monitoring process places more onus on the budget holder and re-inforces the accountability of the relevant AD. This may result in poorer forecasting, at least in the short term, however Finance are targeting their limited resources on the more high profile or volatile areas of expenditure.	All Heads of Finance	17-Sep-15	9	9	81	Projected overspending in both Adults and Children's Services has been identified and follow adverse 2014/15 outturn variances. Emerging Temporary Accommodation pressure as well.
The Council fails to set a balanced budget for 2016/17 and beyond.	The MTFS for 2015 - 2018 covered a full three year planning period and was substantially balanced.	Assistant Director Finance	01-Sep-15	9	2	18	
Non-compliance with Prudential Framework.	Prudential limits are approved by Members annually with quarterly reporting of outcomes v limits and benchmarks to the Corporate Committee.	Head of Pensions & Treasury	24-Sep-15	5	2	10	
Failure to maximise income/recover debts.	Monthly reports are produced on income recovery and debt boards are held to review performance. A review of debt management across the council has been undertaken and consolidation is taking place through the SSC. Bad debt provisions are reviewed regularly and are a further control against uncollectable debt.	Corporate Debt Manager and devolved managers with accountability for debts pending consolidation.	01-Sep-15	7	3	21	

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Report for: Cabinet 20 October 2015

Item number:

Title: Move 51 Degrees North- update on Haringey's lettings agency

Report authorised by : Tracie Evans, Chief Operating officer

Lead Officer: Andrew Billany, Managing Director, Homes for Haringey

Ward(s) affected: N/A

Report for Key/ Non Key Decision: No decision required

This report updates Cabinet on progress being made to establish the private sector lettings agency, Move 51Degrees North. This is a subsidiary of Homes for Haringey and has been set up to offer an effective, good quality and affordable alternative landlords and tenants in the private rented market. This initiative is a direct commission for Homes for Haringey by the Council, to support key priorities in the drive to improve Housing within this Borough.

This is a key Haringey Corporate Plan commitment, and is outlined in the Medium Term Financial Strategy.

1. Cabinet Member introduction

1 in 3 of our residents privately rent their home. Yet too many are hit with poor service, eye-watering yet inexplicable fees and in the worst cases, properties barely fit for human habitation. As a Labour council determined to make sure everyone in this borough has a safe and decent home at a price they can afford, we make a pioneering manifesto commitment to set up a not for profit lettings agency.

We want to intervene in the market to champion a new way of doing lettings. A fair way, an affordable way, a transparent way. A new way that puts people before profit.

In essence, we are stepping in to challenge the market to do better for Haringey's renters. As the number of people renting grows, it's more important than ever that they can get a good deal from a lettings agency focused on pushing up standards – not just profits. We want people to live in Haringey and to stay in Haringey. Having a good home and a fair landlord you can trust is a key ingredient in making Haringey a great place to live.

The agency will give a better deal to both tenants and landlords. Many people don't realize that the opaque fees charged to tenants by some agencies are also charged to landlords. Our new not for profit lettings agency will provide a better deal for everyone.

The benefits of our approach are:

- A fair approach – a fair and ethical approach to lettings rooted in high quality service.
- Transparent fees – no hidden fees or charges. One single, up-front fee.
- Better quality homes – the agency will be able to take on homes that landlords are struggling to manage, bringing effective and high quality management to residents' homes.
- People before profit – the agency is a Community Interest Company, so all profits will be spent improving homes, not keeping shareholders happy.

The new agency will operate from Haringey and has been established as a Community Interest Company subsidiary of Homes for Haringey – the housing management company that manages council housing on behalf of Haringey Council. This means that we have access to a well-established pipeline of property maintenance services, meaning effective, affordable services can be provided to landlords and tenants.

The objective is for Move 51° North to transform the rental market both through the different service renters receive through the agency and the impact on existing lettings agencies. If Move 51° North works well, it will also force existing lettings agencies to behave in a fairer and more transparent way in order to compete. In the long term, these changes will push up the standards of the private rented sector and make the borough a better place to live.

2. Recommendations

The report is for noting.

3. Alternative options considered

The report is an update for Members and is not a matter for decision.

4. Background information

4.1 The drivers for establishment of a private sector lettings agency in Haringey are well documented and have been developed since being stated as a manifesto pledge in the May 2014 Council election.

- There are a rising number of Haringey people living in privately rented accommodation, currently standing at 31.5% of all housing stock in the Borough. Poor quality housing in the sector, rising rents, the impact of welfare reform, and mixed standards of tenancy management all lead to difficult conditions for some tenants. Specifically the Council have been vocal about its concerns over exorbitant tenant fees being charged by agents to carry out minor administrative tasks and the number of complaints relating to disreputable practices.

- The Council's Corporate Plan responded to these issues by stating one of its aims as 'London Borough of Haringey will use the Council's housing management organisation, Homes for Haringey, to establish a new not for profit lettings agency service, taking the sting out of letting for tenants by providing a reliable standard of safety and maintenance and removal of extortionate letting

agency fees to tenants, and enabling the Council to work with landlords in a supportive way to drive up standards'.

- In addition to this, there is high and rising demand for private rented properties in the Borough, and a subsequent rise in rents, well above inflation. This has impacted on the Council and Homes for Haringey's ability to secure reasonably priced private sector housing to help households to avoid homelessness and for use as temporary accommodation (where we have a duty to provide a home, under the homelessness legislation).

- The insufficient supply of affordable settled accommodation (both in the social and private rented sectors) means what was intended as *Temporary* Accommodation is occupied for very long periods (often many years) and the chances of moving to secure settled homes are decreasing. The demand upon Council services, run by Homes for Haringey, remains high - from people without a home or being at risk of homelessness. At the same time, some landlords are looking to remove their proprieties from our existing portfolios and move to the open market where they can attract higher rental levels, albeit it with shorter term tenancies.

- Most Temporary Accommodation is acquired by the Council, when required, from managing agents, who in turn lease properties from owners. The lease with the owner will usually provide a guaranteed rent and carry some repair obligations. Previous formal tendering exercises have brought Housing Associations and similar organisations into the provision of Temporary Accommodation. However, the model has been essentially the same, with inflated costs of Temporary Accommodation being due to the margins and expectations of the owner *and* agent needing to be factored in. This is an increasingly volatile market, with cost pressures to local authorities particularly acute within London.

4.2 The Lettings Agency will not solve all of the homelessness issues, but will form part of a package of offers to landlords to attract additional properties for use and take a lead role in driving up standards of homes and management in the private rented sector in Haringey. We intend to be active and competitive (and influential) in three sectors of the market -

- Market Rent – at all levels in the local private rented market
- Assured Shorthold Tenancies suitable and at rents affordable for people who are under threat of homelessness and are either fully or partially dependant on welfare benefit. (This would prevent the need to take on a homelessness 'duty to house')
- Longer term leased Temporary Accommodation (where we hold a duty to house people and families under the Homelessness legislation).

These would be presented as options to landlords and property owners, with a chance to promote the positive long term advantages of the homelessness prevention offer to owners who may not have previously considered how this may provide attractive long term certainty and value to them.

4.3 Homes for Haringey were tasked with setting up the lettings agency, now branded as 'Move 51 Degrees North'. This will open for business in October 2015.

4.4 The objective is to provide a commercially run operation, with the appropriate expertise, to deliver the new products and services required. There is also potential to offer a lettings service where there is a need for short term occupation of Council properties which have been 'decanted' for future redevelopment. There is also the flexibility to offer a range of tenures, if necessary, and support Council leaseholders in their aspirations for the use of their properties (should they wish to let them out, or to sell on). Whichever route a new opportunity has come through, if it increases the number of properties available for Homes for Haringey to place households in, the structure allows for us to be nimble and respond quickly to opportunities, both in and out of the Borough. This approach is one way in which the Council can exert influence over the quality of private rented sector accommodation, only taking on properties which are safe and in good condition, and specialising in homes which are affordable to people on low and middle incomes, with the ability to provide on-going support to clients that have been placed in private sector accommodation.

The Core Product

4.4 Fundamentally, the agency intends to have a better offer for both tenants and landlords than the private sector market currently provides. For tenants, the low fees are 'one off' and transparently promoted, so will be attractive. We will be a trusted name, having a track record of delivering good services to our tenants with established mechanisms for tenants to have a voice. Tenants will see that we will only accept good quality lets. And in the end tenants follow the properties. For the landlord, we will have low fees (compared to the market) backed by a large financially secure organisation (which won't be running off with the landlord's money), which is in it for the long term and can offer an experienced, good service with ongoing advice.

4.5 There are further 'products' to be worked up to offer to landlords to further address need, such as guaranteed income short term lets. It is important that we are following up with the next product to landlords to attract properties across all 3 market areas. (Market rent, Assured Shorthold Tenancies to prevent homelessness and Temporary Accommodation)

4.6 As part of the Council's regeneration plans, it is looking to build properties for a range of tenures including market rent, affordable rent and shared ownership. The Agency will offer a strong option to let and manage these type of tenures, eliminating the need for the Council to procure the service externally, and ensuring surplus achieved from managing the portfolio is reinvested in services to the community and not in private company profits. The Agency will also generate a new customer base of private sector tenants and landlords which can be used to provide the Council with a new point of access to market its future housing products from its regeneration programme.

4.7 The Agency will have a positive brand and reputation in the private rented sector. It will also have established a centre of sales and marketing expertise that can be used to help enhance the marketing of other products to enhance services and address the impact of increasing homelessness.

Move 51 Degrees North

4.8 The Lettings Agency will be set up as a company in its own name and will be called 'Move 51 Degrees North'. Extensive market research was undertaken in arriving at the name and branding guidelines. It has a strong visual brand and appeals to the target market of landlords and tenants. The website is live at the end of September and can be viewed at http://www.move51.london

4.9 The agency will begin trading on 6 October 2015. It operates out of 48 Station Road and is managed by a Director of Lettings, reporting into the Homes for Haringey executive, through a company board, to the Homes for Haringey Board of Directors.

4.10 The agency offers all that a high street agency offers, is regulated by the appropriate sector organisations, and has been set up with a view to be able to move into sales, acquiring properties for the Council with Right to Buy receipts, and promoting new products into the private sector which have direct benefits for our housing needs. The initial step however is to attract new landlords we have not previously engaged with into our sphere of influence.

5. Financial implications

5.1 While income generation is not the primary aim of the Agency, it is important that it is financially viable and will pay back the investment and cover its annual costs by year 5. A market assessment has been sued to model fees and assumptions. All assumptions have been conservative, with project management costs, marketing and staffing costs all at generous levels to ensure we are modelling on a worst case scenario.

5.2 As assumptions are based on market research so there is always a risk that the costs could be higher than estimated. However, when considered alongside the savings to be achieved from not using the higher subsidy rate for spot purchase (currently at £5k per property per year) the net cost to the Council will reduce and this will be calculated to track the benefits.

If there is a change of legislation which means there cannot be an administration fee charged to the tenants, the response must be to increase the management fee to the landlord. The whole market will need to respond to this in the same way so we can revert to a higher fee model and still be viable and retain our below market charges 'unique selling point.'

5.3 The Council has already approved, through the Medium Term Financial Strategy, up front cash funding for the agency of £200k over 2 years and expected this investment to be paid back by year 3. This was stated before our detailed modelling was completed which now shows a higher investment of £476k (an additional £276k) is required over 2-3 years resulting in a higher payback by year 5. The Assistant Director of Finance has been consulted and has confirmed that although there is sufficient budget to launch the Lettings Agency in Year 1, (the cash flow forecast shows that the £200k investment will be spent by January 2016) the additional investment and the impact on returns needs to be re profiled and is outlined in section 6.

	Year 0 £'000s	Year 1 £'000s	Year 2 £'000s	Year 3 £'000s	Year 4 £'000s	Year 5 £'000s	Total Financial Plan £'000s
Turnover		25	188	380	547	694	1,833
Other Income streams		101	259	332	344	403	1,440
Direct Costs, net		(48)	(75)	(119)	(148)	(182)	(572)
Gross Margin		**77**	**371**	**593**	**744**	**915**	**2,701**
Fixed Costs	(16)	(332)	(380)	(415)	(424)	(465)	(2,031)
Corporate Bonus		(16)	(16)	(16)	(16)	(16)	(82)
Operational Cashflow	**(16)**	**(271)**	**(25)**	**162**	**303**	**435**	**589**
Set-up	(144)						(144)
Capital	(42)						(42)
Set-up & Capital	**(186)**						**(186)**
Loan & interest							
Tax							
Net Cash Inflow/(Outflow)	**(202)**	**(271)**	**(25)**	**162**	**303**	**435**	**402**

5.4 We need to be alive to the opportunities of perhaps buying small local lettings agencies, at appropriate points in time. This would extend our market share at fairly minimal costs - this is a purchase of short term cash flow (because the landlord can leave the management contract at the end of the tenancy.) It could also secure HfH additional experienced staff with local knowledge and a track record of delivery. Such opportunity would need to be subject to robust financial and legal scrutiny however we would need to act quickly. An approach to this opportunity will be included in the revised business case to the Chief Operating Officer and to Cabinet in due course.

6. Contribution to strategic outcomes

6.1 This is a key Haringey Corporate Plan commitment, and is outlined in the Medium Term Financial Strategy.

7. Comments of the Chief Finance Officer

7.1 The budget approved for the Letting Agency as part of the MTFS was Investment of £200,000 in 2015-16 and £250,000 in 2016-17, which would in turn lead to savings of £225,000 in 2016-17 rising to £500,000 per annum for 2017-18 and subsequent years. Thus the initial Investment was expected to have been paid back in 2017-18 and a significant surplus / saving made thereafter.

Revised modelling demonstrates that the initial set-up costs were under-estimated and the revised plan shown in Paragraph 5.4 shows that the Lettings Agency is only expected to make a net surplus in the 4th year, with a maximum surplus of £435,000 in the 6th year. Therefore it will be necessary for additional funding to be agreed additional funding to enable the Lettings Agency to continue. The source of this funding is being considered by the Chief Operating Officer.

The change in funding required is shown in the table below;

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		Total
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		
	£000s	£000s	£000s	£000s	£000s	£000s		£000s
Net Position Assumed Within the MTFS	200	25	-500	-500	-500	-500		-1775
Net Position Assumed Within Revised Modelling	202	271	25	-162	-303	-435		-402
Additional Funding to Required	2	246	525	338	197	65		1373

The additional funding required compared to the assumptions in the MTFS period 2015-16 to 2017/18 is £773,000.

Although the Lettings Agency is still assumed to make a surplus in the longer-term, this will now take longer to achieve and given that the initial set-up costs are now higher there is a greater risk that the surplus will not be achieved.

However, this position relates to surplus / deficit made by the Lettings Agency as a stand-alone organisation. It would be expected that the impact to the Council's wider finances is more positive as the lettings agency has the potential to reduce the level of Council spend on Temporary Accommodation, where the Council has a significant overspend due to rising rent levels in the Private Sector.

8. Comments of the Assistant Director of Corporate Governance and legal implications

8.1. The Assistant Director of Corporate Governance has been consulted in the preparation of this report, and makes the following comments.

8.2. In formulating these comments, advice was sought from specialist Counsel, and taking account of advice received by Homes for Haringey from its external solicitors.

8.3. The Assistant Director of Corporate Governance can confirm that there is a sound legal basis for establishing a Lettings Agency (the Agency) pursuant to the terms of the Homes for Haringey Articles of Association, providing that (1) it remains a subsidiary of Homes for Haringey, and (2) any profits which are generated by the Agency are distributed to Homes For Haringey in accordance with its constitutional documents i.e. "applied solely towards the promotion of its objects".

8.4. The Assistant Director of Corporate Governance can also confirm that there is a sound legal basis for establishing the Agency as a Community Interest Company (CIC) given the driver of the Agency is to generate income for the benefit of the community, coupled with the ability to distribute profits made. Those features enable the creation of a CIC to have an advantage over other vehicles such as a charity, or a company limited by guarantee. However, it is important that steps are

taken to ensure that all of the relevant legislative framework which governs CICs is complied with.

8.5. The Assistant Director of Corporate Governance can also confirm that the creation of the Agency could potentially amount to notifiable State Aid – that is aid from the Council or Homes for Haringey which exceeds EUR 200,000 over any period of three fiscal years - in the context of, for example, (1)financial assistance already given by (and to be given) the Council to Homes for Haringey; (2) the provision of any services from the Council or Homes for Haringey to the Agency otherwise than on commercial market terms - i.e. any benefit afforded to the Agency from sharing support services and office space with Homes for Haringey; (3) the benefit of any guaranteed business streams from the Council or Homes for Haringey to the Agency.

8.6. The Assistant Director of Corporate Governance can confirm that officers will continue to work through any State Aid issues, such as those stated in paragraph 7.5 above, with a view to resolving them. Accordingly, the Assistant Director of Corporate Governance supports the comments made in the financial implications section of the report, in making the point that the Agency needs to be financially viable, and to treat the existing £200k authorised as a start up investment - and any further funding - as a loan made on commercial terms.

8.7. In concluding, the Assistant Director of Corporate Governance makes the point that care also needs to be taken over not breaching EU procurement rules in the context of the Agency letting and managing Council properties. It is with that risk in mind, why the advice is that any services supplied by the Agency to the Council or Homes for Haringey should be delivered at cost price, and as such any profit making activity should be limited to external business streams.

9 Equalities and Community Cohesion Comments

9.1 There is no policy change required within this project and therefore no EQIA has been undertaken. However, an initial review was prepared as part of the preparation for the Medium Term Financial Strategy and no impact to protected characteristics was identified as a result of this project. There is however a general potential benefit to all residents of Haringey, providing additional options to people wishing to rent a home and landlords wishing to be supported in managing their property well.

9.2 All staff roles within the new agency were advertised internally at Homes for Haringey so open to all employees to apply.

9.3 We have targeted leaseholder landlords who are subletting, to make them aware of the benefits of one management company on mixed estates. The benefit of this is that the wider service offer to all residents on our estates, no matter what their tenure, is enhanced by reducing the risks around of rogue landlords and tenants adversely affecting all residents.

9.4 Being present on estates as a managing agent enables better management of Anti Social Behaviour cases and close working with Council and Homes for Haringey services.

9.5 Being a subsidiary of Homes for Haringey, the agency is accountable to regulators and the Board of Management, and through the Residents Scrutiny Panel, so a safer rental option for residents and security for landlords.

9.6 Registration as a prospective tenant is open to all tenants who wish to rent at market rent levels

9.7 As a subsidiary company of Homes for Haringey, the Agency adheres to the same equality standard and regulations.

10 Head of Procurement Comments

Not applicable

11 Policy Implication

11.1 This initiative is in support of the Corporate Plan objective to improve housing standards across tenures in Haringey. It supports a raft of policy and strategy initiatives to support the delivery of the Housing strand of the Corporate Plan, linking well with other proposals around private rented sector licensing, the use of the sector to provide good quality housing for people at risk of losing their home and driving up the quality of neighbourhoods. It is a direct response to the identification of poor standards within the private rented sector in Haringey and looking to Homes for Haringey to set up a lettings agency to improve standards and to provide a reliable service for tenants and landlords. This also drives Homes for Haringey in its intention to deliver 'joined up' housing services and advice, providing operational and policy opportunities in areas such as the management of sub-let leasehold properties on Estates and providing a service to failing landlords, who would otherwise be subject to enforcement action.

12 Reasons for Decision

No decision required

13 Use of Appendices

None

14 Local Government (Access to Information) Act 1985

None

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Report for: **Cabinet 20th October 2015**

Item number:

Title: Sale of the former Greenfields School, Coppetts Road and purchase of part of 54/56 Muswell Hill, London N10

Report authorised by : Director of Regeneration, Planning and Development

Lead Officer: Jon McGrath, Assistant Director Corporate Property and Major Projects

Ward(s) affected: Fortis Green and Muswell Hill

I

Report for Key/ Non Key Decision: Key decision

1. Describe the issue under consideration

1.1 The Peter Rigby Trust (PRT) who operate as the London Centre for Children with Cerebral Palsy (LCCCP) are currently leasing the former Greenfields school site in Coppetts Road and shown edged red on the plan attached at Appendix A ("Greenfield Site") from the Council and have indicated that they would like to purchase the site and remain there permanently.

1.2 They have in return offered to sell to the Council a long lease of premises to be constructed which is part of a redevelopment site known as the Green Man pub close to the roundabout in Muswell Hill. The property is shown edged red on the plan attached at Appendix B ("PRT Property") is currently part of a development agreement between PRT and Scarsec Developments with construction work currently ongoing and due for completion in September 2016.

1.3 The PRT Property when completed would provide approximately 900sqm of accommodation across three floors (500sqm at ground floor and 200sqm each at first and second) built out to shell and core.

1.4 Following discussion with the developer it has been agreed that the upper floors could be converted to shared ownership housing providing 6 one bed units. This would be subject to planning and agreement on the fit out costs.

2. Cabinet Member Introduction

2.1 The sale of the former Greenfields School site provides an opportunity for the Council to acquire a site in the heart of Muswell Hill which will provide 6 affordable housing units and ground floor accommodation which will be available for use by the Council and the community.

3. Recommendations

3.1 Members are asked:-

a) To declare the Greenfield Site shown edged red on the plan attached (Appendix A) surplus to requirements.

b) To authorise an option to dispose of the Greenfield Site to The Peter Rigby Trust for a sum as set out in Part B of this report and based on the Heads of Terms attached (Appendix C).

c) To agree to the acquisition of PRT Property shown edged red on the attached plan in Appendix B from the Peter Rigby Trust based on a 999 year lease for a sum as set out in Part B of this report and based on the Heads of Terms attached at Appendix C.

d) To agree to the conversion of the upper floors of the PRT Property immediately on completion of the acquisition subject to planning into 6 one bed flats available for shared ownership affordable housing and that the ground floor will be available for Council use.

e) To note the expected cost of the fit out of the proposed 6 one bed flats set out in 6.25 to be funded from existing budgets.

f) To note that the fit out costs of the ground floor are as set out in 6.25, and agree that this funding be identified as part of the ongoing capital strategy work.

4. Reasons for decision

4.1 The decision will provide a continued Educational use at Coppetts Road and the Council will acquire a site in central Muswell Hill which will provide 6 affordable Housing units and a Council and community building on the ground floor supporting the Council's Housing and community strategy.

5. Alternative options considered

Not to sell Coppetts Road and not to purchase the long lease

5.1 The option of not selling the Council site in Coppetts Road to the Peter Rigby Trust will result in the opportunity for the long lease available with the PRT Property not being available to the Council. Therefore the affordable Housing and ground floor D1 use would not be available.

6. Background information

6.1 The London Centre for Children with Cerebral Palsy (LCCCP) was founded (as The Peter Rigby Trust) in 1963 to support young disabled people. From 1988, the organisation focussed on cerebral palsy and has since been supporting children by nurturing their skills and teaching pupils to develop independence so they can lead the fullest lives possible. They now work

with children aged from birth to 14 years old and run an independent school for three to 11 year olds which also provides training for parents and professionals.

6.2 PRT currently lease the Greenfield Site from the Council and operating it as a school (LCCCP) on a short term lease. They have subsequently requested that they stay on site permanently as the site is ideal from an educational point of view for the children attending. The site is designated for Educational use.

6.3 PRT have vacated their previous base at the rear of a development site at 54/56 Muswell Hill where they have an agreement with the site developer Scarsec Developments to provide a new centre within the footprint of the former Green Man pub as part of a larger residential scheme and when completed to shell and core this wil be the PTP Property. The basis of the agreement is for 900sq metres across three floors on a 999 year peppercorn lease. The development is due to be completed in September 2016.

6.4 PRT have approached the Council as they wish to remain on the Greenfield Site permanently. The site works well for their operation and better supports their long term aspirations for service delivery. They have offered to purchase the freehold of the former Greenfield Site on the basis that the Council take on the 999 year lease of the PRT Site once practical completion has occurred. This would be on the basis that there is nil consideration payable on the land sale and purchase.

Proposed Land sale of the former Greenfields School site, Coppetts Road

6.5 PRT has temporarily moved to the former school site in Coppetts Road adjacent to Muswell Hill Playing Fields (Plan attached in Appendix A). The Council has leased the site to PRT expiring in May 2017 and at a rent as set out in Part B of this report. This was originally based on PRT moving back to their new facility at Muswell Hill once completed. PRT have undertaken major works to the building totalling the sum set out in Part B of this report and a new 25 year lease is now agreed with a rent to reflect this investment (5 years rent free). The lease is on commercial terms.

6.6 PRT have requested the opportunity to purchase the freehold interest in the Greenfield Site subject to the Council taking their 999 year lease in the PRT Property when completed in September 2016.

6.7 The transaction would be conditional on the development agreement between PRT and Scarsec Developments which provides for practical completion in September 2016. At this point the Council would take over the lease from PRT granted by the developer Scarsec Developments and PRT would have the option to purchase the Greenfield Site. The sale would require the consent of the Secretary of State for Education.

Proposed acquisition of a Long Lease at 54/56 Muswell Hill

6.8 The PRT Site is close to the centre of Muswell Hill. The site provides more opportunities in terms of potential use by the Council and is a more useful and central location. This could include Housing and some form of community use for local residents, education, and health or library provision.

6.9 The developer has indicated that they will approve an assignment of the lease to the Council and are willing to agree to a wider use of the ground floor for D1 use and conversion of the upper two floors to residential use. This would provide 900 sqm on three floors in total.

6.10 The Council will take on the 999 year lease agreed between the developer and PRT once practical completion takes place. The residential units will then be fitted out and the ground floor will become available for a Council use. There will be 8 car spaces included on site.

6.11 PRT will retain a small presence in the building and will lease back a room on the ground floor and a disabled car space on site.

6.12 The developer will provide the ground floor in shell and core and the Council will need to fit out the accommodation once completed. This has been estimated at a sum set out in Part B of this report.

6.13 Heads of terms for the land transaction are set out in Appendix C of this report.

Planning and Housing Issues

6.14 Priority 5 of the Council's Corporate Plan for 2015-18 is to 'Create homes and communities where people choose to live and are able to thrive'; under this overall aim there is a specific objective to 'Achieve a step change in the number of new homes being built', with a particular commitment to supporting low- and middle-income residents to get on the housing ladder.

6.15 The Council's draft Housing Strategy (currently subject to public consultation) expands on these commitments. It articulates the Council's desire to promote innovative types of affordable housing. The Muswell Hill site provides an opportunity to provide shared ownership affordable housing for middle – income residents.

6.16 The Local Plan: Strategic Policies document was adopted by Council in March 2013, which sets out the strategic vision and objectives that the Council will seek to achieve through its planning decisions in the period 2011-2026. In order to deliver the objectives of the Plan to deliver new homes, jobs, economic growth and improve our social infrastructure, significant sites will need to be developed across the borough

6.17 The development at Muswell Hill currently has planning consent for a school on the ground and upper floors which form part of the long lease. The Council is proposing to convert the upper floors into one bed residential units and a change of use will be required under planning to change the use to D1 and residential above. The assignment of the lease to the Council is subject to planning.

6.18 The Head of Development Management and Planning Enforcement has agreed that the principle of the Change of Use from Education to Housing is acceptable given that the school is relocating permanently elsewhere. Whether it is possible to acceptably convert the existing school building as granted consent to residential from the point of view of quality of residential accommodation provided and impact on amenity of neighbours will need to be the subject of discussion through formal pre-application and application stage. Changes may need to be made but it is considered that this will be possible.

6.19 In order to build the two floors of affordable Housing a planning consent will be required by the Council in conjunction with the developer in order to change the existing planning consent from D1 to residential. This will be through the formal process described in paragraph 6.19. The units will be fitted out by the developer as set out in paragraph 6.24.

6.20 The rest of the development has planning consent for and will provide 28 private housing units including 3 one bed flats, 17 two bed flats, 2 three bed flats and 6 four bed town houses in three blocks.

6.21 The conversion of the upper floors to residential will be accessed through the stair core to the private flats and will be fitted out under the housing design guide and compliant with all new building regulations.

6.22 The affordable housing will be completed once the shell and core is completed and will become available in 2017. The demand for these units is likely to be high due to the location and affordability.

6.23 The residential units will be fitted out to a good standard by the developer and will be funded through the approved HRA newbuild budget where there is sufficient available funding to accommodate the 6 x 1 bed units. Borough officers will have the opportunity to input into design drawings prior to planning submission to ensure high quality standards. The low cost home ownership (LCHO) dwellings are likely to be marketed on a Shared Ownership basis where the purchaser buys a share with a mortgage and rents the other share from the Council . The new homes would be marketed at levels affordable to households within the GLA recommended LCHO household income range of £71,000.

6.24 With the open market value of approximately £480,000 per unit the minimum income level to cover a 25% initial equity purchase, rent on the unsold equity (2.75%) and service charge outgoings has been calculated at £62,357 . Should the value at completion of the dwelling increase to £500,000, then the income requirement is £64,723 (still within the £71,000 affordability threshold). These figures assume housing outgoings at no more than 40% of net income. Muswell Hill is an area of high demand for

home ownership and these affordable dwellings should prove very popular in this location.

6.25 The Developer has indicated that they would prefer not to accept affordable rent on the development due to the design, shared entrance and facilities on site. Council officers will continue to discuss the type of affordable housing to be provided as part of the continuing negotiations with the developer.

Budget Requirements

6.26 The budget requirements will be for the fitting out of the property in the PRT Property. This has been estimated as set out in Part B of this report for the ground floor accommodation including professional and legal costs and a further sum as set out in Part B of this report for the residential units above.

Best consideration

6.27 PRT have agreed with the Council that the sale of Coppetts Road and purchase of the lease at Muswell Hill will be at nil land cost subject to best consideration. Both parties will be responsible for their own costs.

6.28 The District Valuer has undertaken valuations on both sites the details of which are set out in Part B of the report. The sale of the Coppetts Road site offers best consideration to the Council in the terms of the proposed deal.

6.29 On the basis that the ground floor is changed to Council use with the upper floors converted to residential units (and both are fitted out) is valued as set out in Part B of this report. This is subject to the consent for a change of use from the developer (which has been agreed) and obtaining planning consent.

Benefits to the Council

6.30 This transaction would provide to the Council the following benefits:

- Increases the supply of affordable homes in the borough by providing 6 new low cost home ownership flats
- A more appropriate base for LCCCP to carry out its operation at Coppetts Road
- A continued Educational use on site in line with the current designation
- Well located and new flexible accommodation for the Council in terms of potential use and service provision and affordable shared ownership housing in Muswell Hill
- Added value and wider options to the community through the acquisition of the site and in terms of location, service provision and value.

7. Contribution to strategic outcomes

7.1 The recommendations in this report are related to a number of Council wide corporate policies and priorities and will help deliver the Council's priorities as set out in the Corporate Plan 2015-2018: building a stronger Haringey together and in the draft Housing Strategy. In particular, the low cost home ownership homes in this proposed development will support delivery of the Council's target for affordable housing in the Borough.

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

Finance and Procurement

8.1 The effective swap of land and property is considered to be good value as both sites have a similar value and hence the transaction satisfies best consideration guidelines.

8.2 The Council has the option to dispose of the site at market value and thus use the receipts to support the Council's wider priorities and objectives. However, the proposed swap will meet the Council's priorities by increasing the supply of affordable housing in a cost effective manner and enable the Council to gain usage of a community building in a prime Town Centre location.

8.3 The cost of fit out of the Shared Ownership units can be funded from existing budgets identified for the New Build programme as agreed as part of the 2015-16 budget process. The final cost of the fit-out would need to modelled against the ongoing value of the Housing to the Council before contract exchange.

8.4 The budget for the cost of the fit out of the ground floor will need to be identified before the land exchange is completed and the appropriate source of funding will be dependent on the subsequent usage of this space. It would be appropriate to make an initial budget allocation as part of the ongoing capital strategy work, but for this expenditure to only be committed once the ultimate usage is known.

8.5 Although the Council will not receive a rent for the Coppetts Road site once it is disposed, there is no net impact on the budget in the short-term as any additional rental period would have been rent free for 5 years.

8.6 The Corporate Procurement Unit notes the recommendations in this report and that there is no input from procurement required.

Legal

8.7 The Council has the power to acquire land for the purpsoses of any of its function.

8.8 The Greenfield Site is held for education purposes and must obtain best consideration. To dispose the Greenfield Site the consent of the Secretary of State is required under the Education Act 2011 because there has been a school on the site in the past 8 years and also if any part of it is a playing field (under Section 77 of the Schools Standards and Framework Act 1998)

8.9 Members should note that the Academies Act 2010 gives the Secretary of State the discretion to make a transfer scheme in relation to land. So where the local authority holds a freehold or leasehold interest in land that a school occupies, the Secretary of State may on request make a scheme in relation to land that essentially necessitates the transfer of such land.

8.10 The Contract to acquire and dispose would be conditional on the PRT Property reaching practical completion and planning permission being obtained for the residential units. The disposal of the PRT Property to the Council may need Charity Commision consent being obtained by the Peter Rigby Trust first. The fit out works will be included in the Contract. Legal services have been consulted on the Heads of Terms attached.

Equality

8.11 The Council is subject to the Public Sector Equalities Duty ("PSED") set out in section 149 of the Equalities Act 2010 which obliges the Council in performing its functions "to have due regard to the need to:

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

8.12 The protected characteristics under the legislation are age, sex, ethnic origin, sexual orientation, disability, religion or belief, pregnancy or maternity and gender reassignment, marriage and civil partnership.

8.13 In this proposal the equalities implications are positive, with no negative risks apparent. There are no council services or staff to consider and it is expected that the proposal will have a positive impact on equalities – in terms of enabling a disability charity to better carry out its work, enabling the construction of more affordable housing with the potential to increase diversity in Muswell Hill, and the possibility of a community centre/service centre on the site with the potential to improve community cohesion. The last point is dependent on specific proposals for that space, and those proposals will be subject to an EqIA when the time comes.

8.14 The charity is responsible for ensuring that remaining at the new site is in the best interests of their service users, and that their enthusiasm for the proposal is taken as evidence that the site is beneficial to their service users.

9. Use of Appendices

- Appendix A – Plan of Coppetts Road site.

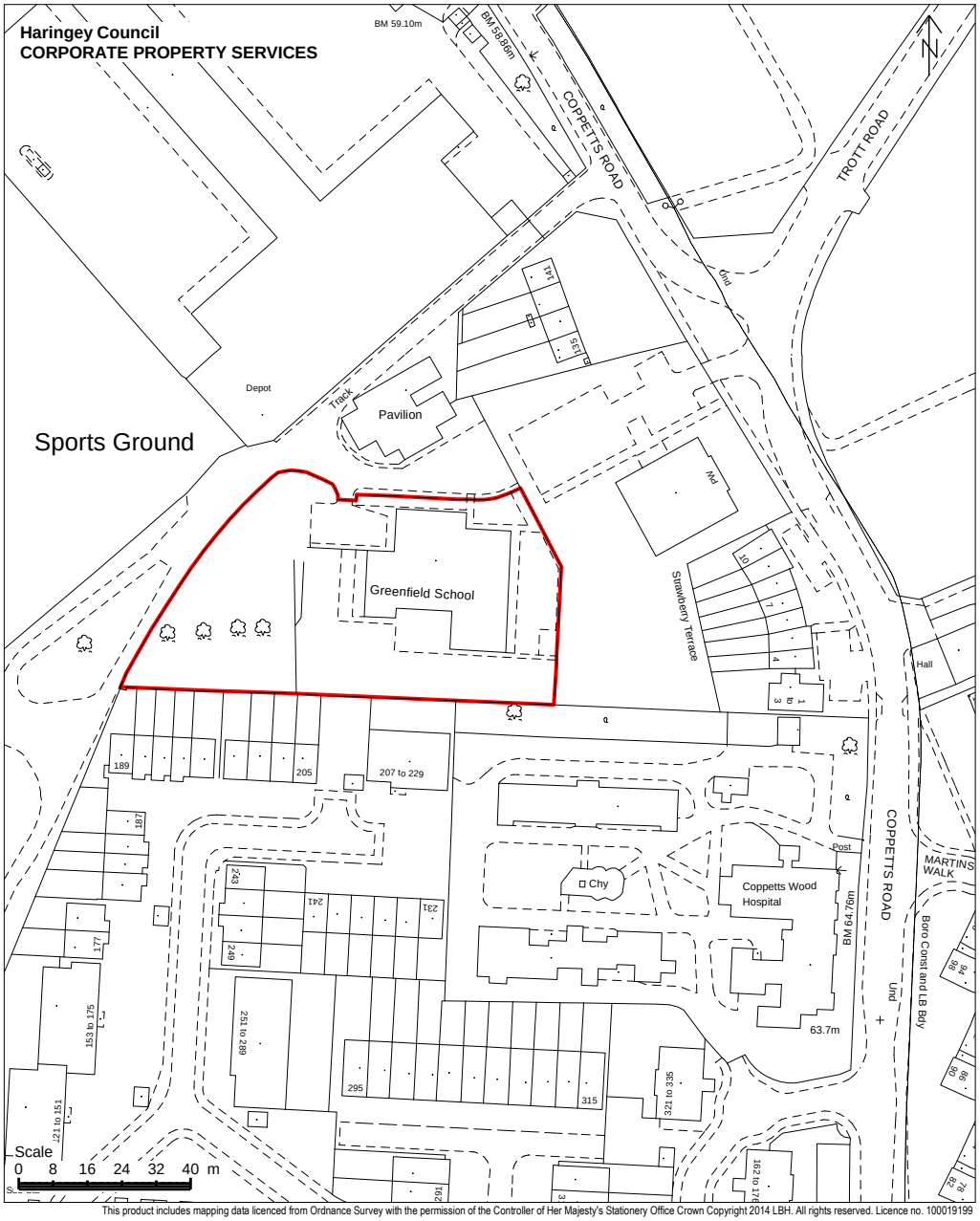
- Appendix B – Plan showing 54/56 Muswell Hill

10. Local Government (Access to Information) Act 1985

10.1 This report contains exempt and non exempt information. Exempt information is contained within Part B and **is not for publication.** The exempt information is under the following category (identified in amended schedule 12A of the Local Government Act 1972):

S. (3) Information relating to financial or business affairs of any particular person (including the authority holding that information).

Appendix A – Coppetts Road site



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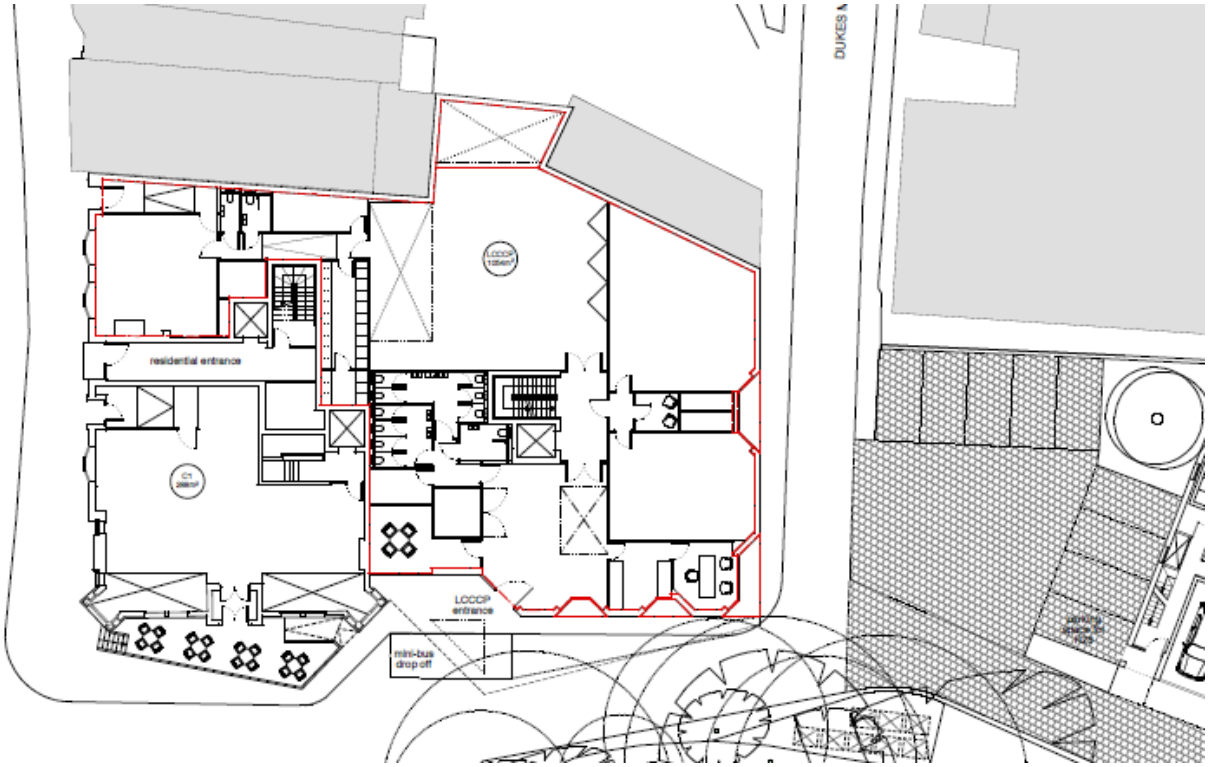
Greenfield School site
Coppetts Road
LONDON
N10 1JP

Deed packet no. : HD14
Title no. : Freehold UNREGISTERED
Site area (hectares) : 0.4149 ha
Scale 1:1250
BVES Drawing no. A4 0605e

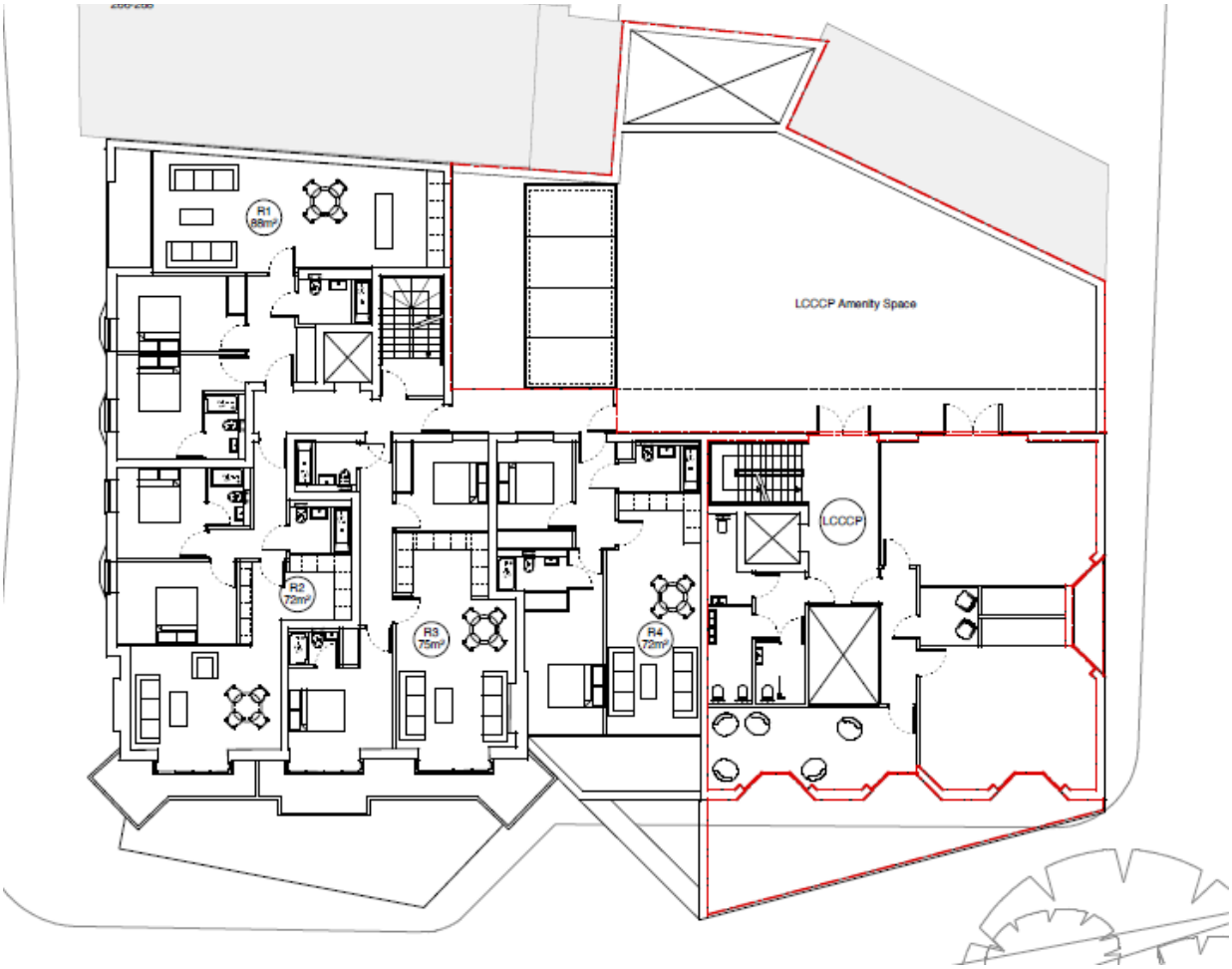
CPM no. 0523 Commercial file ref
Overlay : Educ - Schools
Plan produced by Janice Dabinett on 01/10/2014

Appendix B – 54/56 Muswell Hill

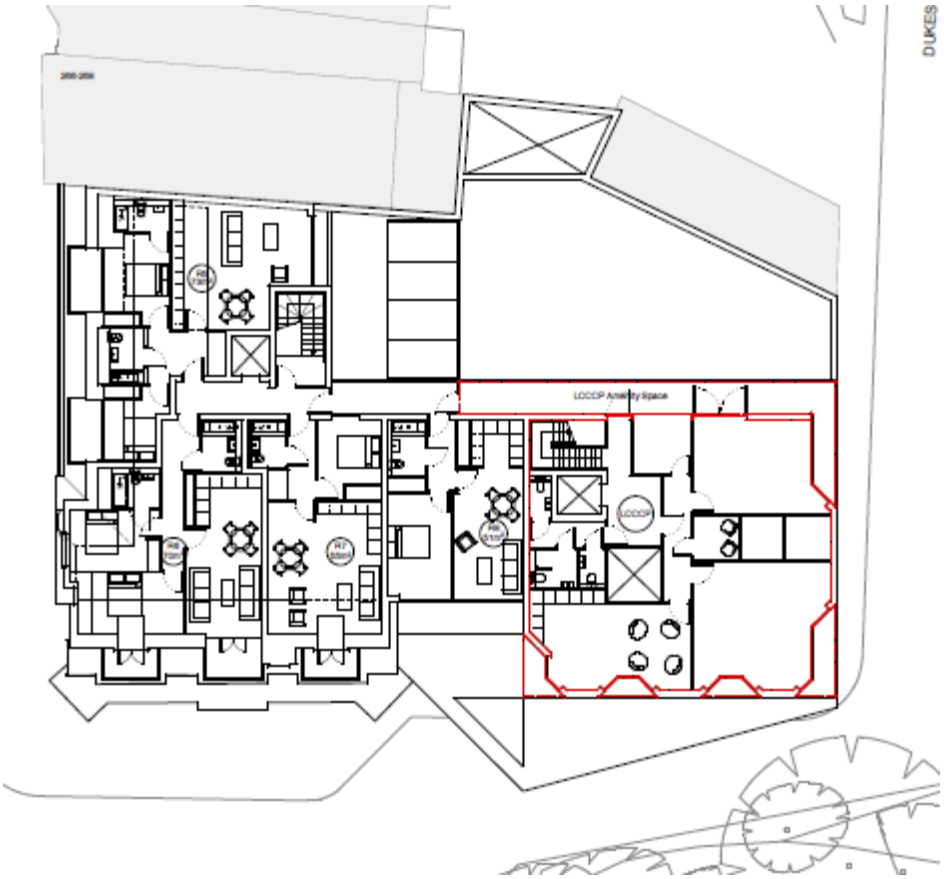
Ground Floor – Indicative


residential entrance
LCCCP entrance
mini-bus drop off

First floor – Indicative



Second Floor – Indicative



APPENDIX C – Heads of Terms

These heads of terms are produced to confirm the agreement in principle made between the Peter Rigby Trust ("PRT") and the London Borough of Haringey ("Haringey") on 2nd September 2015.
It has been agreed that:

1. Haringey will grant a lease of Coppetts Road, Muswell Hill ("Coppetts Road") for 25 years to PRT by 11 September 2015 in the form of the lease discussed and agreed in a meeting between all parties on 2nd September 2015. Solutions to car parking allocation will be investigated. A deed of surrender will be entered into in respect of the existing lease at Coppetts Road;

2. Subject to the approval of Scarsec Development LLP ("Scarsec"), PRT will on practical completion of the property at 54/56 Muswell Hill ("Muswell Hill") pursuant to the agreement for surrender of the lease dated 15 December 2014 made between Scarsec (1) and PRT (2) direct Scarsec to grant the lease of Muswell Hill directly to Haringey;

3. Haringey and PRT will agree to enter into an agreement for sale in respect of the sale of Muswell Hill from PRT to Haringey and the sale of Coppetts Road from Haringey to PRT as soon as possible. The sale of Coppetts Road for a consideration value tbc

4. The sale of Muswell Hill will be conditional upon practical completion being obtained for the property by Scarsec to PRT and a leaseback to PRT of a ground floor office to be designated as a community space, with kitchenette, toilet and shower and car park space. The parties will aim to agree the documentation by mid-October at the latest with the aim to exchange the agreements for sale (subject to funding by PRT) by end of October;

5. Point 3 will be subject to Haringey's cabinet approval which will be applied for on 20th October 2015 with an aim to achieve a response by 30th October 2015;

6. Haringey will obtain a valuation of both Coppetts Road and Muswell Hill by mid September.

Report for: Cabinet, 20 October 2015

Item number: 11

Title: IT Resourcing Plan

Report authorised by : Tracie Evans, Chief Operating Officer

Lead Officer: Priya Javeri, Interim Head of IT Services
Tel: 020 8489 3470
Email: priya.javeri@haringey.gov.uk

Ward(s) affected: ALL

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1. This report seeks the approval from the Cabinet of the Council to procure a specialist organisation as the Council's partner for the provision of additional skilled IT staff. This partner would provide the additional resources required to deliver the technology elements of the Council's transformation programmes that are being delivered in the council over the next 12-18 months.

2. Cabinet Member introduction

2.1. A large part of the Council's transformation will be technology-driven. In order to implement this enabling technology, the Council will need additional specialist staff. The demand for extra resources will, however, vary month by month and the skills required will vary through the project phases. The average requirement across all the deliverables over the 18 months in scope is currently estimated at approximately 16 additional FTE IT staff.

2.2. It is therefore proposed that we seek an IT resourcing partner who can share with us the task of assessing, mobilising and managing the IT resources required.

2.3. The addition of flexible skills through a partner will provide a greater chance of successfully meeting the programme timescales and delivering the business benefits on time.

2.4. The cost of procuring these additional skilled staff over the 12-18 month period is estimated at a maximum of £1.70m, and is already funded in the budget as part of the capital cost of delivering IT programmes.

3. Recommendations

3.1. It is recommended that the Cabinet approve the IT Staffing Resource Plan outlined, including procurement of a specialist IT resourcing partner with a total contract value not exceeding £1.70m.

4. Reasons for decision

A decision is required as the size of the requested contract is over delegated authority limits for officers

5. Alternative options considered

5.1. **Do nothing,** i.e. use the existing IT teams to deliver the transformation and priority work.

The current level of resources will not be able to meet the current timelines set by the priority outcome and transformation programmes.

5.2. **Buy in contractors piecemeal** from the marketplace as and when each specific requirement occurs.

Buying in contractors from agencies on a piecemeal basis will not be cost effective or efficient. Our requirements will need flexibility where contractors may come in for a few days at the beginning of a project and then 3 days per week for a period (for instance). Contractors are normally hired for minimum periods of 3 months, anything less than this and there would be a significant premium to pay as you would need to pay a retainer.

6. Background information

6.1. The council is currently undertaking several large transformation programmes including Priority Outcome programmes. The two main transformation programmes currently driving demand on ICT resources are; the Customer Service Transformation (CST) Programme and the Business Infrastructure Programme (BIP). Both programmes require significant technology implementations to underpin the transformational changes. These two programmes are summarised below:

6.1.1 Customer Service Transformation

- *Consolidation* – bringing all our customer contact into one part of the organisation
- *High performing staff, highly trained* – making sure that all the staff are skilled to deliver these services, and that quality is monitored rigorously
- *The right infrastructure for excellent customer service* - we know our technology platform needs to be much better to equip our staff to deliver great customer service as efficiently as possible, and for our customers to 'self- serve'
- *Driving take up of self service* - once we have developed a web self service portal with easy to use transactions, we will need to encourage our customers to use them and even follow them up if they are not

6.1.2 **Business Infrastructure Programme**

- *Self-service for staff*: Self service will transform the way all staff access support services, by removing the reliance on paper based systems and providing them with the opportunity to do more themselves.
- *Technology working for us*: It's more accurate and takes less effort when systems talk to each other rather than people having to enter information into systems from paper or from one system to another. We want to make sure we get the most out of our support systems
- *Working differently*: By bringing support services together, this improves processes, provides a consistent and standardised service provision and provides clear roles and responsibilities between service users and providers.

6.2. Without the large transformational programmes taking place, the IT Services team normally have sufficient people to handle the volume of work that can be termed 'Business As Usual' (BAU), i.e. maintaining the security, performance and integrity of the current IT landscape in the council.

6.3. In addition to the known volumes of BAU work, there is also a 'typical' volume of IT project and change work which occurs, through required upgrades and obsolescence, legislative changes and continuous improvement activities. While it is more difficult to predict, it is certainly more efficient and cost-effective to maintain a suitably-skilled internal team who can implement the typical volume of change that occurs.

6.4. However, over the next 12-18 months the transformation and priority outcome programme activity is predicted to drive a significantly higher than usual requirement for skilled IT staff to deliver the projects. Each project will cover the cost of those resources within their business case, but a service-wide approach is required to ensure that the right resources are available for all projects at the greatest efficiency and lowest possible cost to the Authority.

6.5. A Demand Workshop was held with the programme teams to assess the detailed skill and resource requirements for each month of the programmes. This was matched against the existing team's skill profile in order to assess where the shortfall might occur. The detail has been further updated with the latest forecasts as projects are completed and business priorities change.

6.6. The estimated total requirement is for:

Up to the equivalent of *16* technical staff with an estimated potential cost of *up to £1.70m* over a 12 to 18 month period.

Note however that some future business projects that have yet to be scoped and approved will need to continue to ensure that the IT technical implementation costs are included in their full business case in order to best manage resources in the future. If demand continues to exceed available resources as a result, then a further procurement and approval may be required.

6.7. It is therefore proposed that to ensure best value we undertake a single procurement of a flexible resourcing partner who possesses a team with the right mix of technical and project/programme skills available, that we can work with 'on demand' throughout the transformation period. This should allow the council to negotiate the lowest overall day rates, ensure the right people are available at the right times, and just use the precise quantities that are needed without having expensive under-utilised people employed throughout the entire term of the programme.

6.8. While the total estimated amount of the procurement may seem to be a high cost, each constituent project across the transformation and priority outcome programmes already has an underlying business case that bears scrutiny under the programme governance arrangements. This is not a request for additional funding outside those programmes.

6.9. These IT implementation costs are invariably a one-off spend at the time of implementation, and therefore can usually be considered to be part of the capital costs of a system implementation alongside the hardware and software elements.

6.10. It is therefore proposed that capital funding from the appropriate sources (BIP, CITB, CST, Evergreening and Corporate Priority Programmes) is used to fund these implementation costs. An outline estimated summary of these projects is as below.

- BIP Projects - £400K
- CST (Face to Face Programme) - £400K
- CITB Projects - £300K
- Evergreening Programme - £300K
- Corporate Priority Programmes - £300K.

6.11. It is important to be clear exactly how many people are required to run BAU IT Services, how many are required for typical change volumes and therefore how big the shortfall is to deliver the transformation workload.

6.12. IT Services are committed to minimising the additional requirement as follows:

- Ensuring that during the transformation period the volume of BAU tasks is minimised through a risk-based approach, meaning that some of our most skilled staff can be released to work on transformation implementations.
- Similarly, analysing in detail the scope and priority of any non-transformational change requests and small projects that are requested over this period will allow experienced project delivery people to be released onto the transformation programmes before any external resources are considered.
- IT are already undergoing process review using resources from the BIP programme to improve efficiency and free up BAU resources
- IT recently commissioned external consultants to review our BAU activity with Infrastructure services and are now implementing their recommendations in order to free up our BAU resources

- IT are delivering self service capability for some aspects of our service to free up IT resources

6.13. These initiatives will go some way to minimise the total additional resource that is required from the new partner.

6.14. There are a number of existing compliant procurement frameworks that could be used to acquire a suitable partner, each with specific advantages and disadvantages, including the G-Cloud 6 and the Digital Services framework via the government's Digital Marketplace. This would ensure best value to the council for this procurement.

7. Contribution to strategic outcomes

7.1 The report seeks approval to procure resources which are required to support council wide transformation programmes and priority programmes.

7.2 The resources procured through this exercise will allow ICT to effectively manage demand across all priority outcome projects.

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

8.1 Finance and Procurement

No additional funding will be required as the cost of the additional resources have already been agreed through the transformation business cases.

There are a number of compliant frameworks that provide LBH a route to market. These are established frameworks and will offer the Council best value for money.

- The Digital Services Framework – This framework has a further competition option which will allow an organisation to build digital services in an agile way. Through a further competition this framework can be used to commission bespoke digital services.

- G—Cloud 6 – This framework allows an organisation to choose and purchase cloud services. It is for commodity based pay as you go cloud services.

- ConsultancyOne – This framework allows for a further competition evaluation process by inviting suppliers to participate. In exceptional circumstances there is a direct award facility where a single supplier can be invited to submit a quotation.

- Contingent LabourOne – This framework allows customers to procure a complete range of contingent labour services. This framework is intended to reduce the cost and timescales involved in procuring

contingent labour from the customer call-off on boarding process through to the delivery and performance management of the contract.

The project is for 12-18 months with an estimated maximum contract value of £1.70million.

8.2 **Legal**

The Assistant Director of Corporate Governance notes the contents of the report and confirms there are no legal reasons preventing Cabinet from approving the recommendations in the report. Legal advice should be sought at the appropriate stage of the procurement.

8.3 **Equality**

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

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

This report seeks approval to procure a specialist organisation for provision of additional skilled IT staff. The contract specification will clearly set out the supplier's responsibilities under equalities legislation, including a requirement to have in place up to date equalities policies. The contractor will have to demonstrate compliance with relevant equalities legislation through the tendering process.

9. Use of Appendices

None

10. Local Government (Access to Information) Act 1985

Transformation Programmes – Summary of ICT Budgets.

Report for: Cabinet, 20th October 2015

Item number: 12

Title: Haringey's Local Plan

Report authorised by: Lyn Garner, Director, Planning, Regeneration and Development

Lead Officer: Matthew Paterson, Head of Strategic Planning, extn 5562, matthew.patterson@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1 This report summarises the responses received to public consultation on the four draft Haringey Local Plan documents (the Alterations to Haringey's Local Plan: Strategic Policies, which was adopted in 2013; the draft Development Management DPD; the draft Site Allocations DPD; and the draft Tottenham Area Action Plan) and how the comments received have been addressed in preparing the final versions of each document (the pre-submission versions).

1.2 It seeks Cabinet's endorsement of the responses to the consultation submissions incorporated into the final draft documents and Cabinet's recommendation that Full Council authorise publication of the documents and submission to the Secretary of State for independent Examination in Public.

1.3 These development plan documents are required to give effect to the Council's commitments previously set out through the Local Plan: Strategic Polices (2013), and associated area based regeneration programmes in Tottenham, to meet the local development needs of the borough and ensure that such development and growth is proactively managed for the benefit of residents and local businesses.

2. Cabinet Member Introduction

2.1 The Corporate Plan 2015-18 confirms this Council's commitment to harness growth and investment in the Borough so that it delivers positive outcomes for every ward and community. This suite of Local Plan documents is the next phase of our ongoing commitment to manage community and development interests through a clear, long-term and locally defined "development plan" for the Borough.

2.2 The four DPDs engage with the significant challenges surrounding growth that our communities have already highlighted in previous consultations; including the need to plan for and manage infrastructure delivery; safeguarding heritage and green space; balancing housing delivery alongside retention of employment

land and employment opportunities; and helping to ensure that new homes and economic development benefit all Haringey's residents and businesses. The documents provide a means to address the increased housing and employment targets set out in the London Plan (2015), through plan led, as opposed to ad hoc, planning decision making.

2.3 The proposed Alterations to Haringey's Local Plan: Strategic Policies are necessary owing to the step change in housing delivery across the Capital as set out in the London Plan 2015. Amending our strategic housing policies will enable the other Local Plan documents to recognise and manage the growth that is anticipated. Strategic policies that deal with the infrastructure needed to support sustainable growth are also being revisited as a result of the new growth targets.

2.4 The Development Management DPD will provide a suite of planning policies addressing a range of planning themes. It will be a central tool for making planning decisions, ensuring those that accord with and deliver the strategic vision and objectives of the borough receive support, and development at odds with the spatial strategy can be resisted.

2.5 The Site Allocations DPD seeks to allocate sufficient land to accommodate the future development needs of the borough, with the exception of sites and land in Tottenham which are to be covered within the Tottenham AAP. Each allocation identifies the type and quantum of use(s) proposed for each site, alongside other site specific matters to be considered in advancing a development proposal for a particular site.

2.6 The Tottenham AAP reflects the significant focus that the Council has given to realising the aspirations for change amongst the community and the opportunities that exist within this area to capitalise on investment and infrastructure. The AAP also reflects the ongoing aspirations for the key regeneration areas in Tottenham and will provide a clear spatial strategy to allow coordinated development within Tottenham.

3. Recommendations

A. Cabinet is asked to:

I. Note the comments of the Regulatory Committee at Paragraph at 6.7; and

II. Note and, if appropriate, comment on the comments received to consultation on the preferred option draft Local Plan documents (the draft Schedule of Alterations to the Strategic Policies DPD; the draft Development Management Policies DPD; the draft Site Allocations DPD; and the draft Tottenham Area Action Plan DPD) and the Council's proposed response to these as set out in the Consultation Statements at Appendices B, D, F and H respectively of this report.

B. Cabinet is asked to recommend to Full Council that it approve the following:

I. The Schedule of Alterations to Haringey's Local Plan: Strategic Policies: Pre-submission version;
II. The draft Development Management DPD: Pre-submission version;
III. The draft Site Allocations DPD: Pre-submission version; and
IV. The draft Tottenham Area Action Plan: Pre-submission version

(attached at Appendices A, C, E and G respectively), for publication and submission to the Secretary of State for independent Examination in Public.

4. Reasons for decision

4.1 These four planning policy documents are to form part of Haringey's Local Plan. Without them it will be challenging for the Council to deliver the borough wide aspirations and corporate objectives we have to manage change and growth for the benefit of existing and future residents and businesses. It would also become increasingly challenging to influence and determine development proposals which fail to deliver sustainable development outcomes in Haringey. These local plan document will be more up to date and consistent with the London Plan 2015 and the National Planning Policy Framework than the current version of the Local Plan: Strategic Policies (2013) and Haringey's Saved UDP polices.

4.2 Publication and the submission of the Local Plan documents to the Secretary of State for Examination in Public is a statutory requirement in the process of preparing and adopting the Local Plan. It is equally important that the Council give consideration to the comments received and show how these have been taken into account and, where appropriate and justifiable, addressed through changes to the documents.

4.3 This will enable the pre-submission versions of the four documents to be reported to Full Council for its consideration and approval, in accordance with the timetable set out in the Council's adopted Local Development Scheme.

5. Alternative options considered

5.1 The Council could choose not to review the Local Plan: Strategic Policies, which was only adopted in March 2013. However, since that date, further alterations have been made to the London Plan which significantly increases Haringey's strategic housing requirement. As a result, the Council's current spatial strategy for the borough makes insufficient provision to manage this new level of growth. As the new regional policy is adopted and forms part of the Borough Local Plan, the fact that Haringey's spatial strategic is not up-to-date will not prevent development coming forward to meet and exceed the new housing target. The National Planning Policy Framework (NPPF) clearly states, at paragraph 14, that where the development plan is absent, silent or relevant policies are out-of-date, the Council will grant proposals permission unless material considerations indicate otherwise, or the development does not accord with the NPPF.

5.2 The NPPF and evidence underpinning the further alternations to the London Plan, and to the Local plan also, demonstrate a need to revisit the housing assumptions within the Strategic Policies DPD (2013), especially if the other

supporting local plan documents are to be progressed further. Not undertaking the alterations would render a number of the existing Strategic Policies out-of-date, and significantly compromise the ability of the Council, as the Local Planning Authority, to make planning decisions based on local strategic circumstances. Accordingly, not reviewing the document is not a viable alternative.

5.3 The Development Management DPD, the Sites Allocations DPD, and the Tottenham AAP, will significantly improve the Council's ability to manage and promote high quality sustainable development (and resist unsustainable development) across the borough, so not producing these documents is not considered to be an appropriate or viable alternative.

5.4 For the four development plan documents, the current stage of plan-preparation represents a formal statutory stage in line with previously agreed programme of work contained with the Local Development Scheme. The Council has therefore determined that it wishes to prepare these Development Plan Documents. The Development Plan Documents have been prepared in accordance with the relevant planning regulations.

6. Background information

Consultation

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

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

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

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

- Turner Avenue Steering Group (22 Jan)
- Park Grove and Durnsford Road Steering Group (29 Jan)

- St Ann's & Haringey Area Forum Meeting (3 Feb)
- Northumberland Park Area Forum (5 Feb)
- Tunnel Gardens / Blake Estate Residents Meeting (5 Feb)
- Highgate & Muswell Hill Area Forum (5 Feb)
- Tamar Residents Meeting (12 Feb)
- Reynardson Residents Meeting (12 Feb)
- River Park House drop in session (16 Feb)
- Tangmere Steering Group (18 Feb)
- Broad Water Farm RA (18 Feb)
- Turner Avenue Drop in Session (Sat 21 Feb)
- High Road West / Love Lane RA (25 Feb)
- Wood Green Library drop in session (25 Feb)
- River Park House Member drop in session (4 Mar)
- Hillcrest RA (9 Mar)
- West Green & Bruce Grove Area Forum (9 Mar)
- Muswell Hill Library Drop in Session (10 Mar)
- Stellar House, Altair Close, The Lindales and Bennetts Close Residents and Community Association (10 Mar)
- 163 Park Lane Drop in Session (11 Mar)
- Northumberland Park and Park Lane Residents and Community Association (12 Mar)
- All Ward Member drop in session (18 Mar)
- Headcorn & Tenterden Residents Association (24 Mar)
- Summersby Road RA (26 Mar)

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

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

<u>Comments Made and Council's Response</u>

6.6 In total, over 650 representations were received to the consultation on the four draft documents. These came from a wide range of respondents from individuals and residents associations through to local community groups, local businesses, developers, agents, landowners and statutory bodies. The respondents made in excess of 6,000 detailed comments to the proposed

policies and site allocations, and officers have responded to each within the Consultation Statements set out at Appendices B, D, F and H of this report.

Regulatory Committee

6.7 At its meeting of 21st September, the Regulatory Committee considered the responses received to consultation on the four draft Local Plan documents and Council's proposed response to these. The members noted their support for the removal of the Lordship Recreation Ground from the site allocation for Broadwater Farm and likewise the removal of part of the Finsbury Park Metropolitan Open Land from the Rowans site allocation, the latter being included to improve access through the site into the Park. Members sought clarification on how recent changes to the definition of Travellers would impact on the need for further provision, where it was confirmed that resurveying would be required to finalise the Assessment Study and that existing Traveller sites would still need reprovision if subject to redevelopment.

6.8 Members also sought assurance that the inclusion of sites within the Site Allocations SPD did not presuppose the award of planning permission. Officers confirmed that inclusion did not confer any planning consent but did set out clear aspirations for sites. Planning Committee would have to have regard to the Local Plans when determining planning applications coming forward. Lastly, Members asked that the definition of affordable housing, and therein, terms such as social housing, be clearly set out in the glossary.

6.9 Having considered the comments received to the draft Local Plan documents the Committee recommended that the four revised Local Plan be forwarded on to Cabinet to approve before proceeding to Full Council.

6.10 Below is a summary of the main comments received to each document and how these have been taken into account in preparing the pre-submission version. A brief overview of the purpose of each planning document is also provided.

Schedule of Alterations to the Strategic Policies DPD

Purpose

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

Consultation responses

6.12 The proposed alterations to the Strategic Policies DPD elicited 52 representations (19 from local residents; 9 from local residents associations and interest groups; 11 from agents on behalf of landowners; and 9 from statutory

bodies or NGOs). In all, 209 individual comments were made and have been taken into consideration in further amending the Schedule.

Main Issues Raised

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

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

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

6.16 In response, it was noted that both Tottenham and Haringey Heartland/Wood Green were identified in the 2013 Strategic Policies DPD as areas that can accommodate significant growth & change and have the capacity to do so. These areas are to benefit from significant inwards investment, delivering new jobs, better transports links, and new and improved social infrastructure. As a percentage of land area, growth areas represent a relatively small portion of the borough, the vast majority of existing communities will not be subject to significant change, including communities within Tottenham, and local planning policies are in place to preserve existing character, especially that of value to the local community. It was also noted that the new housing is required to meet local housing needs to address matters such as over-crowding. Without new

housing provision, such issues will remain and are likely to worsen. No changes were therefore proposed to the Alterations as a result of these comments.

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

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

6.19 As part of the proposed Alterations, the Council had consulted on whether or not the existing policy seeking an **affordable housing contribution from small development schemes** should be withdrawn in light of a ministerial statement stating that small scheme should be effectively exempt from an affordable housing obligation. The Council had maintained that the existing policy, having been subject to consultation and Examination in Public and, through that process, been found to comply with national policy, should remain in effect. The Council's position was supported by local resident groups but the development industry pushed for its removal on the basis that the ministerial statement was to have the status of planning policy. However, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged in the courts and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. Although it should be noted that the Government has been given permission by the Court of Appeal to challenge the High Court's quashing. The Council will need to await the outcome of an appeal but in the interim, the extant policy has been retained unchanged having already been

subject to consultation and Examination in Public, and found to be consistent with the NPPF.

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

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

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

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

6.24 In response, it was clarified that the figure of 23,000m^2 still represented a demand for additional employment floorspace, above that already provided across the Borough. The updated evidence base therefore continues to support the strategic policy to safeguard existing employment floorspace for employment uses. It was also noted that, floorspace in B8 uses (Storage and

Distribution) will need to be reconfigured over the plan period to meet projected demand for B1a/b (Office and Business floorspace). This change in employment needs is to be realised through reclassification of certain industrial estates to Local Employment Regeneration Areas, providing for employment-led mixed use development that intensifies the employment use of sites, delivering greater job opportunities and job densities.

Development Management Policies DPD (DMDPD)

6.25 This document introduces a set of detailed planning policies which give effect to the Spatial vision for the borough. The DMDPD updates local thematic planning policies for the borough, superseding the 2006 Unitary Development Plan, and a suite of Supplementary Planning Documents and Guidance notes. It will be used in the determination of planning applications in the borough. There are five main chapters in the document, each providing a set of policies covering the topics of Development and Design, Housing, Environmental Sustainability, Employment and the Economy, and Community Infrastructure.

Consultation responses

6.26 In total 148 respondents made representations to the draft Development Management Polices DPD, which contained 749 individual comments. The highest numbers of representations were received to DM51, the Warehouse Living policy with 66 respondents making 196 comments. The next most popular topic was DM26 Open Space with 17 respondents and 32 comments and DM5 Tall Buildings with 22 respondents and 37 comments. The other development management policies generally received up to 27 comments only.

Main Issues Raised

6.27 Comments to **DM1 (*Delivering high quality design*)** and **DM2 (*Design standards and quality of life*)** noted that the plan does not include specific guidelines for backland sites. The London Plan provides that boroughs can include such policies within their Local Plans where this is justified by local evidence. The plan has therefore been amended to include a new DM policy on a presumption against garden land development.

6.28 There were several comments stating that **DM2 (*Design standards and quality of life*)** was ambiguous on the protection of amenity, particularly in respect of appropriate levels of daylight and sunlight. The Council's does not intend to set specific standards in this regard as proposals should be considered on a case by case basis. However the supporting text has been updated to refer to good practice guidance that the Council will encourage proposals to have regard to.

6.29 Some consultees disagreed with findings of Urban Characterisation Study (UCS). There was particular concern that this evidence would inform the setting of building heights and densities. The UCS applied a consistent methodology to set baseline evidence informing the Local Plan's production, however, character

is but one consideration in determining the appropriate height and density for new development.

6.30 There were several objections to the proposed building separation distances in **DM3 (*Privacy and protection from overlooking*)**. It was argued the policy is overly prescriptive and not deliverable. The policy has been amended to allow a more flexible approach on a case by case basis whilst ensuring a robust basis to ensure amenity is protected from overlooking.

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

6.32 There were a various objections to Policy **DM5 (*Siting and design of tall buildings*)** and the corresponding Map 2.2. Several consultees argued the policy was too prescriptive, putting a ceiling on building heights and limiting the full development potential of sites. Others expressed concern that the policy would allow the development and clustering of tall buildings across the borough, with adverse impacts on amenity and local character. Some respondents suggested Haringey is not a suitable location for tall buildings.

6.33 It is considered that the policy sets a positive framework for managing tall buildings in line with the London Plan. The policy has however been refined to set requirements on proposals for 'tall' as well as 'large' buildings, drawing on baseline from UCS and new technical evidence that will form the basis for a future Tall Buildings Supplementary Planning Document (SPD). The policy and SPD will provide a framework for considering appropriate building heights on a case specific basis having regard to site circumstances and the wider context.

6.34 Consultees stated that the Council should clarify the definition of tall buildings. The Strategic Policies already includes a definition of a "tall building" having regard to the definition in the London Plan (30m plus) which equates to approx 10 stories. The plan has been amended to reflect this definition consistently throughout.

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

6.36 Some consultees suggested several additional views to be included in the plan. These views require consideration and assessment using the LVMG methodology through an additional evidence base study. Those views that meet the criteria will be promoted for inclusion in any subsequent future update to the plan.

6.37 It was noted that **DM7 (*Shopfronts, signage and on-street dining*)** and **DM8 (*Advertisements*)** exceed the criteria permitted in the TCP (Control of Advertisements) (England) Regulations 2007 and the advice in national policy and guidance. The DM policies have been revised to be in line with the Regulation and national policy and guidance.

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

6.39 It was suggested that the approach in Policy DM8 on advertisements is overly restrictive and entirely negative in its view on how advertisements contribute to public realm. The proposed policy is considered to provide sufficient basis for controlling this type of development.

6.40 Consultees suggested that the wording of **DM9 (*Telecommunications*)** is ambiguous, potentially overly restrictive on telecoms equipment and not fully supportive of the role of telecoms in supporting sustainable economic development. The Council agrees and the policy has been amended to require that apparatus are limited to the minimum necessary for operational requirements. In addition, DM9 has also been updated to reflect the Council's support for telecoms in delivering economic development.

6.41 Consultees stated that **DM10 (*Waste management for all development*)** needs sufficient flexibility to respond to waste collection arrangements which may change over the course of the plan. However, the policy is considered sufficiently flexible to enable the waste collection authority to change its collection arrangements if required.

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

6.43 Following suggestion from consultees, detailed requirements have now been set for flatted development to ensure that there is appropriate provision for waste management and recycling facilities.

6.44 Consultees challenged the soundness of the policies on heritage and conservation: **DM12 (*Management of the historic environment*), DM13 (*Heritage led regeneration*), DM14 (*Facade retention*),** and **DM15 (*Archaeology*)** on the basis that they are not fully consistent with national policy. The full suite of policies has been reviewed in light of these representations and the plan updated to ensure it is consistent with the statutory requirements, the NPPF and current case law. In particular, ensuring the policies appropriately reflect considerations for heritage assets and their setting, the statutory tests for loss or substantial harm to heritage assets, and considerations for enabling development.

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

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

6.47 It was suggested that **DM17 (*Housing mix*)** did not meet the flexibility tests within the NPPF. In particular, it was felt that there should not be restrictions on housing mix as this could create delivery problems, and the policy should therefore include a caveat related to viability. The Council's view is that consideration of viability is inherent across the whole Local Plan whilst it is not referred to in every policy. This does not mean the policy does not meet the flexibility tests within the NPPF.

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

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

6.50 Respondents suggested the word 'affordable' is misleading as it cannot be equated with 'social'. The Council notes that DM17 applies the Government's definition of affordable housing and it is not within the remit of the Local Plan to amend this definition.

6.51 Consultees stated that the Local Plan should guarantee no net loss of social housing units and no displacement of existing tenants as part of any plan for estate renewal. The policy for the re-provision of existing council housing is set out in **Strategic Policy SP2** and **DM19 (*Affordable Housing*)**.

6.52 It was suggested that the key consideration for housing should not be density but of residential quality of proposed development, local context and the place it will create. Further, that the Council should not apply the London Plan density matrix prescriptively. The policy recognises the density matrix is but that this is

only one consideration informing the optimum housing potential of a site. All proposals will be required to be designed to positively respond to local character in line with DM1 and DM2.

6.53 There were comments stating that the internal space standards are too small. In response the Council confirmed that it will continue to apply the London Plan internal space standards, which are recommended minimum standards. These are consistent and acceptable standards applicable across the Capital.

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

6.55 Respondents suggested that the Council should develop local standards for play space. In response it was confirmed that the Council will continue to apply the play space standards set in the London Plan Supplementary Planning Guidance, which are considered appropriate for the borough and exceed our old standard of $3m^2$ per child set out in the Open Space and Recreational Standards SPG.

6.56 Consultation comments suggested that there should be a commitment to meaningful pre-application discussion with the local community on housing design issues. DM1 recognises the need for early engagement with the local community and Council as an important part of the design process. Council's expectations for community engagement in pre-application discussions are set out in the Statement of Community Involvement, which has recently been updated and subject to public comment.

6.57 There were concerns that the policy supporting residential extensions will lead to a loss of garden land. In response to these concerns, the Local Plan will include a new DM policy on a presumption against garden land development.

6.58 Comment was received that the target of 10% of the total new homes to be wheelchair accessible should be raised to 20%. The Council confirmed that it would continue to apply London Plan policy in this respect. Requirements may however, be subject to change following the Government's transfer of accessibility standards from planning policy to the Building Regulations.

6.59 Some consultees objected to the methodology on viability assessments for affordable housing set out in **DM19 (*Affordable Housing*)**, suggesting that the Council should consider other assessment models (e.g. developer's return value or market value approach). In line with the London Plan's approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing a scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based on the current planning land use designation applying to the land.

6.60 Respondents stated that the policy should be amended to reflect national policy, which exempts schemes of 10 and fewer dwellings from affordable housing obligations. The application of the Ministerial Statement as

representing national policy has been successfully challenged in the courts (September 2015). An appeal by the Government, against the judgement, has been made. Council will monitor the position over the coming months. For now the policy remains extant and consistent with the NPPF.

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

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

6.63 In respect of policy **DM20 (*Self-build and custom build housing*)** a definition of self-build housing has been added to glossary following consultees' suggestions.

6.64 On **DM21 (*Specialist housing*)**, there were objections to the requirement for all student accommodation proposals to be made available for occupation by members of a specified educational institution(s). The Council considers the policy is in conformity with the London Plan. However, the policy has been revised to clarify that proposals must meet identified needs for student bed spaces.

6.65 It was considered by some respondents that a higher proportion of new dwellings should be specialist accommodation for the elderly. The policy supports proposals which increase housing provision and choice for the elderly.

6.66 Some consultees suggested that **DM22 (*Residential conversions*)** should include a gross original floorspace threshold as required for dwellings outside the Family Housing Protection Zone (FHPZ). Policy DM22.B would allow smaller family homes to be converted in the FHPZ, which is not believed to be the intention of the policy. Policy DM22 (b) does include a gross original floorspace threshold as requirement. Outside the FHPZ, the application of the internal space standard will ensure residential conversions result inacceptable size dwellings and resist over-development.

6.67 It was stated that **DM23 (*Houses in Multiple Occupation*)** does not allow for consideration of regeneration benefits that may be brought about through the redevelopment of poor quality HMOs. The Local Plan aims to drive up the standards of all types of accommodation including HMO accommodation. Whilst poor quality HMO accommodation can usefully provide low cost accommodation options, this is often done without planning permission or satisfying Haringey's Environmental Health Standards. The Local Plan (and

associated Housing Strategy) reflects the Council commitment to high quality housing for everyone.

6.68 It was suggested that the Council, with proposed Policy **DM24 (*Basement development and light wells*)** should adopt basement policies modelled on those in Kensington and Chelsea and that which Camden is preparing. The Council has therefore made amendments to the Policy to ensure it aligns with Kensington & Chelsea's and Camden's basement policies, as applicable to local circumstances.

6.69 A balance between development and nature conservation will need to be struck, including where a site has multiple designations. The balance between competing land use requirements is determined by the adopted spatial strategy, which the DM policies seek to give effect to, and by the assumption in favour of sustainable development, which requires important or significant areas for nature conservation are not adversely impacted by development.

6.70 **DM25 (*Nature conservation*)** was considered to have too much emphasis on mitigation. Respondents wanted the focus to be on protection and enhancement of biodiversity in first instance. The Local Plan is clear that priority is for the protection and enhancement of nature assets however, the policy has been revised to provide more detailed guidance on how proposals should respond to this requirement, along with further criteria for mitigation. It was also considered that the Policy was not supported by up-to-date evidence. Haringey's Open Space and Biodiversity study was completed in 2015 and is therefore up-to-date. Findings of an emerging Playing Pitch Strategy will be considered for potential policy implications and taken into account in any subsequent review of the Plan.

6.71 Developers thought **DM 26 (*Open Space*)** to be too restrictive in requiring assessments to justify the loss of undesignated open space. The policy has therefore been amended in light of these comments to clarify the requirement is for designated open space and non-designated where these are or have been recently used for sports or recreation purposes.

6.72 It was also considered that the wording in DM26a, on development proposals resulting in loss of open space, was ambiguous. The policy wording has therefore been amended to bring it in line with NPPF (paragraph 74).

6.73 Part (d) of Policy DM26 was also considered by some to be too prescriptive in requiring that ancillary facilities must be small scale. Term 'small scale' is removed in preference to relying on the term 'ancillary' and placing a definition of this in the glossary. Development on open space will be supported where it is ancillary to a leisure use and does not adversely impact on the character and function of open space. Respondents also felt that the policy should introduce more flexibility to allow for enhancements to educational facilities, such as ancillary facilities for sport, which is a vital part of national curriculum. It was felt that the policy was sufficiently flexible to allow new or enhanced ancillary uses for sport, where these can be justified, irrespective of whether they are linked to education facilities.

6.74 The requirement for all new development to provide open space or make financial contributions was not considered consistent with national policy by a number of respondents. The requirement has therefore been modified to be clear that, where sites can provide for their own open space needs the expectation is that provision will be made on site. In time, the Council may wish to use its CIL receipts toward the provision and improvement in strategic green infrastructure, but would need to amend its current CIL Regulation 123 list to do so. On-site open space will be sought, either by planning obligations or condition, especially on major sites in areas of open space deficiency.

6.75 Concern was raised that **some site allocations contradict DM26e**. Where development is proposed for an allocated site, its design will be considered against Policy DM26. Concern there are no plans for new open space when some site allocations suggest existing open space will be removed e.g. development on publically owned green and open spaces, such as on housing estates. Local Plan policies protect against loss of designated open space and require new development to ensure appropriate provision of amenity space. Opportunities for new open space are limited and therefore the Local Plan approach is to seek to improve access to and quality of existing open space.

6.76 Other concerns included that DM26 would preclude the installation of small serviced mooring bollards/posts along the River Lee Navigation and that there was not adequate definition or justification supporting the designation of SLOL. The policy already allows for ancillary uses of the open space, which includes the Blue Ribbon Network. SLOL is not listed on London Plan typologies of open space. Boroughs have the discretion to identify land uses of importance locally and to recognise these in the Local Plan. The SLOL designation has already been through examination and was found sound.

6.77 A final concern raised in respect of **Policy DM26 (*Open Space*)** was that no consideration was given to the replacement or enhancement of existing open space provision as part of a development scheme. Policy amended to enable reconfiguration of open space where this will not result in a net loss and there are demonstrable benefits in doing so in terms of accessibility, usability and quality. The policy clarifies that there should be no encroachment on or at edges of parks and open spaces.

6.78 The policy on establishing a Haringey Green Grid **DM27 (*Green Grid*)** only gave rise to concerns with impacts from proposals promoting the use of Lee Valley Regional Park for leisure use. Parts of park are European protected sites and therefore are unlikely to be consistent with a wide range of more active leisure uses. Council noted that the Local Plan will be subject to Habitats Regulations Assessment to ensure there are no unacceptable adverse impacts on European sites from the amount and location of growth promoted through the Plan. Individual applications will consider impact upon protected sites/habitats/species. The final say on acceptable uses within the Regional Park sits with the Lea Valley Regional Park Authority.

6.79 Concern that **DM28 (*Allowable solutions*)** does not conform to the new national framework on allowable solutions. The Policy has therefore been amended to focus only on local carbon offset fund rather than allowable solutions.

6.80 No major issues were raised in respect of **DM29 (*Sustainable refurbishment and retrofitting*)**, so the policy remains unchanged.

6.81 **DM30 (*Decentralised energy*)** was not considered to be sufficiently flexible to ensure that development comes forward in a timely and viable manner. Amendments have been made to clarify that requirements are subject to technical feasibility and financial viability. The Council cannot require all major development located near a Decentralised Energy Network to connect that network. DM30 has therefore been amended to 'expect developers to prioritise connection to' rather than 'require', bring it into line with London Plan.

6.82 No major issues were raised in respect of **DM31 (*Overheating and cooling*), DM32 (*Living roofs and green walls*), DM33 (*Improving the sustainability of heritage assets*),** and **DM34 (*Environmental protection*)**, so these policies remain unchanged.

6.83 Comments received noted that the NPPF sets out when a Flood Risk Assessment (FRA) will be required. **DM36 (*Flood risk assessment*)** is not an essential policy to have in its own right. DM36 merged with **DM35 (*Managing and reducing flood risk*)** along with signpost to NPPF requirements on FRA. Others considered that DM35 should be strengthened to ensure that adequate flood plain compensation is provided. The Policy has been amended to require that flood storage is provided on-site and only off-site if this cannot be practically achieved. Some allocated sites are not included in the Strategic Flood Risk Assessment (SFRA). SFRA will be revisited to ensure all allocated sites are included. The Sequential Test has been revised to clarify requirements for FRA, and therein, to confirm Flood Zones within sites and consider allocated sites in Flood Zone 2 for highly vulnerable uses. The sequential test will be revisited as recommended.

6.84 It was considered that **DM37 (*Sustainable drainage systems*)**, could be strengthened to ensure surface water run-off rates are reduced as much as possible. The policy has been amended to require proposals to demonstrate that run-off rate has been reduced as much as possible, where a Greenfield run-off rate cannot be achieved.

6.85 No major issues raised were raised in respect of **DM38 (*Critical drainage areas*)** and **DM39 (*Protecting and improving groundwater quality and quantity)*** which remain largely unaltered.

6.86 Respondents considered that **DM40 (*Watercourses and flood defences*)** should require applicants to provide justification if they cannot implement river restoration measures where appropriate. The Policy has therefore been amended as suggested. It was also felt there should be stronger emphasis on improving watercourses in terms of ecology and the Water Framework Directive. DM40 has been amended to include further requirements for improving water quality.

6.87 It was considered that policy **DM41 (*Drainage connections and waste water*)** should clarify requirements between foul and surface water management. The Policy has been amended to focus only on requirements for managing foul

water disposal. Surface water management is adequately covered by other DM policies.

6.88 It was recommended that the plan should address need for adequate provision of water supply and sewerage/wastewater infrastructure. The scope of Policy DM41 has therefore been broadened to include provision of water supply with a further requirement to consult Thames Water on identified site allocation proposals.

6.89 With respect to **DM42 (*Sustainable transport*)** it was suggested that the criteria in the revoked SPG7 on adopting roads should be included in the plan. Supporting text will signpost relevant legislation and approach on this matter - generally, the Council will not adopt access roads unless they are of sufficient public utility to justify being maintained at public expense.

6.90 It was recommended that policy **DM43 (*Parking*)** should protect garage courts as they are underused and could provide valuable parking. Where the garage use has ceased, these site are considered brownfield land and, therefore, are prioritised in national and regional policy for redevelopment for alternative uses to meet other local needs.

6.91 It was also felt that there should be a strong ambition to reduce the damage to gardens and streetscapes caused by parking, in the number of crossovers that are granted and also the number of illegal parking spaces created in the borough. Policy **DM44 (*Crossovers and vehicle access*)** and Policy **DM45 (*Driveways and front gardens*)** recognise the potential damage to gardens arising from vehicle accesses and front garden parking and these policies seek to minimise this. Management of illegal off street parking should be managed through the Highways Act.

6.92 It was raised that there is a need for an effective substitute for SPG1b – Parking in Front Gardens. SPG1b was non-adopted guidance and has been replaced by Permitted Development rights. Policy DM45 supports retaining at least 50% of front gardens as landscaping where planning permission is required. TfL requested that the Policy state that proposals for crossovers on the TfL Road Network will require approval TfL as well as by the borough. The Policy has been amended as suggested. Further, it was considered that the Policy wording is misleading and should be clarified to ensure effective implementation. DM45 was therefore amended as follows: The Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained.

6.93 No major issues were raised to policies **DM46 (*Cycle storage in front gardens*)** and **DM47 (*Mini cab offices*)**, which remain unchanged.

6.94 Developers sought to have **DM48 (*Safeguarding employment land and sites*)** either removed or watered down; as they considered non-designated employment sites should be made available for redevelopment to other land uses. There was also a perceived inconsistency between the evidence in the Employment Land Study (ELS) (2015) and the Policy about the need to provide opportunities for redevelopment on some non-designated employment sites. In light of the comments, DM48 has been deleted. The opportunities for

redevelopment of non-designated employment sites, and requirements for protection, are set out in **DM50 (*Facilitating site regeneration and renewal*).**

6.95 Concerns were raised that Policy **DM49 (*Maximising the use of employment land and sites*)** is ambiguous about "maximising employment floorspace". The Policy reflects both the jobs projections from the London Plan for Haringey and the fact the borough has a legacy of industrial and warehousing sites that should be reconfigured towards the provision of more intensive employment uses to meet local demand for SME and move-on space. The Policy has been amended to confirm the starting point is a presumption in favour of replacement employment floorspace. There were also concerns that old stock is being unnecessarily lost, and that it is ambiguous whether this policy protects designated and/or non-designated employment sites. Clarification has been added that this policy only protects designated employment-only (i.e. not Regeneration Areas) sites in line with their designated purpose.

6.96 There was opposition to **DM50 (*Facilitating site regeneration and renewal*)**, in particular the targets for employment as part of a scheme (i.e. 33%, 50%). Applicants will be required to submit a viability assessment demonstrating minimum amount of residential floorspace to enable scheme and have this assessment independently appraised. Concern that affordable commercial rents could render schemes unviable. It is recognised that affordable rents need to be defined; however affordable workspace is required to support local economic growth. Developers want PTAL3 sites to be considered suitable for mixed use development. The PTAL reference dropped from policy to ensure flexibility. Mixed use schemes in non-designated employment sites will not normally be permitted in areas of low public transport accessibility.

6.97 Policy **DM51 (*Warehouse Living*)** gave rise to concerns over opening up railway arch at Ashfield Rd, which forms part of the proposal for site allocation for **Arena Design centre (SA34)**. At this site, increased accessibility is essential to enabling the full potential of the area to be realised and connecting the area to the strategic cycling/walking routes.

6.98 The Warehouse community consider organic growth to be a good thing, are strongly anti comprehensive redevelopment and new build. While this is noted, provision for retention of the creative community is made for in the Plan, but the view is that inaction will lead to the area becoming exclusively residential in longer term and some of the existing buildings are not fit for habitation. The existing approach advocated in the Policy is for sites to be masterplanned, which is still consider the most appropriate to address the different existing built characteristics on these variously identified sites.

6.99 There is support from existing residents within the Warehousing Living areas for the combination of affordable workspace and residences currently available on the site, and are against either a purely residential or employment designation. This is supported by the existing policy framework. However there is opposition to a structural division between work and live in new developments. Council considers that new, dedicated workspace, in some form is necessary in this area. Provision for commercial opportunities is essential to meeting the wider employment objectives of the plan.

6.100 Objection from landowner and residents to re-providing original employment floorspace stems from the fact that most have established the residential use of the sites through Lawful Development Certificates (LDC). Consideration of floorspace with an existing LDC will be part of the site masterplanning process as set out in **DM51.B.c**.

6.101 While a number of landowners made representations seeking greater heights than those suggested as appropriate by the Council in the site allocations, other respondents raised concerns that development at 6 storeys across the area was too much. However, multi-storey developments are needed on these sites to provide for the mix of uses sought and to create the "openness" existing warehouse residents desire. Nevertheless, the indicative building heights has been removed from the site allocations as a result of amendments to **Policy DM5 (*Siting and design of tall buildings*)** that provides a clear framework and criteria for assessing proposals for large and tall buildings across the borough.

6.102 From the responses received, there was conveyed a generally a willingness to work with the Council in developing an approach that sought to formally recognise the existing warehouse living community and the benefits the community makes to the cultural richness of the area. There was tentative support for the requirement for masterplanning, with residents keen to be involved in the development of these for their sites. In response it was noted that the Plan would leave a number of issues to be best addressed through a masterplan for an area, and the policy already requires landowners, or the proponents of warehouse living proposals, to work with local residents on and surrounding the site in this process.

6.103 Concern was raised by a number of respondents that warehouse living development could add traffic to local roads; particularly in light of existing road closures. In response it was noted that transport considerations would need to be addressed through the site masterplanning process, having regard to the nature and scale of development and uses, and associated servicing requirements.

6.104 Other matters raised by respondents were generally supported by the Council, such as the consideration to community management as part of the site masterplanning process, and proposals to create a new centre to the area and to opening up the New River embankment, but only where the latter retains and enhances the nature conservation status of the "slopes" of the embankment.

6.105 Developers requested that Policy DM52 (Loss of employment land and floorspace) be amended to relax the criteria for release of employment land/floorspace. Whereas others sought clarification that the Policy was intended to protect employment sites where they are in use, not where there was no possibility of sites coming forward for development. Both propositions were rejected on the basis that the borough has an evidenced demand for additional employment floorspace over the plan period and, therefore, any loss of existing employment floorspace needs to be carefully managed. The Policy has however been modified to ensure that the assessment of suitability for

continued employment use if vacant, includes local agent reports to avoid deliberate vacancy.

6.106 It was suggested that Policy **DM53 (*Development within town centres*)** should provide greater flexibility over restriction on change of use from A1 (retail) to other uses such as A3 (café/restaurant). However, it is considered that the Policy already provides sufficient flexibility for changes of use whilst ensuring town centre vitality is maintained.

6.107 No major issues were raised to Policy **DM54 (*Town centre uses out of centres*)** or Policy **DM55 (*Betting shops*)**, which remain unchanged.

6.108 Objections were received to Policy **DM56 (*Hot food takeaways*),** which respondents considered was not sufficiently supported by evidence; that the 400m distance from schools was too crude a threshold; and the creation of an exclusion zone outside primary schools considered to be unnecessary. It was also put forward that the Policy would adversely impact on the health and vitality of town centres. All of these arguments were dismissed as the evidence from NHS England is compelling and sufficiently robust to support the Policy.

6.109 Concern was raised that Policy **DM58 (*Managing the provision of community infrastructure*)** would restrict institutional health care providers from managing their estates in a way which best meets existing and future service requirements. The Policy was therefore amended to clarify that the loss or change of use of facility may be acceptable where it can be demonstrated that the disposal of existing community infrastructure (such as a health facility) is part of an agreed programme of social infrastructure re-provision to provide for the continued delivery of the related service.

6.110 Other respondents considered that new development should not lead to any net loss of social infrastructure and should rather include a requirement for replacement that provides additional capacity to serve both the existing and future residents. While compelling, a 'no net loss' approach and a requirement for replacement on the same site would not provide sufficient flexibility to deliver the spatial strategy or necessarily best serve needs. DM 58 and **DM59 (*Managing the quality of community infrastructure*)** protect against the loss of community facilities, and therein, it is considered that the exiting requirement for re-provision is sufficient, leaving it for the infrastructure provider to demonstrate that the facility is appropriately located and meets the needs of the existing and future residents, which may involve changing the service delivery model as much as the size of the facility to be re-provided.

6.111 A general comment received to these policies was that the Council is not doing enough to ensure sufficient provision of social and community facilities. In response it was noted that the Infrastructure Delivery Plan establishes the level of provision required to meet the needs for different types of social infrastructure; that the site allocations make provision for delivering social and community infrastructure on individual sites; and the DM Policies ensure proposals for new development engage with the Infrastructure Delivery Plan to deliver infrastructure on site or financially through s106 or the Community Infrastructure Levy. However, to strengthen the delivery of infrastructure, **a new Policy has been inserted into the Plan on the use of planning obligations**

for securing affordable housing and infrastructure needs arising as a result of the proposed development.

6.112 Lastly it was considered that Policy DM58 should not contain a specific requirement relating to Assets of Community Value. In light of the comments, it was agreed that ACVs should be considered as any other community facilities for the purpose of the Policy, and was therefore amended accordingly.

6.113 Developers suggested that Policy **DM60 (*Public Houses*)** was overly protective of pubs and that pubs should not be included in definition of community facilities. In response it was reaffirmed that public houses are part of the fabric of community facilities serving local communities and are included in the definition of community facilities the NPPF. In line with DM58, the Policy will continue to guard against unnecessary loss of public houses.

6.114 Respondents considered that Policy **DM61 (*Provision of day nurseries and child care facilities*)** should be amended to state that proposals will only be granted where they do not result in the loss of playing field land. This is already covered by the Strategic Policies and DM policies that protect open space.

6.115 No representations were received to the policies **DM62 (*Burial space*)** and **DM63 (*Hotels and visitor accommodation*)**, which remain unchanged.

6.116 In response to comments received, two further policies have been added to the Development Management Policies DPD. Both policies deal with implementation. The **first new Policy concerns regeneration**, ensuring proposal that come forward deliver comprehensive development. The policy recognises that sites allocated for development are often in multiple ownership. In such instances, individual parcels of land should not be prevented from coming forward for development, in the absence of proposals for the neighbouring parcels, but when they do, Council needs to ensure they do not compromise the development potential of the adjacent property or properties. The policy therefore requires the applicant to prepare a masterplan for the entire site allocation, showing how their proposal contributes to meeting the site allocation's objectives and outcomes and would integrate with future development on neighbouring parcels.

6.117 The **second additional Policy is related as supports land assembly**, where necessary to facilitate and optimise comprehensive development. The Policy confirms that the Council will use compulsory purchase powers where necessary, and where certain requirements are met.

Site Allocations DPD

6.118 The purpose of this document is to identify, and set the parameters for delivery of development on, the most strategic sites in the borough. Together with the sites identified in the Tottenham Area Action Plan, these sites will meet the borough's housing need over the plan period to 2026. As well as identifying where growth can be accommodated, this document also creates opportunities for new jobs to be leveraged from mixed use developments, and enables the borough's infrastructure to be planned effectively.

Consultation responses

6.119 In total we received 606 representations, which contained 4,385 individual comments. The highest number of representations were received to the proposed site allocation for Broadwater Farm (293 representations & 1,421 comments), while other sites that generated significant responses included the Keston Centre allocation (80 representations & 1,076 comments); Summersby Road (82 representations & 345 comments); Hillcrest (28 representations & 241 comments); Lynton Road (24 representations & 148 comments); Overbury & Eade Roads (20 representations & 76 comments); Cranwood & St Jame's School site (15 representations & 52 comments); and Tunnel Gardens (14 representations & 52 comments).

Main Issues Raised

6.120 There is concern among some respondents that identifying zones around future stations, as set out in **SA1 (*Indicative Crossrail 2 Areas*),** is a form of planning blight, however the Council remains committed to support the introduction of Crossrail as important infrastructure to meet the needs of the growing population. To this end the site has been revised to ensure a 1,000 metre radius around potential Crossrail 2 stations to properly safeguard the sites and reflect the appropriate area required based on experiences of impacts from Crossrail1. Additionally the safeguarded route is included in the policy.

6.121 Respondents to **SA2 (*Designated Employment Areas*)** were concerned about the loss of industrial designations and that the release of land is seen as appropriate for the residential needs of the gypsy and traveller community. While Council agrees that the redevelopment of industrial land in less accessible areas is inappropriate, it is considered that in more accessible locations higher density mixed uses can better meet the housing and employment demand. Additionally, it is recognised that these sites have the highest value uplift, and therefore potential to accommodate new pitches. Any sites would need to consider the appropriateness of pitches from a design perspective using SP3 of the Local Plan.

6.122 There was also confusion about the status of White Hart Lane - this has been retained as Locally Significant Industrial Land (LSIS) - and concern about Omega Works designation as a Regeneration Area, which Council considers to be a suitable designation for the mix of uses proposed for the site.

6.123 **SA 5 – SA9** relate to allocations that have already received planning permission but are yet to be implemented, including Clarendon Square. The comments received to these allocations were fairly minor, due to the fact the parameters for development are already defined through the extant planning permissions.

6.124 The main issue for **SA10 (*Haringey Civic Centre*)** relates to the existing traveller pitch. The existing pitch would need to be re-provided before any development occurs. The site allocation was amended to reflect a comment from Transport for London regarding the requirement to retain a bus stop adjacent to the site.

6.125 Concerns for **SA11 (*Green Ridings House*)** related to the heights proposed, which respondents considered would be detrimental to the amenity of residents on Ringslade Road. They recommended a mews type development would be more in keeping with the characteristics of the area, however this is not considered appropriate on a retained road within a town centre and that the reduced heights along Watson's Road are already to the benefit of Ringslade Road properties.

6.126 **SA12 (*Wood Green Bus Garage*)** has been amended to reflect that the access to the bus garage may not be feasible from just Station Road and that the High Road should also be included. This will ensure flexibility within any future design. Additionally it is noted that access from the High Road should be successfully integrated into the secondary frontage.

6.127 **SA13 (*Station Road offices*)** has been amended to strengthen the policy requirement that temporary reprovision of the bus garage should be secured before any redevelopment, and also to reflect that any development should be aware of the provision of the bus garage on the adjacent site. There is both support for and opposition to tall buildings on this site. One respondent has noted that the justification for tall buildings as a place marker of the station is unnecessary as tens of thousands of people find the station every day. Council remains content that the site is suitable for a tall building but has noted that it is preparing a Tall Buildings SPD to provide additional guidance on the delivery of tall buildings in the borough.

6.128 On **SA14 (*Mecca Bingo*)**, the Environment Agency has suggested an eight metre buffer for development adjacent to Moselle Brook culverts, however this is not consistent with meeting the housing targets. Where de-culverting is viable it will be suggested, but due to the Growth Area location an eight metre buffer would not be acceptable and a smaller buffer area should be negotiated.

6.129 **SA15 (*Morrison's Wood Green*)** has been amended to reflect support for bringing the Gaumont Theatre back into use and providing for soundproofing on adjacent sites.

6.130 Respondents to **SA16 (*Wood Green Library*)** were concerned with the loss of the library building. However, as it is not considered a building of architectural merit and therefore it is only the library use that is required to be retained on the site. A respondent was concerned that the idea of a sky cafe was a folly. However providing public access to viewing platforms on tall buildings remains a policy objective of the London Plan, and would add further opportunities in Wood Green to demonstrate public benefit and value from tall buildings. This allocation was however, amended to reflect the need to be aware of the theatre on the neighbouring site and the need for soundproofing of future buildings on this site.

6.131 **SA17 (*The Mall*)** has been amended to reflect a suggestion for the addition of a development guideline to support upgrading the public realm on the Mayes Road side of the Mall. A requirement has also been included regarding optimizing the developable part of the site to secure a better local cycling and pedestrian network.

6.132 There were no major issues raised in respect of SA18 **(*Bury Road Car Park*)** or SA19 **(*16-54 Wood Green High Road*)** that would require amendments to the policy.

6.133 Concerns to **SA20 (*Westbury and Whymark Avenues*)** related to the proposal of the site as a potential location of a tall building. Council considers this to still be a site suitable for a landmark tall building and therefore does not propose further amendments.

6.134 Transport for London has suggested a car free development for **SA21 (*Turnpike Lane Triangle*)**. While this is supported, it is noted that there may be a need for wheelchair accessibility for both residential and town centre uses on site, and amendments to this effect have been made to the allocation.

6.135 One respondent commented on the fact that site **SA22 (*North of Hornsey Rail Depot*)** is in two ownerships and there is no realistic prospect of the site coming forward at the same time for development. To optimise development across the two sites, it is considered that comprehensive development is required, even if this means the two parcels of land coming forward for development at different times. It was also suggested that a yield of 70 residential units was too low and that at least 100 new dwellings would be possible. The densities applied to the site allocations are in line with London Plan compliant methodology, and represent a policy compliant minimum. It would be for an applicant to demonstrate how, in urban design terms and in compliance with the other policies of the Local Plan, a scheme in excess of 70 dwellings was appropriate.

6.136 **SA23 (*Wood Green Cultural Quarter North*)** has been amended to remove reference to the 33 per cent floor employment space target and instead, replaced this with a requirement for the maximum floor space viable. There is opposition to active frontages, public realm improvements, capped commercial rents, decentralised energy networks and the pedestrian-cycle link. These are all considered matters of relevance to future development on this site and did not result in amendments to the allocation.

6.137 There are concerns with the height limits in the allocation - both that they are too tall and too restrictive. Reference to specific heights in the allocation has been deleted and each site will be assessed against the tall and taller buildings policy in the development management policies. A guideline has also been added that development on the site should make a positive contribution to the neighbouring conservation area. A respondent is also concerned about the requirement to follow a Council approved masterplan considering it has not yet been developed. This is currently underway as part of the Wood Green Area Action Plan for which Council approval will be sought in spring 2016.

6.138 **SA24 (*Wood Green Cultural Quarter south*)** has been amended to reflect infrastructure requirements and to replace the employment floorspace target with a requirement to provide the maximum viable employment floorspace. There is disagreement with the location of the tall building proposed on site and it is considered by a respondent that a landmark building should be integral to the wider development rather than tucked away by the railway. The location of this building is proposed to mark the entrance to Alexandra Palace from Wood Green and is considered the appropriate location. A respondent also objected

to the 8 storey limit for development considering the site is within a Metropolitan centre and has good transport links. Reference to height limits have been removed from the allocation and any development will be assessed against the development management policy on tall and taller buildings.

6.139 The boundary of **SA25 (*Wood Green Cultural Quarter east*)** has been amended to reflect that a small part of one of the sites has been included in SA23 rather than SA25. It was also amended to remove the 33 percent employment target and the specific height requirement of eight storeys. The landowner supports many of the requirements for the site including the adoption of a masterplan and the possibility of connecting into a decentralised energy network. There is concern however, regarding the need to retain the existing buildings on site. However, council considers the Chocolate Factory building 2 creates a positive active frontage well suited to being part of the future of the site while linking with the past.

6.140 There was concern from the developer about the restrictive height in the draft allocation for **SA26 (*Clarendon Square Gateway*)**. This allocation has been amended to remove reference to the height requirements. Development will be assessed against a new policy on tall and taller buildings in the Development Management Policies DPD, therefore height limits in individual allocations are not considered necessary. The allocation has also been amended to make it clear that a pedestrian cycle link through the site is proposed rather than a road. A respondent has suggested that A1/A3/A4 uses should also be considered for this site, however, as the site does not have a town centre frontage these retail uses are considered inappropriate. There was support for the inclusion of student accommodation in the Policy; however Wood Green High Rd is the preferred location for this use.

6.141 **SA27 (*Clarendon Road South*)** has been amended to reflect the change in employment land space requirements and to remove references to building heights in accordance with reasons set out above. The allocation has also been amended to reflect that residential is appropriate on site in order to subsidise employment floorspace.

6.142 There was concern the height limits for **SA28 (*NW of Clarendon Square*)** were too high and should be amended to reflect heights for the other Clarendon allocations. References to specific heights have been removed as all new development will be assessed against a new development management policy on tall and taller buildings.

6.143 Respondents expressed concern with the proposed tall building location within **SA29 (*Land Adjacent to Coronation Sidings*)** at the entrance to Penstock Tunnel. There is concern a building of such a significant height would have a detrimental effect on Alexandra Park. The specific height of the building has been removed, as development will be assessed against the tall buildings policy in the Development Management Policies DPD. A requirement was added that the building should be slim in appearance to help minimise the impact on the park.

6.144 **SA30 (*Hawes and Curtis, Green Lanes*)** received no comments requiring amendments to the allocation.

6.145 **SA31 (*Wightman Rd*)** received no comments requiring amendments to the allocation.

6.146 There have been no major amendments made to **SA32 (*St Ann's Hospital Site*)**. One residents' association expressed concern with the proposed access to Warwick Gardens. It is considered the use of Secured By Design principles, which are include in the development management design policies, will ensure this is mitigated. There is also support for public open space within the site rather than individual private gardens but this is considered a detailed matter for a planning application to address, having regard to compliance with both amenity standard and open space provision.

6.147 There were no major amendments made to **SA33 (*Arena Retail Park*)**. The respondents brought up concerns relating to the impact of increased traffic on congestion and air quality. It is anticipated that the development set out in the site allocation would result in a reduction in car use and a decrease in congestion and air pollution.

6.148 **For comments related to the Harringay Warehouse District sites (SA34-39) refer to responses to DM51**

6.149 Amendments were made to **SA40 (*Finsbury Park Bowling Alley*)** to clarify the requirements regarding the provision of a new link into Finsbury Park and the need to retain/reprovide the existing leisure use in any new development. A number of respondents also expressed concern about the possibility of a 15 storey building on the site and the likelihood that it would overshadow the park. Specific reference to a building height has been removed and any proposed development will be assessed against the development management policies. A respondent also questions the inclusion of Metropolitan Open Land (MOL) in the allocation. The site boundary has been redrawn to exclude MOL from the allocation, which was included only to facilitate the aspiration for better access through the site to the Park.

6.150 There were no major issues associated with **SA41 (*18-20 Stroud Green Road*)** that required a change to the allocation.

6.151 There was opposition to specific height limits of up to six storeys on **SA42 (*460-470 Archway Road*)**, which has been deleted from the allocation in line with the approach adopted in the rest of the Local Plan. All development proposals will be assessed against the tall buildings policy in the Development Management Policies DPD. It is also suggested that the proposals will have an adverse impact on the Conservation Area including on views. This is not accepted, development can benefit the setting of the Conservation Area on this site.

6.152 **SA43 (*Highgate Station and Gonnermanns*)** has been substantially amended. In particular, it has been split into two separate site allocations. The first covers the old Highgate train station and the second, the Gonnermann's site to the east of Shepherd's Hill. The main concern for respondents to this allocation was the opening up of the tunnels to link with Parkland Walk. Respondents were concerned that this would have a detrimental effect on biodiversity. The new site allocations reflect the opportunity to safeguard

biodiversity values on the former station site while enhancing access and the need for carefully managed redevelopment for the Gonnermann site. The new Gonnermann site allocation does not suggest height limits, as appropriate building height will be assessed against the development management policies.

6.153 No significant alterations were made to **SA44 (*Highgate School*)**. A respondent was unclear on what is intended for parts of the site including the sports field, referencing the Urban Characterisation Study. The Local Plan policies constrain the development potential of the site by ensuring that any future development would not result in a net loss of open space unless an assessment indicates such open space is surplus to requirements.

6.154 The site boundary of **SA45 (*Highgate Bowl*)** has been redrawn following comments to better reflect the extent of the Bowl, and exclude the conflicting boundary with the Highgate School Site to the rear of Dyne House. There was concern for the loss of Harington Scheme. The allocation has been amended to provide recognition of the value of a horticultural facility, and its long term community value is translated into a requirement for safeguarding of these facilities within any future proposals for development on this land.

6.155 There were also concerns that the access through the bowl would impact on the amenity of residents and specific objection to access from Cholmeley Crescent. Council is seeking to increase access to and through this new Significant Local Open Land (SLOL). These accesses will be assessed against the development management policies which seek to address issues of amenity and local character.

6.156 The owner of the nurseries site also believes the bowl should not be designated SLOL, however, as the conservation area is defined in part by the Bowl, it is therefore considered appropriate to define it in this policy.

6.157 The boundary of **SA46 (*Summersby Road*)** has been substantially altered to exclude the Summersby Road housing estate and the carparks adjoining South Close. Respondents had concerns about the inclusion of the estate due to the buildings being in a good condition; Decent Homes work commencing; and it that the site had not been included in an earlier version of the Plan. Following further discussion with the Council's Housing team, this site has been removed from the Plan for delivery within this Plan period. The car parks on South Close are part of a different estate and so have also been excluded.

6.158 Respondents to **SA47 (*Hillcrest*)** had many concerns regarding the inclusion of Hillcrest in the Site Allocations document. They made specific mention to the play space that would be lost in the area. Any development would be required to make appropriate provision for amenity and children's play space. They were concerned about proposed heights and the effect this would have on density and overcrowding of the site. Specific height limits have been removed and the development management policies will require consideration is given to residential amenity and density has regard to the local character. Views and parking loss were also issues and these would be addressed through application of the development management policies as well (i.e. through the requirement for a transport and parking assessment to be produced and

submitted as part of any detailed planning application for infill development on the site).

6.159 Respondents also suggested the allocation was contrary to the emerging neighbourhood plan which intends to protect open spaces at Hillcrest. The Neighbourhood Plan is not yet adopted, but when it is it will form part of the development plan but as a lower level document it must be in general conformity with Strategic Policies and Site Allocations of the Local Plan. There was also confusion regarding the Council's consultant's report and its relationship to the Local Plan with many respondents referencing development proposed on specific sites within Hillcrest. The Site Allocation sets out principles to guide future development of the site but does not propose specific development. It allows for a range of options to be considered. The consultant's report was prepared for the housing team within Council to consider development options and site capacity.

6.160 **SA48 (*Hornsey Water Treatment Works*)** has been removed from the site allocations document due to the specific challenges associated with the site such as the impact on MOL, setting of Alexandra Palace and heritage of the filter beds and the absence of a detail proposal about how these could be addressed.

6.161 There were no major issues identified requiring alterations to the policy on site **SA49 (*Cross Lane*).**

6.162 Following further discussions with the housing investment team **SA50 (*Chettle Court*)** was removed from the allocations document due to the likelihood of its not coming forward for development over the plan period.

6.163 **SA51 (*Lynton Road*)** is amended to require the retention, where possible, of mature trees on site and the need to replace jobs in the allocation. Specific height limits and the reference to extending the district centre have been removed in line with responses to the consultation. Respondents also expressed concern regarding the impact of new development on parking. This will be picked up through the transport and parking assessment which would be required at the time of development.

6.164 Pinkham Way Alliance feel that **SA52 (*Pinkham Way*)** is not suitable for employment use. The existing designations, both employment and SINC, are considered to continue on the basis there is a continuing need for employment spaces in the borough. Any development would be required to consider the SINC designation as well. The evidence the group submitted on the biodiversity present on the site is not sufficient to demonstrate that employment couldn't coexist on the site. Flood risk and culverted watercourse were also reasons suggested for why the site is unsuitable for development. Any proposed development would require a flood risk assessment to demonstrate no adverse impact in flood risk while the impact upon the watercourse is already covered by the policy.

6.165 There is specific opposition to the use of the site for waste, which is noted by council and the allocation does not specify this is the use that will be on site. Respondents were also concerned about views from Friern Barnet Bridge Park

to Alexandra Paces being disrupted. Any development would require an impact assessment on long distance views to be undertaken.

6.166 Respondents concerns to **SA53 (*Cranwood and St James' School*)** included the impact of development on infrastructure in particular school places. This will be addressed through the update to the infrastructure delivery plan. Due to updated deliverability and school need information, the school is excluded from the Site Allocation. Respondents were also concerned about the potential demolition of houses on the site. The houses have been included to ensure a comprehensive approach to development to make best use of the land. Urban realm concerns included the possibility of housing being demolished to form this new urban realm. Enhanced entrances to Parkland Walk and the school are not considered necessary by residents. However these site requirements help to contribute to the site having a mix of uses helping address open space, accessibility and housing objectives.

6.167 Respondents to **SA54 (*Tunnel Gardens*)** are concerned about plans to redevelop their homes and have expressed an interest in seeing evidence which suggests refurbishment is not an option. The site allocation has been based on a preliminary assessment that found the houses are constructed from a defective material which makes restoration uneconomical. More detailed work is being undertaken to compare the costs of redevelopment and refurbishment. At this stage the site allocation allows for either option to be pursued in the future. Height limits have been removed in line with other allocations. Drainage was also an issue and this will be addressed through a flood risk assessment at the time of detailed design. A number of restrictive covenants have been identified on this site, and a comment made in the document regarding these.

6.168 Respondents to **SA55 (*Alexandra Palace*)** expressed concern that the allocation meant that comprehensive redevelopment of Alexandra Palace and the park could be undertaken, which is not the case. The allocation was amended to highlight that Alexandra Palace is the centrepiece of the conservation area rather than just part of it.

6.169 Respondents to **SA56 (*Coppetts Wood Hospital*)** have expressed concern at the ambiguous wording of the site allocation in particular the requirement for facilities to be deemed surplus to requirement before any development can take place. The site has been amended to make it clear that individual uses must demonstrate it is surplus before permission for change of use is granted. Respondents also expressed concern over the loss of parking. This is a detailed design issue that will be managed using DMDPD policies. A parking and transport assessment will be required as part of any development plans.

6.170 The site boundary of **SA57 (*Park View & Durnsford Road*)** has been amended in line with responses to include the car park and empty site to the south of the existing allocation. Respondents also suggested the inclusion of Park Court however it is not made from the same materials which have informed the decision to allocate the other houses. Respondents also requested to see the evidence which suggests refurbishment is not an option. The site allocation has been based on a preliminary assessment that found the houses are constructed from a defective material which makes restoration uneconomical. More detailed work is being undertaken to compare the costs of redevelopment and

refurbishment. At this stage the site allocation allows for either option to be pursued in the future. Height limits have been removed in line with other allocations.

6.171 There was also support for the improvement of the open spaces on site and a suggestion that they could be combined with Springfield Park. Reference has been made in the allocation to the potential for open space improvements with Springfield Park.

6.172 Respondents to **SA58 (*Myddleton Road Local Centre*)** were unhappy about the support for back land development in this allocation. A new policy has been included in the development management policies on back land development. There is also concern about the reference to echelon parking as it is considered the street is too narrow and shared space could be a better option. This is a detailed design issue and the supporting text has been revised to remove reference to specific types of parking so all options can be considered in any proposals for redevelopment.

6.173 **SA59 (*Red House*)** was amended to reflect concerns regarding the proposed height of buildings close to smaller proprieties. The text is amended to bring it in line with other allocations where the allocation provides that heights will be reduced to respect the amenity of adjacent properties. Additionally specific height requirements were removed from the allocation. Two respondents also supported the policy to improve the adjacent open space in any proposed development.

6.174 There were no major issues with **SA60 (*Haringey Professional Development Centre*)** requiring changes to the Policy.

6.175 Respondents had five main concerns regarding **SA61 (*Keston Centre*)**. These were the building height, the opportunity to retain the Victorian school building, the potential land swap of MOL and the impact on the park, the replacement of the nursery on site and traffic issues. The allocation is amended to remove the specific building heights as any development will be assessed against development management policies which address issues of local character and impact on neighbouring sites. While the Victorian school building has some architectural merit, it is not considered appropriate to retain it as the site could be used more optimally by making use of it for residential use. The use of MOL for a land swap is considered appropriate to improve access and as per strategic policies there would be no net loss of open space. The development management policies will address the issues of the impact on the park and traffic while the reprovision of the nursery will be addressed by the infrastructure delivery plan update.

6.176 The main issue associated with **SA62 (*Barber Wilson*)** included the displacement of a viable business which has been operating on the site for many years. The allocation is amended to clarify that any proposal does not result in a loss of employment uses with the presumption in favour of retention /conversion of historic industrial buildings on site.

6.177 As a result of numerous respondents to **SA63 (*Broadwater Farm*)** the allocation is amended to remove the part of Lordship Recreation Ground which

was in the allocation. Multiple objections were received to building on the park these included specifically the loss of the football pitch which is an essential facility for young people in Tottenham, the park being vital for health and well being, it is award winning and protected by a covenant, there will be less space for events and it is linked with the history of the area. For all these reasons the allocation is being amended to remove the park from the allocation.

6.178 Respondents were also concerned about the idea of estate renewal for Broadwater Farm suggesting that it would destroy the vibrant, cohesive and inclusive communities they have worked hard to create. They also suggested that the community hasn't been consulted properly on proposals for the area. The proposal for this area would involve masterplanning which would be undertaken in full consultation with the community and would intend to ensure there were opportunities to enhance the community cohesion and vibrancy already present within the estate. They have suggested there are no structural problems and therefore no reason to suggest demolishing houses. There was also the suggestion that the council shouldn't use the problems with Tangmere block to justify renewal of the entire estate. There was support for demolition of Tangmere block as repairs are ongoing and do not seem to be able to make a difference.

6.179 Other concerns with the estate renewal included the potential loss of affordable housing and the suggestions that new affordable housing would not be affordable to many of the community. They were concerned that poorer people would be displaced because they wouldn't be able to afford to live in the new buildings. Affordable housing would be re-provided in any development on the estate to ensure no net loss of affordable housing by habitable room. In the event of any development tenure split would be determined by housing need, viability and development management policies informed by the adopted housing strategy.

6.180 There are also other concerns with potential development on site including traffic congestion, pressure on local facilities and the potential loss of community facilities. These issues would be addressed through the development management policies and the update to the infrastructure delivery plan.

6.181 Tall buildings were also a concern though they did attract some support with one person suggesting a increasing the heights in some areas could accommodate more units. In line with other allocations, specific heights have been removed from the document as any proposed development will be assessed against development management policies.

6.182 There was storing support from The Selby Trust for retention of **SA64 (*The Selby Centre*)** and the role it can play in meeting the need for community use produced by nearby development. The policy seeks to secure reprovision of the community use before any development can occur.

6.183 **SA65 (*The Roundway*)** is being amended to reflect the changes to the height requirements of the site allocations. This was particularly a concern for The Roundway as a previous inspector's report stated that a building of four storeys would undermine the dominance of Bruce Castle. An increase in density will be

required to ensure redevelopment is viable however the height will be assessed against the development management policies including those relating to heritage buildings.

6.184 There were no comments received in relation to **SA66 (*Leabank and Lemsford Close*)** requiring significant alterations to the policy.

Tottenham Area Action Plan

6.185 The Area Action Plan (AAP) is being prepared in order to ensure that the scale of development and change proposed for Tottenham through to 2026 and beyond is positively managed and guided by an up to date planning policy framework. It also ensures that investment decisions meet the aspirations of the local community and the Council for the area as a whole, as well as specific places and locations within it.

6.186 The AAP identifies land capable of delivering 10,000 new homes and 5,000 new jobs. It provides a formal policy underpinning for developments including the establishing of a new retail centre at Tottenham Hale, the intensification and diversification of existing industrial estates, and mixed leisure development around Tottenham Hotspur's stadium.

6.187 The AAP seeks to provide clarity and certainty about how the opportunities for improving Tottenham's places will be realised, and its challenges addressed. Specifically, it prescribes a vision for how "neighbourhoods areas" can develop, allocates strategic sites for particular uses and types of development, and sets out Tottenham specific policies aimed at ensuring new development is ambitious, appropriate and sustainable in a Tottenham context. It seeks to ensure that infrastructure matches the development proposed, ensures local access to training and employment, and enables housing choice for both existing and new residents.

6.188 The AAP has a strong focus on delivery and implementation. It is intended to alert infrastructure providers and public sector agencies to the growth targets and existing deficiencies present, so that they may schedule service and capacity upgrades accordingly. An updated Infrastructure Delivery Plan will be used in conjunction with the AAP for this purpose. Effective cross-service working, securing the coordinated and timely delivery of social and physical infrastructure improvements, will be essential to support new development and ensure that continued growth across Tottenham is sustainable. The AAP provides further guidance on the appropriate phasing of new development, taking into account the need to ensure positive regeneration occurs which benefits the whole of Tottenham.

Consultation responses

6.189 The total representations received to the Tottenham AAP were 118. These representations drew out 1,070 comments that have been taken into account in preparing the pre-submission draft of the AAP.

Main Issues Raised: AAP (General)

Regeneration

6.190 There were comments on the distribution of growth across the borough. Some respondents did not agree that Tottenham could accommodate an additional 10,000 new homes and noted there is proportionately less growth planned for the west of the borough. The Borough's spatial strategy establishes areas to accommodate growth based on a wide range of assessments including character, heritage, public transport, investment in infrastructure, land availability and economic regeneration needs, along with other opportunities and constraints. Having regard to these factors the Council considers that Tottenham has the capacity to meet the planned housing growth

6.191 Some comments suggested that the AAP does not give equal consideration to the different areas within Tottenham. The AAP is helpfully organised by areas and reflects that there are a range of development and regeneration opportunities across Tottenham, many of which are supported by specific site allocations. The plan has been updated to set out more clearly the vision for each area and how these areas will contribute to the delivery of the spatial strategy.

6.192 There were concerns that regeneration will cause gentrification and displace residents from existing homes and neighbourhoods. There were also concerns that the AAP might work to reinforce inequalities present in the area rather than address them. It is considered that the Plan is aimed at positively improving the life chances of those most in need, and that the EQIA and Sustainability Appraisal of the Local Plan Strategic Policies, shows that the Plan supports this. The Council's vision for Tottenham is to manage development and regeneration to deliver a positive transformation of the area that benefits both existing and future residents.

6.193 One consultee suggested that the Spurs development should not be presented in the plan as a driver of economic development, pointing to research that suggests stadium-led developments do not make a significant contribution to the economy. The Council notes a London Assembly Report (March, 2015) which indicates that stadium-led regeneration schemes can act as a catalyst for physical and social regeneration. It is therefore considered appropriate to present the new Spurs stadium as a driver for change in the area. The AAP includes a site allocation for the stadium and through this policy will seek to ensure that future development proposals both deliver objectives of the plan and achieve maximum public benefit.

Housing

6.194 There were concerns raised with the inclusion of sites within the AAP for estate renewal. Consultees also objected to the demolition of buildings as part of estate renewal, particularly where these are structurally sound. The Council considers the inclusion of these sites is necessary to support delivery of the spatial strategy and meet objectively identified housing needs. Recognising that some housing estates are poorly designed, make inefficient use of land and are in need of repair, the AAP identifies sites where there are opportunities to

improve housing stock and living conditions. This includes interventions to enhance site layout and design for better connectivity and legibility, upgrade buildings and amenity areas and optimise the use of land. The Local Plan has been amended to better clarify the rationale for including sites for estate renewal, as set out above.

6.195 There were various representations on future plans for individual estates allocated for estate renewal opportunities. The Local Plan provides a policy basis for estate renewal but does not set specific details for individual schemes. When considering future options for a site, the priority to meet housing need may mean that redevelopment is preferred over refurbishment. In some circumstances, cross subsidy of new affordable housing stock from market housing may be necessary to make schemes viable. The Council is committed to engaging with local residents to identify an approach for estate renewal which meets the needs of both current and future residents, in line with the Council's Housing Investment Strategy and s105 of the Housing Act 1985.

6.196 Some consultees questioned why housing estates were included in allocations when the Decent Homes programme is being completed and argued this should be the preferred vehicle for improving housing stock. The Council recognises the importance of the programme in ensuring housing is maintained at the appropriate standard in the short term. Beyond housing repair, the plan identifies opportunities to improve the quality and quantity of housing over the long-term having regard to the strategic plan objectives.

6.197 There were concerns that leaseholders might be priced out of and displaced from the local area, including through Compulsory Purchase Orders (CPOs). Comments were received from both residents and businesses in this respect. In the case of compulsory purchase, leaseholders are offered compensation on the principle of equivalence, meaning they will be no better or worse off after acquisition. The Council will support relocation within the area where possible, whilst recognising that CPO legislation allows for financial compensation so that businesses and residents can make their own decisions in this regard.

Affordable Housing

6.198 Consultees stated that affordable housing is not genuinely affordable. It was also suggested that that the plan's target for affordable housing should be 100%. The borough wide target for affordable housing is set in the Strategic Policies Local Plan and is informed by a viability assessment. Across the plan, the objectives are to significantly increase housing supply, including affordable housing, to meet local needs. The Council will seek to maximise the amount of affordable housing provided in new development schemes in the Tottenham area, however recognising that delivery on a site basis is influenced by viability and grants available to provide for different types of affordable provision.

6.199 There were comments suggesting that the AAP does not sufficiently reflect the large number of residents in rented accommodation and the need for affordable rents. It was also suggested that the Council should consider rent controls as a solution to creating more affordable housing. The introductory text in the AAP has been amended to more clearly reflect the situation with respect to rented accommodation in the Tottenham Area. Rent control for private rented

development is outside the scope of the planning system. The Council will seek provision of affordable rented accommodation in line with Policies SP2 and AAP3.

6.200 There was a request for clarification on the Council's aspirations for a better mix of housing. There was concern that this implied the loss of social housing units, which consultees also objected to. The plan has been revised to set out more clearly the plan objectives for housing mix in Tottenham. The policies set out that the Council will seek to ensure no net loss of social housing on a habitable room basis.

Employment

6.201 It was suggested that the AAP could better set in context the nature of the local economy, the range of viable employment uses currently in the area, and set clearer objectives for the new affordable and flexible workspace provision to support businesses. Amendments to the introductory and supporting text have been made to this effect. The DM Policies set requirements for affordable workspace.

6.202 Consultees expressed concern for the loss of employment land and floorspace, particularly to residential and other uses, with some suggesting that there should be no net loss of floorspace. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough (including in Tottenham) to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. The DM Policies set out the Council's approach to maximise replacement employment floorspace in appropriate mixed use schemes. It also seeks to protect floorspace in non-designated employment locations.

6.203 Respondents stated that new jobs should be catered for local residents, be of good quality and pay the living wage. The Local Plan broadly seeks to increase the number and quality of jobs in Tottenham and residents' access to them, including through requiring planning contributions for skills and training. The living wage is outside the scope of the Local Plan.

Infrastructure

6.204 Respondents suggested that the plan does not sufficiently address the infrastructure requirements necessary to support the growth planned in Tottenham, including for health, education and community facilities. The Council considers that this will be dealt with through an updated Infrastructure Delivery Plan. However, the AAP has been revised to provide some narrative on this matter, including by signposting some of the key strategic infrastructure that will be delivered to facilitate growth. Information on the Housing Zone has also been included to set in context the dedicated investment committed to unlock the area's growth potential. Finally, the site allocations set out specific requirements for infrastructure provision where appropriate.

6.205 There were specific concerns around the capture and spend of S106 contributions and the Community Infrastructure Levy (CIL). It is recognised S106 and CIL will play a role in funding infrastructure however further details in

this regard are set out in the Council's Planning Obligations Guidance SPD and CIL Charging Schedule respectively. The CIL will be subject to periodic review over the life of the plan.

Transport

6.206 It was suggested that the plan should appropriately reflect the timescales for Crossrail 2 and the need to ensure that site allocations enable its delivery. Updates have now been made to this effect. The plan has also been revised to include a new overarching policy on transport which includes requirements for proposals to consult with the appropriate agencies where Crossrail 2 is planned.

6.207 In response to consultation comments, the plan has also been amended to signpost current and emerging transport projects including the Cycle Superhighway and four-tracking of the West Anglia rail line.

6.208 There were concerns with impact on parking provision, which is considered by many respondents to be a key issue in locations where parking is already limited. A key aim of the Local Plan is to shift the mode by which residents and visitors travel, from car-based to more sustainable modes such as public transport, walking and cycling. Parking will be required in line with the DM Policies and car free development supported where appropriate.

Green infrastructure and nature conservation

6.209 Respondents objected to development on open and green space and suggested that the plan should prioritise development on Brownfield land. This is consistent with the plan objectives. In particular, the DM Policies provide for no net loss of designated open space and protection of biodiversity sites.

6.210 It was suggested that the AAP should set out more clearly how it will contribute to provision of green infrastructure. The Council considers these are borough wide matters that are more suitably addressed in the Strategic Policies and DM Local Plans, particularly to ensure coordination in managing the network of green infrastructure. However individual site allocations have identified opportunities where future development should seek enhancements in this regard.

6.211 There were some objections to the proposed green link, as set out in the responses to the relevant AAP policy and site allocations. The Council considers that the green link is strategic infrastructure which is important to delivering the plan objectives for enhancing access to open space. The site allocation development guidelines, along with DM Policies, will ensure that the principals of establishing the overall Haringey Green Grid in Tottenham are sensitively integrated.

6.212 There was support for the plan's recognition of the Lee Valley Regional Park and objectives to improve access to it. Greater recognition of the Lee Valley Regional Park as a Special Protection Area for biodiversity which may be threatened by higher visitor numbers. The Council will work with the Lee Valley Regional Authority to ensure that development does not adversely impact on the environment. A Habitats Regulations Assessment will inform plan production.

6.213 Water management is dealt with principally through the Strategic Policies and DM Policies Local Plans. However following consultation responses received, the AAP has been amended to better highlight local opportunities for sustainable water management. Site allocations have been updated to identify Source Protection Zones for groundwater, Flood Zones and locations where de-culverting should be investigated and implemented if possible. The DM Policies have also been updated to ensure development is adequately supported by water supply infrastructure.

Heritage and conservation

6.214 Some respondents considered that the draft AAP did not suitably demonstrate the Council's commitment to preserving and enhancing Tottenham's historic character, particularly in the context of regeneration. The Council acknowledges the statutory protections in place for both heritage assets and conservation areas. Management of the historic environment is dealt mainly by the Haringey's Strategic Policies Local Plan along with new policies in the DM Policies. However the consultation comments are noted and the Council has revised the plan to set a more positive framework for managing heritage assets. This includes a new policy on conservation and heritage which links to the relevant DM Policies. The site allocations site requirements have also been updated to signpost where there are heritage assets that require appropriate consideration in future proposals, including listed buildings, conservation areas and archaeological priority areas.

Design

6.215 There were a number of responses stating that the AAP should set a more positive framework for good quality design, so as to ensure that new developments reflect local character and identity and further contribute to place making. Design guidelines will be dealt with principally through the DM Policies Local Plan, which includes a new Haringey Development Charter which all development proposals must engage with. The site allocations set out specific requirements and considerations for development design where appropriate.

6.216 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set out in a new AAP policy on urban design and character.

6.217 Some consultees stated that the plan does not sufficiently protect the character of parks and open spaces, particularly where development is proposed adjacent to them. Some comments pointed to relevant London Plan policies. The Council considers that the AAP is in general conformity with regional policy. Proposals will be assessed against the DM Policies which set out that development should protect and enhance the value and visual amenity of open space.

Consultation

6.218 Respondents raised several concerns about the consultation process. Overall it was felt that there was insufficient notification of the consultation, that there was insufficient time to comment given the volume of consultation materials and technical evidence published, as well as lack of clarity on consultation dates

and opportunities. The Council considers that it has fulfilled the statutory requirements for the consultation. However, it has since commenced a review of its Statement of Community Involvement to inform future practices in this regard.

6.219 Some consultees noted that the AAP had suitably summarised responses to previous consultations but suggested that the plan would exacerbate rather than positively address issues and challenges raised. All responses received have been considered in the production of the publication versions of the plan.

Other comments

6.220 There were a number of general comments regarding text omissions, invalid web links, maps, grammar, document references and factual updates for extant planning permissions. Minor edits to the plan have been made to address these comments.

6.221 In response to concerns relating to the involvement of local communities in the delivery of the Plan, the supporting text was amended to include 'local communities' as those consulted by developers along with landowners and other stakeholders.

6.222 There were comments regarding the plan's support for comprehensive development of sites. There were concerns that this approach is not always in the public interest, and in particular, will prohibit incremental and more sensitively designed development from coming forward. The policy does not preclude such incremental development from occurring, but on key strategic sites the Council will require site masterplanning and comprehensive development in order to ensure delivery of the spatial strategy. This is clarified in the supporting text.

6.223 The policy has been amended to provide clarity on the meaning on the term 'positive regeneration'.

6.224 A new policy has been drafted, 'Heritage and Conservation' in response to comments relating to protecting Tottenham's heritage assets.

Policy Specific Comments: AAP2 (Housing)

6.225 In response to comments relating to the affordability of new housing the Council's response states that the aim of the policy is to maximise affordable housing in new developments, but this is constrained by viability, as set out in the National Planning Policy Framework, and the grants available to provide different types of affordable housing.

6.226 There was concern about the policy's aim to rebalance housing tenure. The Council's response states that the London Plan Policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, the tenure split within draft AAP Housing Policy is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the

balance of tenure at any given site will be negotiated and considered on a case by case basis.

AAP3 (Tottenham Hale District Centre)

6.227 For clarity, the policy is amended to set the parameters for development in the area, and further detail will be set out in the emerging District Centre Framework.

6.228 Consultees noted the draft plan's lack of detail on the evening economy and implications for the new District Centre and other town centres. Further evidence is being prepared in this regard and will help to inform future planning and implementation frameworks for the District Centre.

AAP4 (Green Link)

6.229 Many comments required clarification of the role and impacts of the Green Link and objected to its potential impact on the children's play area in Down Hills Park. The policy has been amended in response to comments to reduce the focus on creating a single "Green Link", towards creating a network of green spaces as the Tottenham part of Haringey's Green Grid.

AAP5 (Changes to Designated Employment Areas)

6.230 The policy has been amended to demonstrate a clear direction for employment and business growth. To address technical comments and for clarity, the policy and supporting text was amended to include: a full list of designated employment sites; jobs/floorspace assumptions; and updated maps.

Tottenham High Road (General comments)

6.231 In response to concerns about the loss of employment floorspace, the policy has been revised to provide further clarity on the re-provision of employment floorspace including support for affordable workspace.

6.232 Concerns were raised with proposed building heights. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

6.233 A new designation for Locally Significant Open Land will be made following a comment that the green space at the northern end of Lawrence Road should be optimised for public use.

SS2 (Gourley Triangle)

6.234 In response to concerns with the loss of employment floorspace, the policy has been revised to provide further clarity on the re-provision of employment floorspace including support for affordable workspace.

6.235 It was highlighted that the Stone Bridge Brook runs in a culvert under the site. The policy has been revised to signpost this and require proposals to investigate opportunities for de-culverting.

SS3 (Apex House and Seacole Court)

6.236 There were questions as to why Seacole Court was included in the site allocation for Apex House. It is considered that both sites have future development potential and can contribute to delivery of plan objectives. The policy has been revised to make clear that any development should be considered comprehensively, including through phasing if necessary. The policy has also been updated in response to comments suggesting that proposals must take account of the site's relationship with Wards Corner, along with seeking wider public realm and access improvements.

6.237 There were concerns raised with proposed building heights including a tall building at Apex House. The policy is supported by local evidence but has been amended slightly to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. A tall building at Apex House is considered a suitable location marking the Seven Sisters transport interchange.

6.238 Following suggestions that the site should make a contribution to town centre uses given its location, the policy has been revised to require active uses on the ground floor of Seven Sisters Road and High Road frontages.

SS4 (Helston Court)

6.239 There were objections to the inclusion of this site in the Local Plan, including a petition from local residents. In light of these representations and following further consideration of scheme deliverability, the site was removed from the Local Plan.

SS5 (Wards Corner and Suffield Road)

6.240 The policy has been amended to clarify the potential for the site to be developed according to either the extant planning permission or the proposed site allocation.

6.241 There were particular concerns with the loss of the Seven Sisters Market. Whilst the previous consultation plan requires re-provision of the market on-site as part of any future development, the site allocation has been revised to set this out more clearly.

6.242 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

SS6 (Brunel Walk and Turner Avenue)

6.243 There were objections to the inclusion of this site in the plan owing to concerns over loss of existing structurally sound buildings and affordable housing. It is considered that the site should continue to be considered for inclusion as part of the Council's estate renewal programme and to help deliver the borough's spatial strategy. The Local Plan policies will require that development does not result in a net loss of affordable housing on a habitable room basis.

6.244 Taking account of consultee comments a new requirement to provide open space as part of any future redevelopment has been included, in particular, seeking opportunities to link with amenity spaces adjacent to the site.

TG1 (Tottenham Leisure Centre Car Park)

6.245 There were concerns with the loss of the car park and potential impact this would have on accessibility for leisure centre users. It was also considered by many consultees that the proposal would adversely impact on local amenity and open space, both on and adjacent to the site. The allocation has been removed from the plan to allow further consideration for the reconciliation of parking issues only, so that the site can be optimised for public benefit.

TG2 (Tottenham Chances)

6.246 Consultees expressed concern over the loss of the Tottenham Chances community facility. The policy continues to provide for a community use as part of mixed use redevelopment. However the site allocation has been revised slightly to set out more clearly the expectation for an enhanced community facility and appropriate venue for the existing community use.

6.247 In response to concerns raised with impact on the historic environment, the policy has been revised to reinforce the need for proposals to demonstrate how heritage assets and their setting will be considered in any site redevelopment. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

6.248 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

6.249 The policy has been amended to allow for appropriate car-free development recognising the site is in an area of high public transport accessibility.

TG3 (Tottenham Police Station and Reynardson Court)

6.250 Addressing concerns with the loss of police facilities, the site allocation has been changed to clearly set out that conversion of the existing station will be subject to re-provision of the police station locally.

6.251 The policy has been amended to allow for appropriate car-free development recognising the site is in an area of high public transport accessibility.

BG1 (Bruce Grove Snooker Hall and Banqueting Suite

6.252 There were concerns raised with respect to the impact of future development on the historic environment, including the former cinema and conservation area. These assets remain subject to both statutory and policy protection. The allocation has been revised to set a new requirement for site masterplanning which will help to ensure that heritage assets and their setting are properly considered in future proposals. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

6.253 There were concerns raised regarding parking and access, in particular, the proposal for car-free development and loss of parking at this site. The Council considers that the high public transport accessibility levels at this location justify the approach advocated. Future requirements for specific proposals will be set in line with the relevant DM Policies.

6.254 Some consultees objected to the inclusion of this site in the allocations on the basis that there are viable uses in the existing buildings. Having regard to delivery of the spatial strategy, the site is allocated for its optimum future use rather than the existing use. The allocation sets guidelines for use of the site should future proposals come forward.

BG2 (Tottenham Delivery Office)

6.255 Respondents noted the presence of Bruce Grove Wood, to the rear of the site, as a valuable open space with ecological value that should not be adversely affected by future development. The Local Plan will designate this as Significant Local Open Land to ensure it is appropriately recognised, protected and enhanced.

6.256 There were concerns raised with the loss of the existing business and service provided by the delivery office. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is allocated for its optimum future use rather than the existing use. The future of the delivery office is subject to the land owner's aspirations for the site. The allocation has been amended to set out the Council's expectation for replacement employment floorspace as part of any site redevelopment.

6.257 Consultees generally supported the proposal for a new access route from Moorefield Road however there were concerns raised with security. There were also concerns with the impact of development on residential amenity. The policy has been amended to set out requirements for passive surveillance and other design features to address security and protection of amenity. The Development Management Policies also sets further requirements in this regard.

6.258 There were objections to the demolition of 5 Bruce Grove. There is an extant planning permission for works to refurbish this property along with a planning permission at 7 Bruce Grove. Site redevelopment will be subject to the implementation of these permissions or other requirements as set by the site allocation.

BG3 (Bruce Grove Station) and BG4 (Moorefield Road)

6.259 BG3 and BG4 have been incorporated into the allocation for Bruce Grove Station to ensure a more comprehensive approach to redevelopment across the sites. This change has been made, in part, following consultation comments which suggested that the Moorefield Road site requirements should be considered in relation to adjacent sites. There was a further comment suggesting that future development should not impact on nearby uses, such as the cafe and community centre, and this will be managed through the DM Policies.

6.260 There were concerns regarding the loss of existing employment and business uses including the builders' merchants. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is allocated for its optimum future use rather than the existing use. The policy does not preclude the continued use of the site for the employment use, but sets guidelines to manage development should the site become available in the future. The policy has been amended to set out the Council's expectation for replacement employment floorspace as part of any mixed-use redevelopment.

North Tottenham (General comments)

6.261 These comments did not refer specific policies but addressed topics which are relevant to North Tottenham. The key matter was that of the proposed football stadium and how it is set in the context of the AAP.

6.262 It was suggested that the vision for the AAP is prejudiced by the proposed stadium redevelopment already in the pipeline. The Council considers that the AAP is necessary to help deliver the spatial vision and strategic objectives for the borough, with the adopted Strategic Policies Local Plan providing the context for the AAP. An allocation has been proposed for the Tottenham Hotspur Stadium to ensure any future development both considers and positively contributes to wider local area objectives.

6.263 There were further comments suggesting that the plan should ensure appropriate consideration for the historic environment, particularly with redevelopment of the football stadium. The plan has been revised to include a new policy on conservation and clearer requirements for site masterplanning, which will help to ensure that heritage assets are positively considered in development and regeneration.

NT1 (Northumberland Park North)

6.264 There were no significant issues raised with this policy requiring changes to the Policy.

NT2 (Northumberland Park)

6.265 A number of respondents expressed concern with, or objected to, the site allocations for a major estate regeneration programme and potential redevelopment of estates in this area, particularly where the housing stock is considered to be in good condition. There was also in-principle support for the site allocations in contributing to the regional spatial development strategy however recognising the need for collaborative engagement with local residents. The Council considers that the allocations are required to help meet the strategic objectives of the Local Plan including delivery of the borough's housing target. In light of responses received, policy AAP1 has been amended to emphasise that future development opportunities and proposals should be considered in consultation with the local community. In addition, the Local Plan has been revised to set out more clearly the requirements for masterplanning to ensure a coordinated approach to future development, including in the Northumberland Park area.

6.266 Some consultation comments suggested provision for types of community facilities and specific design requirements to be set within the allocations. It is considered that these detailed matters can be addressed through future

masterplanning exercises, which the Local Plan has now drawn clearer linkages to.

NT3 (High Road West)

6.267 There were concerns with the loss or displacement of the existing community facility within the site allocation. The policy will continue to require that the community use is re-provided. Additional supporting text has now been included to set out that future site development will be subject to the needs of the existing occupants of the Irish Centre being suitably met.

6.268 Consultees raised concerns about the potential loss of existing local businesses and employment floorspace. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough (including Tottenham) to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. There is a need to locate higher density uses in accessible locations and the site is therefore allocated for its optimum future use rather than existing use.

NT5 (Tottenham Hotspur Stadium)

6.269 Consultation responses highlighted the desire for maximum public benefit to be derived from the development of the stadium. The Council agrees and through this site allocation will seek to ensure that future development proposals deliver the objectives of the Local Plan.

6.270 There were concerns raised with respect to the impact of future development on the historic environment. The policy will continue to require that proposals respond positively to the conservation area. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

Tottenham Hale (General comments)

6.271 These comments did not refer to specific policies but addressed topics which are relevant to Tottenham Hale. The majority of responses referred to infrastructure. Consultees noted the level of growth that is being planned for Tottenham, including Tottenham Hale, and suggested further information should be included in the plan to set out how this growth will be supported by infrastructure. The introductory section to this set of site allocations has been revised to signpost some of the key strategic infrastructure that will be delivered to facilitate growth. Additional information on the Housing Zone has also been included to set in context the dedicated investment committed to unlock the area's growth potential.

TH1 (Station Square West)

6.272 A number of consultation responses were received in respect of proposed building heights. Some responses suggested the policies were too restrictive and would limit the development potential of specific sites, particularly given the context of the Housing Zone, whilst others objected more broadly to tall buildings and their potential clustering within the area. The policy has been amended to reflect that specific heights will be considered in line with the DM

Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. The policy will continue to provide that a tall building may be appropriate at this location, marking the key transport node at Tottenham Hale and the emerging District Centre. The District Centre Framework (DCF) will provide a tool to assist with policy implementation in this respect.

6.273 There were some concerns raised with identified discrepancies between the DCF and Haringey's Urban Characterisation Study (UCS). The Council notes that the proposed policy is informed by a range of technical evidence, of which the UCS is one. The DCF will be used as a tool to assist with policy implementation. The policy has been amended to set out more clearly the expectation that proposals should have regard to the DCF or masterplans on development proposals as appropriate.

6.274 Consultees expressed concern with the proposal for a new District Centre at Tottenham Hale and the potential impact on the character of the local area, traffic and amenity. The Council considers that the District Centre is consistent with regional policy and supports delivery of the spatial strategy.

6.275 There were objections to the Green Link. These were made with specific reference to the Green Link's proposed interface with Down Lane Park. Further information on this matter is set out below in TH2, where the proposal for this Green Link was introduced in the plan, and where similar representations were made.

TH2 (Ashley Road South)

6.276 Some consultees expressed concern with the proposal for a new District Centre at Tottenham Hale and potential impacts on the character of the local area, traffic and amenity. It was also considered the District Centre would adversely affect the retail park and vitality of town centre uses along Tottenham High Road. The Council considers that the District Centre is consistent with regional policy and supports delivery of the spatial strategy.

6.277 Respondents suggested that the District Centre would significantly increase traffic within the area. A key aim of the Local Plan is to shift the mode by which residents and visitors reach Tottenham Hale, from car-based to more sustainable modes such as public transport, walking and cycling. Parking will be required in line with the DM Policies and car free development supported where appropriate.

6.278 Consultees noted the draft plan's lack of detail on the evening economy and implications for the new District Centre and other town centres. Further evidence is being prepared in this regard and will help to inform future planning and implementation frameworks for the District Centre.

6.279 There was a suggestion that new development on the retail park should include creation of new green corridors along the railway and other edges and along any central corridor. This is supported and the policy has been revised to ensure appropriate consideration for this in future proposals.

6.280 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

TH6 (Hale Village Tower)

6.281 Consultation responses received were mainly with respect to proposed building heights. Some responses suggested the policy was too restrictive and would limit the development potential of the site whilst others objected to a tall building. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. However the policy will continue to provide that a tall building may be appropriate at this location, in particular, acting as a marker for the entrance to the station from Ferry Lane and also reflecting the extant planning permission.

TH7 (Hale Wharf)

6.282 There were concerns raised with the appropriateness of tall buildings at Hale Wharf. Respondents also pointed to potential impacts of development on the character and setting of the Upper Lea Valley Regional Park. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set out in a new AAP policy on urban design and character. Furthermore, the policy will continue to include specific requirements to ensure that development is in compliance with green belt objectives and will not have an adverse impact on local ecology and biodiversity.

6.283 Respondents broadly supported the policy to improve access to and enhance the usability of the Paddocks, and the approach will be carried forward.

6.284 There were comments suggesting that a comprehensive approach to development of the site would be necessary given the site is in multiple landownership. This approach was already advocated, but the policy has been slightly amended slightly to set out more clearly that development will be required to be accompanied by a site-wide masterplan.

6.285 Some comments noted existing employment uses and the potential for the site to continue to support employment. The policy makes provision for replacement employment floorspace as part of future mixed-use redevelopment and further requirements in this regard are set in the DM Policies Local Plan.

TH8 (Welbourne Centre)

6.286 Consultees expressed concern that the proposals will compromise existing green spaces and landscaping at Monument Way and adjacent Chesnuts estate, which are valued as informal play space and natural buffers protecting residential amenity. The open space at Monument Way has no formal open space or biodiversity designation and the Council considers that this site can contribute more positively to plan objectives, including housing delivery. The policy has been revised to ensure development optimises use of the existing undesignated open space, with new homes opening onto it for the benefit of amenity and passive surveillance. In addition, a new requirement for provision

of public realm has been added which includes consideration for retention and improvements to trees planted along Chesnut Road.

6.287 There were also concerns raised with proposed building heights, protection of residential amenity and potential impacts on local character. Design requirements, including for residential amenity and building heights, will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

TH9 (Fountayne and Markfield Road)

6.288 Some consultees disagreed with the Local Employment Area - Regeneration Area designation and wished to retain the 'live-work' status of the site. The Council considers the approach advocated is necessary to ensure the site supports employment development whilst providing for appropriate complementary uses.

6.289 There were objections to the development guidelines requiring that buildings be retained for their industrial value. The policy has been amended to allow a more flexible approach to redevelopment, so that proposals will need to be accompanied by a review of industrial heritage of buildings. This review will inform planning decisions having regard to the statutory protections and a new AAP Policy on conservation along with relevant DM Policies on design

6.290 There was an objection to requirement for the re-provision of original employment floorspace, partially on grounds that Lawful Development Certificates for residential use have been granted. The Local Plan will be amended to reflect consideration for LDCs, where appropriate, and continue to seek to maximise employment floorspace through the site masterplanning process.

TH10 (Herbert Road and Constable Road)

6.291 There were concerns regarding the loss of existing business uses and employment floorspace. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is allocated for its optimum future use rather than the existing use. The policy does not preclude the continued use of the site for the employment use, but sets guidelines to manage development should the site become available in the future. The policy has been amended to set out the Council's expectation for the maximum amount of dedicated employment floorspace to be re-provided in any future development.

6.292 Whilst both sites will be designated Local Employment Area – Regeneration Area, the site allocation has been amended to provide for warehouse living to be introduced at Constable Crescent.

Next steps

6.293 Following Cabinet's consideration it is intended that the four local plan documents will be reported to Full Council on 23rd November for approval for publication and submission to the Secretary of State.

6.294 Publication is part of the statutory process and will run concurrently for the four documents. It is expected that this will start on 1st December and run not less than 6 weeks. However, due to the Christmas a period of publication until the 29th January is proposed, making it approximately 8.5 weeks overall, including Christmas.

6.295 The Regulation 19 stage is a formal stage and focuses on the legality and soundness of the documents. Following the close of the publication period, there is no opportunity to make further changes to the documents, except for very minor amendments, such as corrections to spelling or factual errors. The responses received are analysed by the Council and then submitted with the pre-submission versions of the documents to the Secretary of State to be considered by the Planning Inspector appointed to undertake the examination.

6.296 The submission of the documents, representations, and any proposed minor modifications (if necessary) is likely to take place in March 2016, and will trigger the commencement of the Examination in Public procedure.

6.297 The appointed Independent Planning Inspector will review and assess the documents having regard to the representation received and the four *Tests of Soundness*:

1. Positively Prepared: based on a strategy which seeks to meet objectively assessed development and infrastructure requirements
2. Justified: the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
3. Effective: deliverable over its period based on effective joint working on cross-boundary strategic priorities
4. Consistent with national policy: enabling the delivery of sustainable development

6.298 Where the Inspector considers that issues remain that might affect the 'soundness' of the documents, they will convene a hearing to discuss these specific matters, and will invite respondents to attend to give their views.

6.299 The Examination in Public process can take more than 3 months and will only conclude once the Planning Inspector has issued their Report, which can include any prescribed modifications the Inspector considers necessary to overcome any 'soundness' concerns. If the documents are found to be sound, the Council can then proceed to formally adopt and implement these as part of the Local Plan.

7. Contribution to strategic outcomes

7.1 Preparation of the Alterations to the Strategic Policies DPD, the Site Allocations DPD, the Development Management DPD, and the Tottenham AAP, aligns with our Corporate Plan vision and objectives to actively manage and drive growth and development, specifically;

Priority 4 (Growth) by maximising opportunities for significant residential and commercial growth and development targeted at areas of the Borough that can accommodate change and have the capacity to do so; priority 4 includes a specific commitment to focus regeneration and investment in Tottenham and Wood Green; and

Priority 5 (Housing) by providing the policy framework necessary to enable the delivery of a significant numbers of new homes and policies controls necessary to ensure such growth and development results in a high quality and attractive residential amenity

7.2 The progression of the four development plan documents to adoption is therefore considered consistent with, and crucial to, delivery of the Corporate Plan Priorities.

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

Finance and Procurement

8.1 The cost of preparing, publishing, and consulting on the documents contained within this report is contained within existing Planning budgets. The intention remains that all four local plan documents be run in tandem in terms of pre-submission consultations, submission, examination and adoption. This will save on the costs involved with separate publication, consultation and examination, and will make the most efficient and effective use of resources. The agreement of these plans should support delivery of Council priorities around Economic Growth and improved infrastructure.

Legal

8.2 The four development plan documents, when adopted, will form part of the statutory development plan for the Borough against which any subsequent applications for planning permission would be tested. That being the case it is important that these development plan documents are put in place formally at the earliest opportunity in order to be able to deliver the identified local development needs of the borough. A failure to put in place relevant and up to date policy will undermine the Council's ability (as local planning authority) to manage the process and deliver these needs. There is a statutory process to be undertaken.

8.3 The legal requirements for preparing and consulting on Development Plan Documents are set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012. This includes formal consultation at the Regulation 18 stage and consideration of any and all consultation responses received before proceeding to the next stage.

8.4 Furthermore, the Supreme Court has recently endorsed the following general principles of consultation relevant to the consideration namely:

- That consultation must be at a time when proposals are still at a formative stage;

- That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
- That adequate time must be given for consideration and response; and
- That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.

8.5 In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.

8.6 Having regard to the forth principal, and having been the subject of Regulation 18 consultation, the Council must take into account the representations received and, where appropriate, show how these have been addressed in preparing the Regulation 19 pre-submission consultation documents. The proposed responses to the consultation submissions received are dealt with in this report and its appendices and the Cabinet will clearly want to demonstrate proper consideration thereto.

8.7 Following consideration by Cabinet and, on the recommendation from Cabinet, the documents must be approved by the Full Council and published under Regulation 19, together with other "proposed submission documents", before they can be submitted to the Planning Inspectorate for Examination in Public (EiP). This provides a formal opportunity for the local community and other interested parties to consider the documents, which the Council would like to adopt, and comment thereon with an ability to make representations to the EiP.

8.8 There is a requirement that borough development plan documents must be in conformity with the London Plan and, under the Localism Act 2011, there is also placed on plan-making authorities, a statutory duty to co-operate with adjoining authorities and prescribed bodies and persons in the preparation of development plan documents. This duty requires active and constructive engagement with those parties and to have regard to the activities of those parties.

8.9 A failure to comply with any of the statutory requirements may result in a development plan document being found 'unsound' at the examination in public.

Equality

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

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;

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

8.11 Together the four local plan documents referred to in this report will provide the Council with a strategic framework to help deliver a range of outcomes including new homes, jobs, local economic growth and improved social infrastructures and capital for residents across the borough including groups who share the characteristics protected by the Equality Act 2010.

8.12 The Regulation 18 consultation has sought to take account of the Council's general equality duty by ensuring that all sections of Haringey communities, especially those who share the Equality Act's protected characteristics, have had the opportunity to participate and have their say on the proposed policies and site allocations.

8.13 The report is seeking Cabinet endorsement of the final draft documents, and their associated supporting information, which includes a full Sustainability Appraisal that includes EqIA. This ensures the final policies have been considered for their potential impact on all sections of Haringey communities, but in particular, those with protected characteristics.

8.14 On the whole, the draft DPDs will not materially disadvantage any section of the Haringey communities.

9. Use of Appendices

9.1 Appendix A: The draft Schedule of Alterations to the Local Plan: Strategic Policies: Pre-submission version; This is included at pages 119-214 of this agenda pack.

9.2 Appendix B: Consultation Statement to the draft Schedule of Alterations to the Local Plan: Strategic Policies: Preferred Option; This is available on http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7300&Ver=4

9.3 Appendix C: The draft Development Management Policies: Pre-submission version; This is included at pages 215-350of this report pack.

9.4 Appendix D: Statement to the draft Development Management Policies: Preferred Option consultation document; This is available on http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7300&Ver=4

9.5 Appendix E: The draft Site Allocations: Pre-submission version; This is included at pages 351-574 of the report pack.

9.6 Appendix F: Consultation Statement to the draft Site Allocations: Preferred Option consultation document; This is available on http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7300&Ver=4

9.7 Appendix G: The draft Tottenham AAP: Pre-submission version; This is included at pages 575-762 of this agenda pack.

9.8 Appendix H: Consultation Statement to the draft Tottenham AAP: Preferred Option consultation document; This is available on http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7300&Ver=4

9.9 Appendix I: The draft Framework for Sustainability Appraisal, including Equalities Impact Assessment, Habitats Assessment and Health Impact Assessment of the four draft Development Plan Documents: Pre-submission versions. This is available on http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7300&Ver=4

10. Local Government (Access to Information) Act 1985

10.1 The following documents have been used in the preparation of this report:

a) *Haringey Local Plan: Strategic Policies (2013)*
b) *Draft Proposed Amendments to the Haringey Local Plan: Strategic Policies (January 2015);*
c) *Haringey draft Site Allocations DPD: Preferred Option consultation document (January 2015);*
d) *Haringey draft Development Management Policies DPD: Preferred Options consultation document (January 2015);*
e) *The draft Tottenham AAP: Preferred Option consultation document (January 2015);*
f) *Haringey Statement of Community Involvement (Updated 2011);*
g) *Haringey Revised Statement of Community Involvement (draft 2015);*
h) *The London Strategic Housing Land Availability Assessment (2013);*
i) *Haringey Unitary Development Plan (2006) with Saved Policies (2009);*
j) *Haringey Strategic Housing Market Assessment (2014);*
k) *Urban Characterisation Study (February 2015), including Supplementary addendum (October 2015);*
l) *Haringey Employment Land Review Update (February 2015);*
m) *Open Spaces and Biodiversity Study (October 2014);*
n) *Haringey Retail & Town Centres Study (April 2013) & Updated Retail Assessment (October 2015).*
o) *The Planning and Compulsory Purchase Act 2004; http://www.legislation.gov.uk/ukpga/2004/5/contents*
p) *The Town and Country Planning (Local Planning) (England) Regulations 2012; http://www.legislation.gov.uk/uksi/2012/767/made*
q) *National Planning Policy Framework 2012; https://www.gov.uk/government/publications/national-planning-policy-framework--2*
r) *The London Plan 2015; http://www.london.gov.uk/priorities/planning/london-plan*

10.2 Documents a) to n) are available on the planning policy pages Council's website which can be accessed via the following link:

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/local-plan-consultation

10.3 With respect to external links – Haringey Council is not responsible for the contents or reliability of linked web sites and does not necessarily endorse any views expressed within them. Listing should not be taken as endorsement of any kind. It is your responsibility to check the terms and conditions of any other web sites you may visit.

10.4 We cannot guarantee that the above links will work all of the time and we have no control over the availability of the linked pages.'

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ALTERATIONS TO STRATEGIC POLICIES 2011-2026

Haringey's Local Plan

Preferred Option Consultation

October 2015



www.haringey.gov.uk

Haringey LONDON

CONTENTS

Appendix A Alterations to Strategic Policies

1. INTRODUCTION	4
2. SCHEDULE OF PROPOSED ALTERATIONS TO THE HARINGEY STRATEGIC POLICIES (MARCH 2013)	9
APPENDIX A: RELEVANT LOCAL PLAN STRATEGIC POLICIES SHOWING PROPOSED ALTERATIONS	44

1 INTRODUCTION

1.1 Consultation on a Partial Review of the Haringey Local Plan Strategic Policies

The Strategic Policies document

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

- The Site Allocations DPD;
- The Development Management Policies DPD;
- The Tottenham Area Action Plan; and
- The Wood Green Area Action Plan

1.1.2 The first three of the above Local Plan documents are currently in the process of being prepared and alongside side the schedule of alterations to the Strategic Policies, will all be taken forward in tandem for pre-submission consultation and submission to the Secretary of State for Independent Examination in Public.

1.2 Why are the Strategic Policies being reviewed?

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

- The release of 2011 Census data, which set out higher than previously projected population growth figures for London, prompting the Mayor of London to prepared and adopt Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase;
- Changes to permitted development rights, which give greater scope for the permitted change of use of offices, shops and warehouses to go to residential development, as well as provision for larger residential extensions;

- Changes to the National Planning Practice Guidance (NPPG), in particular, the methodology for assessing needs most recently for Gypsy and Traveller assessments as well as for seeking affordable housing from small developments, potentially putting it at odds with Haringey's Local Plan Strategic Policy SP2(7), which requires residential schemes for 1-9 units to provide 20% affordable housing;
- The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support sustainable communities;
- The preparation of further key local evidence base studies, including an Open Spaces and Biodiversity study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on Employment Land, Development Viability and the pan-London wide Strategic Housing Land Availability Assessment. These new and updated studies reflect the current state of the environment with respect to the local economy and demands for various land uses, which has changed significantly since the recession when the bulk of studies to inform the Strategic Policies were undertaken; and
- The new Housing Zone designation to be applied to Tottenham Hale, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.

1.2.2 In light of these changes, the Council has identified a number of alterations, the vast majority of which are factual updates, which need to be made to the Local Plan: Strategic Policies to bring it up to date and ensure it remains consistent with the current national and regional planning position.

1.3 Why is the Council only proposing a partial review of the Strategic Policies?

1.3.1 The Haringey Strategic Policies have already been subject to significant public scrutiny in their preparation, including an independent Examination in Public, following which they were found to be sound and in general conformity with both national policy and the London Plan. There have been no changes to national planning policy since the Strategic Policies were adopted (only to its supporting guidance), and the alterations to the London Plan were limited to addressing the implications of London's population growth on housing needs, and therefore did not alter the regional spatial strategy for how the Capital is to manage its growth and development over the next 20 years. The vast bulk of Haringey's Strategic Policies document therefore remains consistent with both the national and regional policies, and there is no need therefore for these to be revisited at this early stage in the Plan's implementation.

1.3.2 Further, the intention behind having a suite of local plan documents, rather than just one plan, was to enable each to be reviewed independently and updated as necessary either in whole or in part to keep them up to date.

1.3.3 In the context of the updates required, in this instance the Council has determined that a partial review is appropriate. The Council is also content that, while Haringey's strategic housing target has been significantly increased, such growth can be accommodated in accordance with the current spatial strategy for the Borough and that this remains the most appropriate strategy when compared with the reasonable alternatives.

1.4 Why are the Council consulting on these updates to the Strategic Policies?

1.4.1 It is not within the Council's gift to simply amend its Local Plan. Any material changes to the Plan must be subject to public consultation and comment, and the rigor of an Examination in Public.

1.4.2 The Council has already published the alterations for initial public consultation from 9th February to 27th March 2015, and having considered the representations made, have set out in a Consultation Statement (Insert link to the Statement on the Council's website) how these have been addressed, where appropriate, through further changes to the alterations in the attached Schedule.

1.5 What is the Council inviting comments on?

1.5.1 As set out above, the Council has identified that only certain sections of the Strategic Policies need updating, and therein, only certain text, maps, or tables.

1.5.2 A schedule of the alterations has therefore been prepared, and it is this that the Council is inviting comments on, along with the Sustainability Appraisal of these changes

1.5.3 At this stage in the plan-making process, comments need to be made in a prescribed format and need to address whether the alterations have been made in accordance with legislative requirements and are sound – that is, they have been **positively prepared** (i.e. meet objectively assessed needs and infrastructure requirements), are **justified** (i.e. are the most appropriate strategy when considered against all reasonable alternatives) and are **effective** (i.e. are deliverable over the plan period)**.**

1.5.4 Altered text is shown as follows:

Regulation 18 amendments:
(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments:
(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted ~~bold blue strikethrough underlined~~)

(Original text proposed to be removed ~~in red double strikethrough~~)

Where original text was proposed for deletion at Regulation 18 but is to be reinstated following comments received, this will revert back to normal text as being unaltered.

Amendments/additions to 'reason' section in bold

1.5.5 To enable the alterations to be seen in context, a copy of the relevant policy chapters of the Strategic Policies DPD are provided at **Appendix A** with the alterations shown.

1.5.6 **However, please note that unaltered policies, text, tables, maps and figures are not open to public consultation and comment. Any comment on these will not be considered by the Council.**

1.6 How to make comments

1.6.1 Comments on the schedule of proposed alterations can be made using the Consultation Responses Form, which can then be sent into the Council in the following ways:

- By email to ldf@haringey.gov.uk;
- In writing to: Strategic Planning, 6th Floor, River Park House, Wood Green N22 8HQ

1.6.2 The closing date for receipt of comments is the **31st January 2016**.

1.7 What happens next?

1.7.1 All comments received will be published on the Council's website and will be submitted, along with the Schedule of Alterations and supporting information, to the Secretary of State in early 2016. From that point the Planning Inspectorate will appoint an Inspector who will hold an 'Examination in Public' into the Plan and determine whether the amendments are sound and appropriate. We hope the revised Strategic Policies document will be adopted by the Council in mid 2016.

2 SCHEDULE OF PROPOSED ALTERATIONS TO THE HARINGEY STRATEGIC POLICIES (MARCH 2013)

Regulation 18 amendments:

(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments:

(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted ~~bold blue strikethrough underlined~~)

(Text proposed to be removed ~~in red double strikethrough~~)

Amendments/additions to 'reason' section in bold

Alteration Ref	Section	Policy/Para	Proposed change	Reason
Alt1	All	-	*Throughout the document replace the term* ~~Local Development Framework~~ *or* ~~LDF~~ *with* **Local Plan**	LDF is now a redundant term having been replaced by the term 'Local Plan'.
Alt2	All	-	*Throughout the document replace reference to the* ~~London Plan (2011)~~ *with* **London Plan (consolidated with alterations 2015)**	The further alterations to the 2011London Plan were adopted in 2015.
Alt3	1.1	Para 1.1.6	*Amend the 3rd sentence to read:* The work programme for the ~~LDF~~ **Local Plan documents** is set out in a Local Development Scheme ~~2011~~ **2015** (LDS) which includes a description and timetable for the production of each document.	Haringey's LDS has been subsequently updated to reflect the new timetable for preparing the Local Plan documents.

Alt4	1.1	Para 1.1.12	*Amend the list of supporting evidence to include the following new and updated studies:* • Haringey Employment Study, 2009 **(with updated 2015)**; • Strategic Housing Market Assessment, ~~2007~~ **2014**; • **Development Appraisals and Viability Testing, 2014;** • ~~Haringey Open Space and Sports Assessment 2004 (updated 2008 as Haringey Open Space and Recreational Standards Supplementary Document)~~ **Open Space And Biodiversity Study 2014** • Census information (~~2001~~ **2011**); • Haringey Infrastructure Delivery Plan, 2009 (with updates ~~2011~~ **2015**)	A number of the supporting evidence base documents have been recently updated, in particular, to reflect current local economy conditions.
Alt5	1.1	Para 1.1.14	*Amend the list of other strategies to include the following updated versions:* • Haringey's Housing Strategy (March ~~2009~~ **2015**); • The Local Implementation Plan (LIP) (May ~~2007~~ **2011**)	A number of the Council's internal strategies have been the subject of review and updating and new strategies adopted.
Alt6	1.2	Para 1.2.16	*Delete the entire paragraph and replace with the following:* ~~In July 2011, the Mayor published his new London Plan. The Mayor's commitments which are of particular relevance to the development of Haringey's LDF include:~~ ~~• A shorter, more strategic and user friendly revised London Plan;~~ ~~• An intention to remove the existing 50% affordable housing target, to enable a higher proportion of shared ownership and other intermediate housing, and to support more family sized affordable homes;~~ ~~• A greater focus on the role of outer London's town centres for economic regeneration;~~ ~~• A new North London sub region comprising the London Boroughs of Enfield, Barnet and Haringey;~~	To reflect the fact that the London Plan (2011) has recently been updated again following publication of a further round of alterations in 2014.

			~~• Continued support and recognition for the Upper Lee Valley Opportunity Area and Area of Intensification and Opportunity Areas in the centre and east of the borough;~~ ~~• Continued support for the protection of the green belt, metropolitan open land and other green and open spaces;~~ ~~• A move towards fewer, larger waste sites and a commitment to working with boroughs to identify strategic sites; and~~ ~~• A priority to promote high standards of energy efficiency, inclusive accessible design, inspiring architecture and high quality urban design.~~ **The 2011 London Plan was subject to further amendments in 2014. Amendments of particular relevance to the preparation of Haringey's Local Plan, and to the management of development and growth within the Borough, included:** • **An increase in the number of homes to be delivered in London of 10,200 per annum including an increase in Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum;** • **An update to London's employment growth projections for the period 2011 - 2036 for which job numbers in Haringey are projected to rise from 73,000 to 95,000 or by 29.5%, the greatest increase of any London borough;** • **A commitment to consider an Opportunity Area designation for Wood Green;** • **Despite the above, a downgrade in the Wood Green Metropolitan Centre and Finsbury Park District Centre propositions for the development of a buoyant office market based on the London Office Policy Review 2012 but continued support for the creation of a district centre at Tottenham Hale;** • **An increase in the number of homes to be delivered**	

			within the Upper Lee Valley Opportunity Area, which includes a growth point at Tottenham Hale, from 9,000 homes to 20,100; and • **The introduction of an indicative benchmark target for the provision of specialist elderly persons housing across London, including 100 units per annum in Haringey.**	
Alt7	1.3	Para 1.3.1	*Amend the following bullet points as follows:* Haringey is home to ~~almost 230,000~~ **256,400** people living in an area of 30 square kilometres; Haringey has a relatively transient population. At the time of the ~~2001~~ **2011** Census, there were ~~36,000~~ **26,178** migrants in the borough, the ~~9~~th **13th** highest proportion in London; The need for affordable housing outstrips supply, with a shortfall in provision of **11,757 homes over the plan period. As a proportion of the total net housing requirement for all tenures (20,172), this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345** ~~4,865 units per annum, or 52 per 1,000 head of population – outstripping the average Inner London shortfall of 32 units per 1,000 head of population~~;	Factual updates based on the 2011 Census and the most recent Strategic Housing Market Assessment 2014
Alt8	1.3	Para 1.3.4	*Amend the 2nd sentence to read:* It has a diverse population of approximately ~~39,000~~ **45,800**, incorporating a large Jewish community, predominantly living in South Tottenham and Stamford Hill, a large Black community and the largest Asian population in the borough.	Factual update based on the 2011 Census data
Alt9	1.3	Para 1.3.11	*Amend the paragraph to read as follows:* ~~The London Plan identifies~~ Tottenham Hale ~~as an Area of~~ is an Opportunity **Area within the London Plan, and ~~proposed to be~~ is designated a Housing Zone** with the potential to provide more than ~~2,500~~ **5,000** new homes and **4,000** ~~a substantial number of~~ jobs, as well as a mix of commercial, retail and	Recognises the Housing Zone designation to be applied to Tottenham Hale and the quantum of growth identified through the site allocations proposed for the area in the Tottenham AAP. **Updated text responds to the representation by**

			leisure uses.	**Berkeley Homes and refers to the fact that the Housing Zone designation has been confirmed, including the jobs target for Tottenham Hale.**
Alt10	1.3	Figure 1.4	*Amend the key read:* ~~Tottenham Hale masterplan~~ **Tottenham Area Action Plan area** *And amend the boundary on the map to show the proposed Tottenham AAP boundary.*	To reflect the fact that the Council is preparing a Tottenham AAP for the Tottenham area, which includes the Tottenham Hale area.
Alt11	1.3	Para 1.3.15	*Amend the 2nd sentence to read:* It has a population of approximately ~~30,000~~ **37,000** and is home to Haringey's largest nature reserve, the Parkland Walk, as well as Stationers Park, which has Green Flag status.	Factual update based on the 2011 Census data
Alt12	1.3	Para 1.3.20	*Amend the first sentence to read:* Part of the ~~Haringey Heartlands growth~~ area is **to be covered by the proposed Wood Green Area Action Plan,** ~~located in this neighbourhood~~ and the major development will bring benefits of housing, employment, community and education facilities to the local community.	Reflects the fact that the Haringey Heartlands area is proposed to form part of the Wood Green Area Action Plan.
Alt13	1.3	Para 1.3.23	*Amend the first sentence to read:* This neighbourhood includes the wards of West Green and Bruce Grove and has a population of approximately ~~25,000~~ **28,000**.	Factual update based on the 2011 Census data
Alt14	1.3	Para 1.3.27	*Insert the following into the first sentence:* This area was particularly affected by the riots in 2011, but will benefit from the priorities set out in the **Area Action** Plan for Tottenham, in terms of local economy, housing choice and standards and environment.	Reflects that, to give effect to the non-statutory document 'a Plan for Tottenham', the Council is preparing an Area Action Plan as part of the statutory Local Plan.

Alt15	1.3	Para 1.3.30	*Amend the 2nd sentence to read:* It is a diverse neighbourhood with a population of approximately ~~26,000~~ **28,000**.	Factual update based on the 2011 Census data
Alt16	1.3	Para 1.3.39	*Amend the 2nd sentence to read:* It is a culturally diverse area with a population of approximately ~~33,000~~ **42,400**.	Factual update based on the 2011 Census data
Alt17	1.3	Para 1.3.45	*Amend the paragraph to read as follows:* The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification ~~which has the~~ **with** potential to deliver approximately ~~1,500~~ **2,000** new jobs and ~~1,700~~ **1,000** new homes as part of a mixed use redevelopment. As this area develops, there will also be an opportunity to expand the Wood Green Cultural Quarter, to increase capacity, variety and pedestrian linkages at Wood Green, Haringey Heartlands and the Cultural Quarter and to promote Wood Green Metropolitan Town Centre as a successful shopping and leisure destination for North London.	Factual update to reflect the figures for jobs and new homes for the Haringey Heartlands / Wood Green Intensification Area designation in the London Plan.
Alt18	1.3	Para 1.3.48	*Amend the first sentence to read:* This Neighbourhood includes the wards of St Ann's and Haringey and has a population of approximately ~~25,000~~ **28,000**.	Factual update based on the 2011 Census data
Alt19	1.3	Para 1.3.56	*Amend the first sentence to read:* It has a population of approximately ~~42,000~~ **47,000** residents.	Factual update based on the 2011 Census data
Alt20	1.3	Para 1.3.60	*Add the following to the end of the paragraph:* **but is proposed to be served by Crossrail 2, with a station opening in ~~2026~~ 2030**.	Factual update based on the recent Safeguarding Direction issued for the Crossrail 2 route, which includes a station at Alexandra Palace. **Change in date recommended by TfL.**
Alt21	1.3	Para 1.3.61	*Amend the paragraph to read as follows:* ~~There is no major development planned for the~~ **The** area **is to**	Recognises that through the most recent pan-London Strategic Housing Land Availability Assessment, a

			provide for modest growth, on a limited number of Brownfield regeneration an infill sites, providing a range of housing accommodation ~~however~~, **whilst recognising that the** preservation and enhancement of conservation areas and green spaces are important.	number of suburban Brownfield development opportunities were identified and will be included within the draft Site Allocations DPD
Alt22	1.3	Para 1.3.62	*Amend the paragraph to delete the reference to Haringey Heartlands as follows:* The Council is exploring opportunities to create a Cultural Area at Alexandra Palace to link up with the existing Cultural Quarter at Wood Green~~/Haringey Heartlands~~.	Reflects the fact that the Haringey Heartlands area is proposed to form part of the Wood Green Area Action Plan.
Alt23	1.4	Para 1.4.2	Amend the 2nd, 3rd and 4th sentences to read: **In 2011, the** ~~The current~~ population **of Haringey was** ~~is estimated to be~~ approximately ~~230,000~~ **256,400**~~. This~~ mak**ing** ~~es~~ Haringey the 17th most populated borough in London. By 2026, it is anticipated that the population will have increased to over ~~260,000~~ **293,700**, an increase of ~~over~~ **nearly** 15%.	Factual update based on the 2011 Census data as well as the latest GLA population projections
Alt24	1.4	Figure 1.11	*Update the key to Figure 1.11 showing the change in projected population for the wards within the Borough for the period 20101– 2026.*	Factual update based on the latest GLA population projections
Alt25	1.4	Para 1.4.10	*Amend the paragraph to read as follows:* The need for affordable housing outstrips supply, with a shortfall in provision of **11,757 homes over the period 2015 to 2031. As a proportion of the total net housing requirement for all tenures (20,172) over the same period, this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345** ~~4,865 units per annum, or 52 per 1,000 head of population – outstripping the average Inner London shortfall of 32 units per 1,000 head of population~~;	Factual update based on the most recent Strategic Housing Market Assessment 2014
Alt26	1.4	Para1.4.12	*Amend the paragraph to read as follows:* A net growth of ~~912,000~~ **861,000** jobs is forecast for London from ~~2006 to 2026~~ **2011 to 2036** (London Plan **Table 1.1**)**, with**	Factual update based on the latest London Plan data.

			the North London Sub-Region accounting for circa 6.5% of this growth. The most significant growth is expected in the business and financial sectors and people orientated services. ~~The North London Sub-Regional Development Framework suggest a growth in jobs of 26,000 across the North London Sub-region up to 2016~~. **Haringey is projected to grow by 12,000 jobs over its plan period between 2011 and 2016, and up to 22,000 jobs by 2036.**	
Alt27	1.5	Strategic Objective 2	*Amend the Objective to read as follows:* To provide homes to meet Haringey's housing needs **and strategic housing requirement of 19,800 net new homes over the plan period to 2026** ~~to deliver the housing target of 820 units per annum~~, in terms of affordability, quality and diversity and to help create mixed communities.	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough
Alt28	2.1	Para 2.1.2	*Amend the paragraph to read as follows:* The borough has a capacity to deliver approximately ~~13,000~~ **22,000** homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)	Update based on the latest pan-London Strategic Housing Land Availability Study 2014; the draft Site Allocations DPD, and the latest Housing Trajectory for the Borough.
Alt29	3.1	3.1.2	*Amend the first sentence to read as follows:* In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to ~~260,305~~ **293,749** by 2026.	To reflect the latest GLA population projections.
Alt30	3.1	Policy SP1: Managing Growth	*Amend Policy SP1 to read as follows:* The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed **its strategic housing requirement of 19,802 homes over the plan period** ~~8,200 homes~~ from 2011-~~2021~~ **2026** ~~(820 per annum)~~. The Council will promote development in	To reflect new strategic housing target of 1,502 homes per annum for the Borough in the London Plan for the period 2015 - 2025, having regard also to the previous London Plan target of 820 homes per annum that was applicable to the earlier years of the Haringey Local Plan (i.e. 2011 – 2015).

			the following Growth Areas: • Haringey Heartlands~~; and~~/**Wood Green ~~Metropolitan Town Centre;~~** • Tottenham Hale~~.~~**; and** • **North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).** The Council will expect development in the Growth Areas to: • Provide approximately **13,500** ~~13,000~~ ~~5,000~~ new homes and the majority of new business floorspace up to 2026; • Maximise site opportunities; • Provide appropriate links to, and benefits for, surrounding areas and communities; • Provide the necessary infrastructure; and • Be in accordance with the full range of the Council's planning policies and objectives. The Council will promote development in the following Areas of Change: • ~~Wood Green Metropolitan Town Centre;~~ • ~~Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);~~ • Tottenham High Road Corridor; and • Seven Sisters Corridor. Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change **in contributing towards meeting local development needs**. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.	The reallocation of Wood Green Met Centre and North Tottenham from Areas of Change to Growth Areas, reflects updated evidence of capacity within the locations – namely the latest pan-London Strategic Housing Land Availability Assessment (GLA 2014), Tottenham AAP and draft Site Allocations DPD. **Further change responds to comments by NHS Property Services that the policy should recognise the contribution made towards meeting needs by identified sites and development outside of Growth Areas and Areas of Change.**
Alt31	3.1	Following Para 3.1.8	*Following Paragraph 3.1.8, insert a new map (Figure 3.1) showing all Growth Areas and Areas of Change across the entire borough. (**NB: see new Figure 3.1provided at the end of this Schedule)***	For easy of reference, and in preference to having individual maps for each growth area and area of change, it is recommended that a single map be provided with all growth

				areas and areas of change shown.
Alt32	3.1	Table following Para 3.1.9	*Amend the Table (now to be title Table 3.1) to reflect the new housing growth targets for the broad locations across the Borough, and likely phasing of delivery (**NB: The amended Table 3.1 is provided at the end of this Schedule)***	To reflect new housing capacities and growth projections The inclusion of the wording 'minimum' in the Table reflects the fact that housing targets are minimums responding to the representation by Apcar Smith Planning on behalf of Wedge Investments Ltd
Alt33	3.1	Para 3.1.11	*Amend the paragraph to read:* The London Plan designates Haringey Heartlands/ Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately ~~1500~~ **2,000** new jobs and ~~1700~~ **1,000** new homes as part of an intensive mixed use redevelopment	Factual update to reflect the figures for jobs and new homes for the Haringey Heartlands / Wood Green Intensification Area designation in the London Plan.
Alt34	3.1	Figure 3.1	*Delete and replace Figure 3.1: Haringey Heartlands / Wood Green Growth Area with a new consolidated map showing all of the Growth Areas and Areas for Change within the Borough, and amend all subsequent references to individual growth areas maps to refer now to the new Figure 3.1) (**NB: see new Figure 3.1provided at the end of this Schedule)*** *Insert the following footnote to the new Figure 3.1 as follows:* **The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.**	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference. **The further inclusion of the footnote responds to the representation of Apcar Smith Planning on behalf of Wedge Investments Ltd**
Alt35	3.1	Para 3.1.16	*Amend the 3rd sentence to read:*	Factual update to reflect the figures for new homes provision for the

			Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than ~~3,400~~ **5,000** new homes and ~~a substantial number of~~ **4,000** jobs, which maximise the area's exceptional geographical advantages. **New jobs will be delivered through the reconfiguration of a number of the existing employment sites away from industrial & warehousing uses to mixed use providing more intensive employment / business uses, through further growth in the retail and leisure provision, and through increased community facilities.** Development will take place in the following areas:	Tottenham Hale area. **The further amendments respond to the representation by Mario Petrou**
Alt36	3.1	Figure 3.2	*Delete Figure 3.2: Tottenham Hale Growth Area and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (**NB: see new Figure 3.1provided at the end of this Schedule)***	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt37	3.1	Para 3.1.17	*Amend the 2nd sentence to read as follows:* The Council aims to create a high-quality, unique place with ~~up to 1,600~~ new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links.	The housing figure for the Greater Ashley Road area is now to form part of the Tottenham Hale Growth Area housing figure, and the areas to be seen as one 'Tottenham Hale Area' following drafting of the Tottenham AAP.
Alt38	3.1	Heading following Para 3.1.19	*Move the Heading 'Areas of Change' to follow paragraph 3.1.36*	To reflect that Wood Green Metropolitan Town Centre and Northumberland Park (as part of North Tottenham) are now proposed to be Growth Areas.
Alt39	3.1	Figure 3.3	*Delete Figure 3.3: Wood Green Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1) (**NB: see new Figure 3.1provided at the end of this Schedule)***	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt40	3.1	Para 3.1.23	*Amend the first and 2nd sentences to read as follows:* The town centre boundary ~~has been~~ **was** tightly drawn ~~as~~	A correction to recognise that the adoption of the Strategic Policies DPD confirm the extend of the existing

			~~defined by~~ **in** the UDP (2006). However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the ~~UDP~~ town centre boundary.	town centre boundaries, including that for Wood Green.
Alt41	3.1	Following para 3.1.23	*Following paragraph 3.1.23 include a new heading titled 'The North Tottenham Growth Area'*	To reflect that Northumberland Park now forms part of a sub-area of Tottenham referred to in the draft Tottenham AAP as North Tottenham, that includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West)
Alt42	3.1	Figure 3.4	*Delete Figure 3.4: Northumberland Park Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1)* ***(NB: see new Figure 3.1provided at the end of this Schedule)***	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt43	3.1	Figure 3.5	*Delete Figure 3.5: Tottenham High Road Corridor Area of Change and amend all subsequent references to individual growth areas maps to refer now to the new map at Figure 3.1)* ***(NB: see new Figure 3.1provided at the end of this Schedule)***	The individual growth area maps are proposed to be consolidated onto a single map for easy of reference.
Alt44	3.1	Key Evidence and references	*Update the list of key evidence and references as follows:* • **London Plan (consolidated with alterations 2015)** • **The National Planning Policy Framework, CLG 2012** • ~~Planning Policy Statement 1: Delivery Sustainable Development, Department of Communities and Local Government, 2005~~	Factual update to reflect new national and regional planning documents
Alt45	3.2	Para 3.2.1	*Amend the paragraph as follows:* Provision and access to high quality and affordable housing is a key priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of **mixed and** balanced **communities across the Borough and within** neighbourhoods~~.~~ where people choose to live, which meet the	Recognition of Haringey's polarised housing picture across the Borough and within neighbourhoods that needs to be addressed if the objective of sustainable development is to be achieved, including the need to regenerate poorer quality housing

			housing ~~aspirations~~ **needs** of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at: • The overall numbers of additional homes to be built in the borough; • The proportion of affordable housing that the Council will seek; • The mix of sizes and types of homes that are needed for particular groups of people; • The design of high quality homes; • **The need to ~~regenerate~~ renew existing ~~social~~ council housing estates;** and • Gypsies and Travellers accommodation needs.	estates. **The last sentence of text has been largely reinstated in response to the representation by the Hillcrest Residents Association and Our Tottenham.**
Alt46	3.2	Para 3.2.2	*Amend the 3rd sentence to read:* As the objective in Section 1 sets out, the Council aims to **allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026.** ~~deliver the housing target of 820 and~~ **In doing so, the Council also** wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities.	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough as well as the Borough's objectively assessed housing need as identified in the Haringey Strategic Housing Market Assessment 2014.
Alt47	3.2	Policy SP2: Housing	*Amend the first paragraph of Policy SP2 to read as follows:* The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of ~~8,200 homes from 2011-21 (820 units per annum)~~ **19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).**	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough.
Alt48	3.2	Policy SP2: Housing	*Amend Policy SP2 (2) to read:* ~~Complies with~~ **Is designed having regard to** the housing	Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked, and

			design standards and space standards set out in ~~the Council's Housing SPD 2009 and adopts the GLA housing space and child play space standards 2009 as Haringey's own standards.~~ **the Mayor's Housing SPG (2012) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;**	that the most up to date standards are now contained in the Mayor's Housing SPG and the Mayor Play and Informal Recreation SPG. **The further amendment responds to the representation of Rapleys on behalf of Lasalle Investment Management**
Alt49	3.2	Policy SP2: Housing	*Amend Policy SP2 (5) to read:* Subject to viability, sites capable of delivering 10 units of more will be required to meet a borough wide affordable housing target of ~~50~~ **40**%, based on habitable rooms[1]; *Insert the following footnote:* **[1] This equate to approximately 7,920 affordable dwellings over the plan period to 2026.**	Evidence from the Borough's latest viability assessment – Haringey Development Appraisals & Viability Testing, January 2015 – strongly indicates that the existing borough-wide target is not viable across the majority of site scenarios tested, and that a reduction to 40% is appropriate to ensure that the provision of affordable housing does not harm the delivery of housing. **The inclusion of the footnote responds to the representation by Andie Frost**
Alt50	3.2	Policy SP2: Housing	*Amend Policy SP2 (6) to read:* Delivering an affordable housing tenure split of ~~70%~~ **60%** affordable rent (including social rent) and ~~30%~~ **40%** intermediate housing;	Reflects the tenure split advocated in the London Plan and consistent with the SHMA findings and the wider objectives of the Local Plan to deliver a more balanced communities.
Alt51	3.2	Policy SP2: Housing	*Retain Policy SP2 (7) in its entirety:* Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;	**Reflects the fact that the policy status of the Ministerial Statement was successfully challenged but recognises that the Government may amendment the NPPF to bring about this policy change prior to**

				the close of the examination into these alterations.
Alt52	3.2	Policy SP2: Housing	*Amend Policy SP2 (8) to read:* The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the **Haringey** Housing **Strategy** ~~SPD~~.	Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked, and that the most up to date preferred affordable housing mix is set out in the Council's Housing Strategy.
Alt53	3.2	Policy SP2: Housing	*Insert the following additional policy following Policy SP2 (10):* **~~The regeneration of Haringey's~~ Housing estates renewal and improvement** **The Council will bring forward a programme to undertake ~~regeneration~~ strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initially list is set out below:** • **Northumberland Park** • **Love Lane** • **~~Taymar and~~ Reynardson** • **~~Helston Court / Culvert Road~~** • **Turner Avenue** • **Leabank View / Lemsford Close** • **Park Grove and Durnsford Road** • **Tunnel Gardens, including Blake Road** • **Noel Park** • **Broad Water Farm**	Recognises the Council's commitment to improving its existing housing stock and the limitations of the Decent Homes Programme for a significant number of Council-owned homes. The inclusion of estate regeneration in the strategic policies is considered necessary in policy terms as housing renewal is a very different proposition to the more typical market-led Brownfield redevelopment being advocated through the plan. **Following a further review of the resourcing of estate renewal programme, Helston Court /Culvert Road and Taymar estates have been removed from the current programme.**
Alt54	3.2	Para 3.2.4	*Amend the paragraph as follows:* The London Plan sets a London-wide target of ~~322,100~~ **490,000** additional homes from ~~2011/12 - 2021/22~~ **2015-2025** and a Haringey target of ~~8,200~~ **15,020** additional dwellings **over the**	Factual update based on the latest London Plan strategic housing requirement target figure for the Borough

			same period (~~a~~ increasing the existing annual target ~~of~~ from 820 to 1,502 additional homes per annum).	
Alt55	3.2	Para 3.2.6	*Amend the Paragraph to read as follows:* Haringey produces an annual housing trajectory as part of its Annual Monitoring Report (AMR) and in line with paragraph 47 of the NPPF. The housing trajectory shows which sites are expected to come forward over the ~~next 15 years~~ Plan period and measures Haringey's performance in meeting its strategic housing target of 19,802 net new homes. For the period 2011/12 – 2025/26, the housing trajectory (see Appendix 2) shows that the supply of additional homes is expected to be approximately ~~13,000~~ 22,000. ~~The borough's housing trajectory also~~ This demonstrates sufficient capacity to ~~that the Council is likely to~~ exceed both the Borough's objectively assessed need (13,450[1]) and its strategic housing requirement (19,802[2]) for the period of this Plan. Further, it also confirms the ability to bring ~~annual target of 820 units (see Appendix 2) over, and is capable of bringing~~ forward additional sites from ~~future~~ latter years of the housing trajectory to meet the requirement of an additional 5% buffer within the rolling 5-year housing supply, as set out in the NPPF~~, to ensure future housing needs are met. In doing this, the Council will seek to enable the development of 861 new homes per year; or 5% above the Council's housing target~~. In addition, it is expected that over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the surrounding environment. *And insert the following footnotes:*	To reflect the current position on housing numbers with respect to housing capacity as set out in the current Housing Trajectory, the London Plan strategic housing target for the Borough, and the objectively assessed housing need for Haringey as established through the 2014 SHMA. It also seeks to clarify the periods to which each of the above applies. Clarifies that the 5% buffer is not in addition to the total housing requirement but rather applies to the rolling 5 year housing supply requirement and is achieved by bring forward development planned for completion in the latter years of the Trajectory.

			[1] **The Haringey SHMA 2014 concludes that the objectively assessed housing need for the Borough, across all tenures, is 20,172 net new homes over the fifteen year period 2015/16 to 2030/31.** ~~**This equates to a requirement of 1,345 net new homes per annum. However, the current Local Plan period only runs to 2025/26 and therefore the total objectively assessed need over the Local Plan period is 13,450 net new homes.**~~ [2] **Haringey's strategic housing requirement is higher than its objectively assessed housing need because it is the strategic role of the London Plan to reconcile, insofar as possible, requirements for and capacity to deliver new housing across the Capital.**	Clarifies the period of the SHMA verves the period of the current Local Plan. **Deletion of text responds to the representation by the Home Builders Federation which considered this might be confusing.** Clarifies why the Borough's strategic housing requirement from the London Plan is larger than its objectively assessed need in the SHMA 2014.
Alt56	3.2	Para 3.2.7	*Amend the first sentence to read as follows:* The Council will expect all new development to be built to the highest quality standards in line with ~~the London Housing Design Guide~~ **the London Plan and the Mayor's Housing SPG (2012),** and will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's urban, suburban and central density settings **as shown in Haringey's Urban Characterisation Study 2014**.	Factual update to acknowledge that the London Housing Design Guide now forms part of the Mayor's Housing SPG 2012 and that the Council has undertaken an urban character assessment of the Borough that is useful in clarifying where the urban typologies of the London Plan are locally.
Alt57	3.2	Para 3.2.10	*Amend the 2nd sentence to read as follows:* Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the ~~Housing SPD~~ **Mayor of London's Housing SPG**, ~~the London Housing Design Guide~~ and other relevant design guidance, in terms of minimum floorspace, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development.	Factual update to acknowledge that the London Housing Design Guide now forms part of the Mayor's Housing SPG 2012

Alt58	3.2	Para 3.2.12	*Amend the first sentence to read as follows:* The North London sub-region Strategic Housing Market Assessment (2011) **and Haringey's 2014 Strategic Housing Market Assessment (SHMA)** sets out the overall amount of housing required in the borough in the first five years of the Plan, and informs the housing mix, household size, the need for, and level of, specialist housing to be provided to meet the borough's housing need.	Factual update to reflect the fact that a local SHMA has been undertaken and is used to inform housing needs within the Borough.
Alt59	3.2	Para 3.2.19	*Amend the last 2 sentences of the paragraph to read:* The strategic target for tenure split is currently ~~70~~**60**% affordable rent (including social rent) and ~~30~~**40**% intermediate affordable housing products. This is based on current evidence of housing **as set out in the London Plan** products. ~~This is based on current evidence of housing need and affordability in the borough.~~	Reflects the tenure split advocated in the London Plan and consistent with the SHMA findings and the wider objectives of the Local Plan to deliver a more balanced communities.
Alt60	3.2	Para 3.2.21	*Amend the last sentence to read:* The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and ~~Tables 7.1 and 7.3 of the Housing SPD.~~ **Policy DM16 of the Development Management Policies Local Plan.**	Recognises that the Council's Housing SPD was deemed out of date and has been formally revoked and housing mix is to be addressed in the Development Management Policies DPD.
Alt61	3.2	Para 3.2.22	*Amend the first sentence of the paragraph to read:* Housing developments with the capacity to provide 10 or more units will be required to deliver affordable housing to meet an overall borough target of ~~50~~ **40**%	Evidence from the Borough's latest viability assessment – Haringey Development Appraisals & Viability Testing, January 2015 – strongly indicates that the existing borough-wide target is not viable across the majority of site scenarios tested, and that a reduction to 40% is appropriate to ensure that the provision of affordable housing does not harm the

				delivery of housing.
Alt62	3.2	Para 3.2.23	*Amend the first sentence as shown and delete the 2nd sentence in its entirety:* Haringey's ~~Affordable Housing Viability Study (October 2010)~~ **Development Appraisals and Viability Testing (GVA 2015),** demonstrates that a ~~50~~ 40% affordable housing target is achievable and viable, if applied sensitively. In terms of viability, the study also concludes that schemes below the ten unit threshold can provide 20% affordable housing on site, based on habitable rooms, or provide financial contribution towards affordable housing provision.	Reflects the most up to date evidence of development viability to support affordable housing delivery as well as the fact that the National Planning Practice Guidance was recently updated to clarify that developer contributions for affordable housing should not be sought from developments of 10 units or less. **Further amendments address comments made by the Home Builders Federation**
Alt63	3.2	Para 3.2.26	*Amend the 2nd sentence as follows:* The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is ~~50~~ 40% of the total number of habitable rooms developed across both sites.	Reflects the most up to date evidence of development viability to support affordable housing delivery.
Alt64	3.2	Following Paragraph 3.2.29	Insert the following new heading and text to follow after paragraph 3.2.29: **Haringey's Housing Estate ~~Regeneration~~ Renewal** **~~Much of Haringey's council housing stock is showing its age and, despite internal improvements through the decent homes programme, will need significant investment just to maintain these to a modern living standard. Whilst the driver for estate renewal is to improve the quality of the existing social housing stock, it also offers the opportunity to address a wider range of issues typically affecting these estates, including overcrowding, poor design and layout, the changing needs of existing residents with regard to~~**	Provides the reasoned justification for the inclusion estate regeneration in the strategic policy SP2. **Further amendments responds to representations by Hillcrest Residents Association, Cllr Felicia Opoku, Keith Dobie, Jennifer Williams, Haringey Federation of Residents Associations, Defend Council Housing, Russel Dove, and Our Tottenham**

			~~dwelling size & type, and the provision and layout of open space, streetscapes, safety and connectivity.~~ ~~However, re-provision of low quality existing council housing with an equal quantum (on a habitable rooms basis) of higher quality modern social housing is not a financially viable option. The building of higher density mixed tenure developments, which increase the quality and range of the affordable housing options for local people is likely to be the only realistic options, and even then, will require significant public subsidy may require flexible application of normal planning policy expectations for affordable housing provision.~~ **While efforts have been taken through the Decent Homes Programme, to bring Council's existing housing stock up to an acceptable modern living standard, this is not feasible for all homes or Council estates. On some estates, the building's construction and/or layout presents practical constraints to making further modifications and improvements. On others, parts or all of the estate are poorly laid out, which continues to hamper efforts to improve access to public transport, create better and more useable amenity spaces, or to address areas that suffer from anti-social behaviour. There are also estates where redevelopment would provide the opportunity to reprovide the existing social housing but also realise a significant increase in overall housing provision, which could make a significant contribution towards meeting the Borough's considerable housing need, provide greater housing choice, and help to cross-subsidise the costs of modernising the existing housing stock.** **In accordance with s105 of the Housing Act 1985, prior to embarking on any estate renewal project, the Council will**	

			actively engage with the existing residents to seek their views and input into potential redevelopment options. The Council will also appoint an independent advisor who can advise residents of their rights and options at all stages throughout the renewal process. The options available to existing tenants and leaseholders are outlined in Council Housing Strategy. **Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet the changing housing needs of existing residents', including the acute need for more family sized social housing.** **In addition to estate renewal, the Council has also identified, as part of its Housing Investment & Estate Renewal Strategy (November 2013), a number of medium and small infill sites, where additional new homes might be built on Council owned land. It is anticipated that these initiatives could deliver 150 new homes over the next five to ten years, providing greater housing choice, including low cost home ownership, and making efficient use of Council held property. Where appropriate, sites will be allocated in the Local Plan to facilitate delivery of these programmes.**	
Alt65	3.2	Key evidence and references	*Update the list of key evidence and references as follows:* • ~~Haringey's Housing Needs Assessment, Fordhams 2007~~ • **Haringey Strategic Housing Market Assessment, GVA 2014** • **Haringey Development Appraisals and Viability**	Factual update to reflect the new evidence base documents that have been prepared that supersede those currently listed in the plan; the revocation of the Council's Housing SPD 2008; and the adoption of the Mayor's Housing SPG.

			Testing, GVA 2015 ~~• Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008~~ ~~• Design and Quality Standards, Homes and Communities Agency 2007~~ • **Housing Supplementary Planning Guidance, Mayor of London 2012**	
Alt66	3.3	Para 3.3.4	*Delete last sentence and replace with:* ~~Additional need beyond this period will be assessed by the Council and its relevant partners.~~ **The Council is producing a new Gypsy and Traveller Accommodation Needs Assessment (G&TANA) to identify additional need beyond 2017.**	To reflect the fact that the Council has commissioned a new G&TANA **Further amendment responds to the representation by Mario Petrou**.
Alt67	4.3	Policy SP6: Waste and Recycling	*Amend the 7th bullet point of the Policy to read as follows*: • Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of ~~1.9~~ **2.1m** tonnes and the Haringey apportionment of ~~237,000~~ **182,000** tonnes.	Factual update to reflect the new apportionment targets for North London and Haringey in the Further Alterations to the London Plan.
Alt68	4.3	Para 4.3.3	*Amend the first sentence to read:* North London is expected to manage over ~~2.3~~ **1.5**million tonnes of waste per year by 202~~0~~**5**.	Factual update to reflect the new apportionment targets for North London within the Further Alterations to the London Plan.
Alt69	4.3	Para 4.3.4	*Amend the paragraph as follows:* The NLWP **will identify** ~~identifies~~ sufficient sites to~~ cover 85% of the waste produced in the north London area and to~~ meet the London Plan apportionment~~ of 1,907,000 tonnes which will cover the period post 2010~~.	Clarifies the purpose of the North London Waste Plan
Alt70	5.1	Policy SP8: Employment	*Amend the first paragraph of the Policy to read:* The Council will secure a strong economy in Haringey and	To ensure the policy addresses the full complement of employment land in the borough.

			protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas **and other non-designated employment sites.**	
Alt71	5.1	Policy SP8: Employment	*Amend the first bullet point of the Policy to read:* • Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand ~~of 137,000m2~~ **~~32,000 m2~~ for an additional 23,000 m2 of employment** floorspace up to ~~2026~~ **2031**;	To reflect new evidence from Haringey's Employment Land Study (2014). **The figure in the proposed alteration was incorrect and should have read 23,000m2 and to 2031. The amendment corrects this and also clarifies that this represents a need for additional floorspace not a loss of floorspace, in response to the representation by Fiona Scott.**
Alt72	5.1	Policy SP8: Employment	*Amend the list of Locally Significant Industrial Sites within the Policy as follows:* ▪ ~~Crusader Industrial Estate, N15~~; ▪ ~~High Road West, N17;~~ ▪ Vale Road/Tewksbury Road **(Part),** N15~~; and~~ ▪ White Hart Lane, N17**; and** ▪ **Willoughby Lane, N17.**	To reflect changes to LSIS set out in the Site Allocations and Tottenham Area Action Plan documents. **The addition of Willoughby Lane to the list of LSIS sites is in accordance with the recommendation in the Employment Land Study (2015) to upgrade the estate's classification from a Regeneration Area.**
Alt73	5.1	Policy SP8: Employment	*Under the sub-heading 'Local Employment Areas' amend the second bullet point of the Policy to read:* However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres**, as well as other Local Plan policies.**	To reflect that additional requirements for development within LEA will be included in other Local Plan documents

Alt74	5.1	Para 5.1.7	*Amend the first sentence of the paragraph to read:* The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations**, Tottenham Area Action Plan and other future Local Plan** document**s, as relevant.**	To appropriately reflect the Local Plan documents that will consider employment land allocations.
Alt75	5.1	Para 5.1.12	*Amend the second sentence to read as follows:* In line with the ~~2009~~ **2014** Employment **Land** Study, the Council will protect these areas to provide choice and flexibility in employment land.	To reflect updated evidence from Haringey's Employment Land Study (2014).
Alt76	5.1	Para 5.1.14	*Amend the 3rd and 4th sentences of the paragraph to read:* In accordance with the findings of the Haringey Employment Study ~~2009~~ **2014**, a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by ~~not placing significant restrictions on~~ **carefully managing** the type of ~~employment~~ use that is permitted on allocated sites.	To reflect updated evidence from Haringey's Employment Land Study (2014). **NB: The new wording 'carefully managing' was included in the Regulation 18 consultation of the Schedule but was not highlight.**
Alt77	5.1	Para 5.1.18	*After the second sentence, insert the following text:* **The draft Further Alterations to the London Plan (2014) set out revised employment projections for Haringey. The FALP forecasts 12,000 additional jobs in the borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs.**	To reflect the employment forecast figures included in the draft Further Alterations to the London Plan (2014).
Alt78	5.1	Para 5.1.23	*Amend the first sentence of the paragraph to read:* The need for an increase in the provision of good quality, flexible ~~office~~ **work** space, particularly for small businesses is supported by the views of commercial property agents active in	To reflect updated evidence from Haringey's Employment Land Study (2014).

			Haringey- as identified in a ~~survey~~ **stakeholder consultation** carried out as part of the Employment Land Study ~~2009~~ **2014**.	
Alt79	5.1	Key evidence and references	*Include the following in the list of evidence base and reference documents:* • **Haringey Employment Land Study 2014** • **Draft Further Alterations to the London Plan, Mayor of London 2014**	To reflect updated evidence, planning policy and guidance
Alt80	8.2	Policy SP17: Delivering and Monitoring	*Amend the fifth bullet point of the policy to read:* Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and ~~a possible~~ community infrastructure levy;	To reflect the adoption and implementation of Haringey's Community Infrastructure Levy.
Alt81	8.2	Para 8.2.13	*Amend the paragraph to read:* The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with ~~Circular 05/2005~~ **Government policy and legislation**, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used ~~in the following ways~~ **where it is**: • ~~To prescribe the nature of the development to achieve planning objectives;~~ • ~~To mitigate the impact of a development;~~ • ~~To compensate for loss or damage caused by a development.~~ • **Necessary to make the development acceptable in**	To reflect that Circular 05/2005 is no longer extant and to reflect the now relevant requirements set out in the CIL Regulations.

			planning terms; • **Directly related to the development; and** • **Fairly and reasonably related in scale and kind to the development.**	
Alt82	8.2	Para 8.2.14	*Delete the last sentence of the paragraph in its entirety:* ~~(Guidance is provided in SPG10a The Negotiation, Management and Monitoring of Planning Obligations (2006), until the adoption of the Development Management Policies).~~	To reflect that SPG10a is no longer extant, having been superseded by Haringey's Planning Obligations Guidance SPD (2014).
Alt83	8.2	Para 8.2.16	*Amend the last bullet point as follows:* • ~~Training, skills and regeneration.~~ • **Employment and skills training**	To reflect Haringey's Planning Obligations Guidance SPD (2014).
Alt84	8.2	Para 8.2.18	*Amend the first sentence of the paragraph to read:* Community Infrastructure Levy (CIL), which came into force **through the Community Infrastructure Levy Regulations** in April 2010, is a ~~proposed~~ new tariff which the Council ~~intends to~~ **will** apply to ~~most forms of new~~ **qualifying** development.	To clearly distinguish between timing of the introduction of the CIL Regulations and Haringey's CIL charging schedule.
Alt85	8.2	Para 8.2.19	*Amend the first sentence of the paragraph to read:* The Council ~~is currently working towards introducing a CIL rate and aims to prepare~~ **adopted** a Community Infrastructure Levy charging schedule ~~by late 2013~~ in **July 2014**	Factual update reflecting adoption of Haringey's CIL charging schedule
Alt86	8.2	Para 8.2.20	*Amend the first sentence of the paragraph to read:* In setting its rates, the Council ~~will~~ **has** taken into account various factors, including the potential effect of CIL upon the economic viability of development.	Factual update.
Alt87	8.2	Para 8.2.21	*Replace the reference to the Annual Monitoring Report in the first sentence (and elsewhere in the Plan) with Authority Monitoring Report as shown below:* The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the ~~Annual~~	To reflect a change in terminology arising from the Localism Act 2011.

			Authority Monitoring Report.	
Alt88	8.2	Para 8.2.27	*Amend the third sentence of the paragraph as follows:* Under ~~the Town and Country Planning (Local Development Regulations) 2004 and the NPPF~~ **Section35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 of the Localism Act 2011**, planning authorities are required to prepare an ~~Annual~~ **Authority** Monitoring Report (AMR)	To reflect the relevant legislation.
Alt89	8.2	Key evidence and references	*Amend the list of evidence base and reference documents as follows:* • Haringey's Monitoring Framework, London Borough of Haringey ~~2010~~ • **Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014** • **Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014** • ~~Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005~~ • The London Plan, Mayor of London 2011 • **Draft Further Alterations to the London Plan, Mayor of London, 2014** • ~~Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005~~ • **National Planning Policy Framework, Department for Communities and Local Government, 2012**	To reflect updated evidence, planning policy and guidance
Alt90	9.2	Appendix 2: Housing Trajectory	*Replace the existing Housing Trajectory with that shown below: (see Trajectory figure in Appendix A)*	To reflect the most up to date Housing Trajectory from the AMR that takes into account the draft site allocations and the SHLAA 2014.

Alt91	Appendix 3:	9.3.1	The **targets and** indicators may change over the lifetime of the plan, in response to changes in national, regional or local legislation **and policy.**	To reflect that monitoring targets and indicators may change changes in response to legislation and policy.
Alt92	Appendix 3:	Table SP1 targets	a. Meet or exceed the ~~ten year~~ annual target of ~~8,200~~ **820** homes from 2011/12 – ~~2020/21~~ **2014/15**, ~~with an annual target of 820 units~~. Meet or exceed the ~~indicative~~ annual target of ~~3,400~~ **1,502 homes** from ~~2020/21~~ **2015/16** – 2025/26.	In accordance with alteration Alt47
Alt93	Appendix 3:	Table SP1 targets	b. Delivery of new homes **at Wood Green, including** Haringey Heartlands, and Tottenham Hale up to 2026	To better reflect Wood Green's role in delivering future housing growth.
Alt94	Appendix 3:	Table SP2 targets	a. Meet or exceed the ~~ten year~~ annual target of ~~8,200~~ **820** homes from 2011/12 – ~~2020/21~~ **2014/15**, ~~with an annual target of 820 units~~. Meet or exceed the ~~indicative~~ **annual** target of ~~3,400~~ **1,502 homes** from ~~2020/21~~ **2015/16** – 2025/26.	In accordance with alteration Alt47
Alt95	Appendix 3:	Table SP2 targets	b.~~50~~ **40**% of all residential developments delivering ten or more units will be affordable housing	In accordance with alterations Alt49/50 and 52
Alt96	Appendix 3:	Table SP2 targets	c. Of the ~~50~~ **40**% affordable housing delivered~~70~~ **60**% will be social rented housing and ~~30~~**40**% will be Intermediate housing.	In accordance with alterations Alt49/50 and 52
Alt97	Appendix 3:	Table SP2 targets	f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the ~~Housing SPD (or other~~ **Housing Strategy and** relevant LDD~~)~~	In accordance with alterations Alt49/50 and 52
Alt98	Appendix 3:	Table SP2 indicators	LOI 3 Percentage of dwelling mix of housing units as set out in the ~~Housing SPD (or other~~ **Housing Strategy and** relevant LDD)	In accordance with alterations Alt49/50 and 52

Alt99	Appendix 3:	Table SP8 targets	a. Meet the forecast demand of ~~137,000~~ **~~32,000~~** **23,000**m2 floorspace up to 2026;	To reflect revised target from new technical evidence. In accordance with Alt71
Alt100	Appendix 3:	Table SP10 targets	a. Promote the distribution of retail growth to meet the additional 13,800 m2 gross comparison goods floorspace and an additional ~~10,194~~ **11,133** m2 net convenience goods floorspace by 2016;	To reflect revised target from new technical evidence.
Alt101	Appendix 3:	Table SP17 targets	a. ~~60~~ **65**% of major planning applications to be determined within 8 weeks	To reflect revised Haringey targets.
Alt102	3.1	Para 3.1.8	*Amend paragraph 3.1.8. to read as follows:* **Areas of Limited Change** – these are areas in which expected growth is likely to **make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land**~~, be~~ **and** small scale **infill and conversions. Development within these areas is likely to be more constrained by the local context and the capacity of existing local infrastructure and services** and be of an incremental nature.	**This further alteration responds to the representation of the NHS Property Service that strategic Brownfield sites are identified within the west of the Borough.**
Alt103	Appendix 3	Table SP8 Indicators	*Insert a new indicator for Policy SP8 as follows:* **COI BD5 The change in employment densities achieved on redevelopment of Local Employment Areas**	**In response to representation by Mario Petrou and the recommendation in the 2013/14 Authority's Monitoring Report.**
Alt 104	3.1	Paragraph 3.1.19	*Amend the paragraph as follows:* Transport for London (TfL) ~~is working~~ **has worked** with the Council to return the one-way road system to two-way working, and **to provide a new** ~~create a new public square and~~ bus station in front of Tottenham Hale Station. **These and further**	**In response to the representation for TfL to reflect factual updates for transport projects which are now complete or committed.**

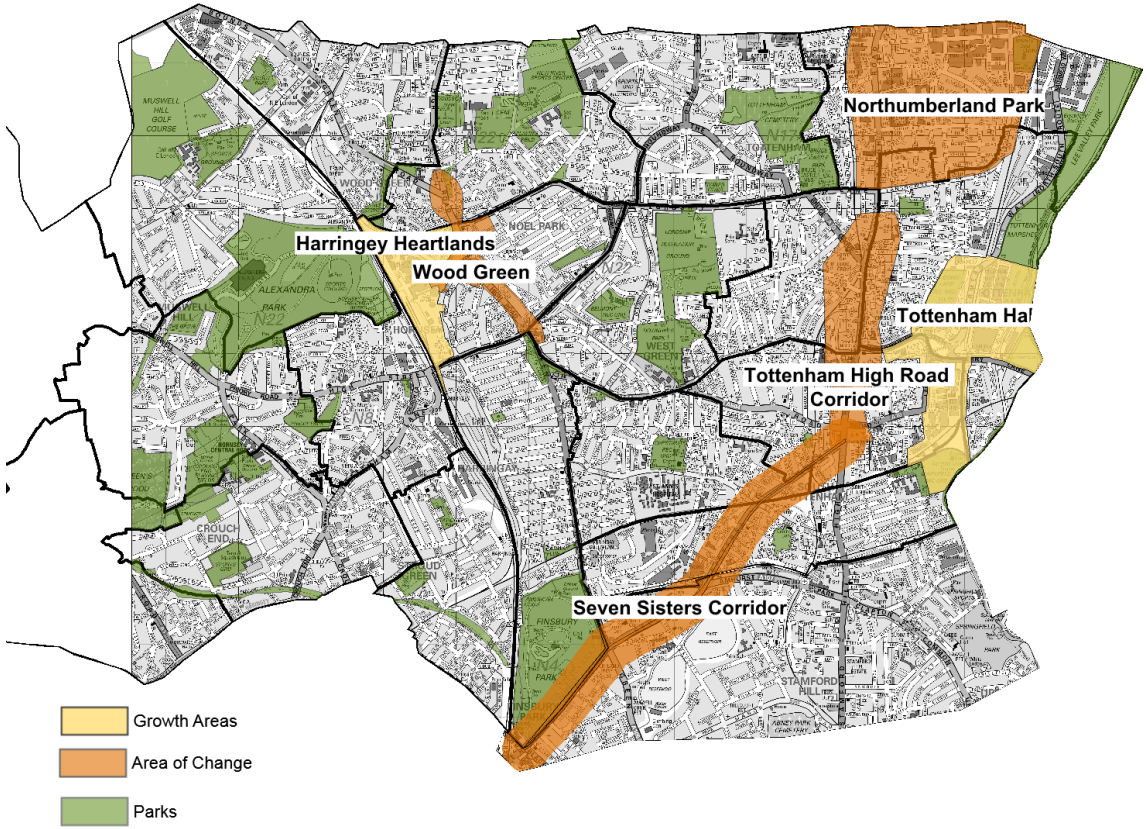
			planned improvements, including the creation of a new public square at the Station, ~~Improvements to the station area~~ will improve access into the Lee Valley Regional Park at Tottenham Marshes, linking together this significant open recreational space with wider green infrastructure within the locality. The ~~existing~~ one-way system ~~carries~~ **carried** ~~a~~ high volume**s** of traffic, with few pedestrian crossings**, creating**~~. This creates~~ a substantial barrier to movement for those living within the one-way system. The **£37m** Tottenham Hale transport improvement scheme ~~aims~~ **has sought** to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham **Area Action Plan** ~~Hale Urban Centre SPD~~, and directly facilitate a significant residential-led development on the existing island site. ~~Work commenced in October 2012 and will take approximately 18 months to complete at a cost of £37m.~~ There are planned ~~and potential~~ improvements to the Tottenham Hale Station as a strategic interchange. The~~se~~ **£32m project** include**s** improving access within the station for easy flow between train, tube and buses, and improving accessibility for all. **TfL and Network Rail have also committed to increasing** ~~Increasing~~ the track numbers to four for sections of the West Anglia line**.** ~~is currently being investigated by Network Rail, and this~~ **This** will require an additional platform at Tottenham Hale station and potentially at other stations on the line. (Further proposals for future infrastructure improvements are set out in the Council's Infrastructure Delivery Plan).	
Alt105	Appendix 5	Glossary of Terms	*Amend the glossary as follows:* Affordable Housing: Affordable housing includes social rented**,** **affordable rented** and intermediate housing provided to ~~specific~~ eligible households whose needs are not met by the market. **Eligibility is determined with regard to local incomes and local house prices. Affordable housing**	**To bring the definition of affordable housing into line with that set out in national policy.**

			should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. (See entry for affordable rent, intermediate and social rented for further details).	
Alt106	Appendix 5	Glossary of Terms	*Amend the glossary as follows:* Open Space: All land in London that is predominantly undeveloped other than by buildings or structures that	
Alt107	Appendix 3	Table SP2 Indicator LOI 7	*Amend Indicator LOI 7 as follows* LOI 7 Percentage applications **achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested** ~~approved for wheelchair accessible housing~~	**Reflects changes to the Building Regulation that came into effect on 1st October 2015 which addresses the requirement for wheelchair accessible housing.**
Alt109	Appendix 3	Table SP2 Indicator	*Insert the following indicator into Table SP2:* **LOI 9a Percentage of residents from the estates that have been the subject of estate renewal, who are satisfied with the outcome from a personal perspective.**	**Responds to the inclusion of the policy on estate renewal and the representation of the Archdeacon of Hampstead Fr Luke Miller**
Alt110	5.1	Policy SP8: Employment	*In the part of the policy on Local Employment Areas, add in the employment sites classified as Employment Land or Regeneration Area, as follows:* • Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. **Local Employment Areas classified as EL are:** - **Bound Green Industrial Estate;** - **Frien Barnet Sewage Works.** • A Regeneration Area (RA) is the most flexible of the	**The inclusion of the list of Local Employment Areas responds to the representation from the GLA.**

			categories as it can include uses appropriate in a mixed use development, such as small scale “walk-to” retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres**, as well as other Local Plan policies**. **Local Employment Areas classified as RA are:** - **Campsbourne,N8** - **Central Leeside (Part SIL/RA), N17** - **Crusader Industrial Estate, N15** - **Hale Wharf, N17** - **High Road East, N17** - **High Road West, N17** - **Rangemoor Road and Herbert Road, N15** - **South Tottenham, (Part LSIS/RA), N15** - **Tottenham Hale, (Part SIL/RA), N17** - **Vale Road / Tewkesbury Road (Part LSIS/RA), N15** - **Wood Green, N22**	
Alt111	6.3	SP13	Amend the bullet point to read as follows: ▪ Implementation of the **Haringey Green Grid** ~~borough’s green infrastructure~~ projects (such as Lordship Recreation Ground Improvements);	**Introduces the concept of the Haringey Green Grid, which builds upon the all London Green Grid and, therein, the Lea Valley & Finchley Ridge Area Framework. Responds to the representation by Natural England.**

To be inserted following paragraph 3.1.8:

Figure 3.1 Growth Areas and Areas of Change [1]



[1] **The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.**

Amended Table 3.1 to follow Paragraph 3.1.9:

Table 3.1: Broad distribution of new housing

Location & minimum total number of dwellings	0-5 years (2011/12 -2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Haringey Heartlands ~~1430~~ 2,145 units	~~300~~ 75	~~1050~~ 1,080	~~80~~ 990
Wood Green Metropolitan Town Centre ~~290~~ 2,450 units	~~0~~ 175	~~92~~ 70	~~198~~ 2,205
Tottenham Hale ~~3410~~ 5,080 units	~~1710~~ 1,885	~~1600~~ 2,385	~~100~~ 810
North Tottenham ~~Northumberland Park, Tottenham High Road and Seven Sister Corridor (north)~~ ~~410~~ 3,850 units	~~50~~ 85	~~285~~ 885	~~75~~ 2,880
Seven Sisters Corridor (south) ~~767~~ 1,730 units	~~527~~ 210	~~240~~ 1,120	~~Xx~~ 400

Tottenham High Road Corridor Bruce Grove 525 units	**270**	**255**	**0**
Areas of Limited Change 4,260 units	**525**	**1,890**	**1,845**

APPENDIX A: RELEVANT LOCAL PLAN STRATEGIC POLICIES SHOWING PROPOSED ALTERATIONS

Regulation 18 amendments:

(Text proposed to be inserted in bold blue underlined)

(Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments:

(New proposed text inserted in bold orange underlined)

(Regulation 18 text now proposed to be deleted ~~bold blue strikethrough underlined~~)

(Text proposed to be removed ~~in red double strikethrough~~)

3.1 SP1 Managing Growth

3.1.1 People at the Heart of Change is the key objective of the Sustainable Community Strategy. Haringey is one of the most diverse areas in the country and this presents many challenges in terms of its location, high levels of deprivation and hugely successful local business entrepreneurship.

3.1.2 In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to ~~260,305~~ **293,749** by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Strategic Policy 1 sets out the overarching approach to the location of future growth and development in the borough.

SUSTAINABLE COMMUNITY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.
SCS priorities:
• Promote community cohesion;
• Meet population growth and change;

• Meet housing demand; and
• Improve supporting facilities, services and infrastructure.

SP1 - Managing Growth

The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed **its strategic housing requirement of 19,802 homes over the plan period** ~~8,200 homes~~ from 2011-~~2021~~ **2026** ~~(820 per annum)~~. The Council will promote development in the following Growth Areas:

- Haringey Heartlands~~; and~~/**Wood Green** ~~**Metropolitan Town Centre;**~~
- Tottenham Hale~~.~~**; and**
- **North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).**

The Council will expect development in the Growth Areas to:

- Provide approximately **13,500** ~~**13,000** 5,000~~ new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council's planning policies and objectives.

The Council will promote development in the following Areas of Change:

- ~~Wood Green Metropolitan Town Centre;~~
- ~~Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);~~
- Tottenham High Road Corridor; and
- Seven Sisters Corridor.

Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.

Accommodating Haringey's Growth

3.1.3 The Core Strategy will direct development to the most appropriate locations, so that housing growth is supported by sufficient jobs and key infrastructure including community facilities such as health, education and sports facilities. As the objectives in Section 1 set out, the Council wishes to manage growth over the life of the Core Strategy so that it meets the needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole. This policy is also supported by the sustainability appraisal.

3.1.4 In common with the rest of London, Haringey is expected to experience rapid growth in population~~.~~ This growth will bring with it pressure for new housing and associated infrastructure. Each of Haringey's growth areas has been identified in the London Plan as having potential for significant increases in jobs and homes.

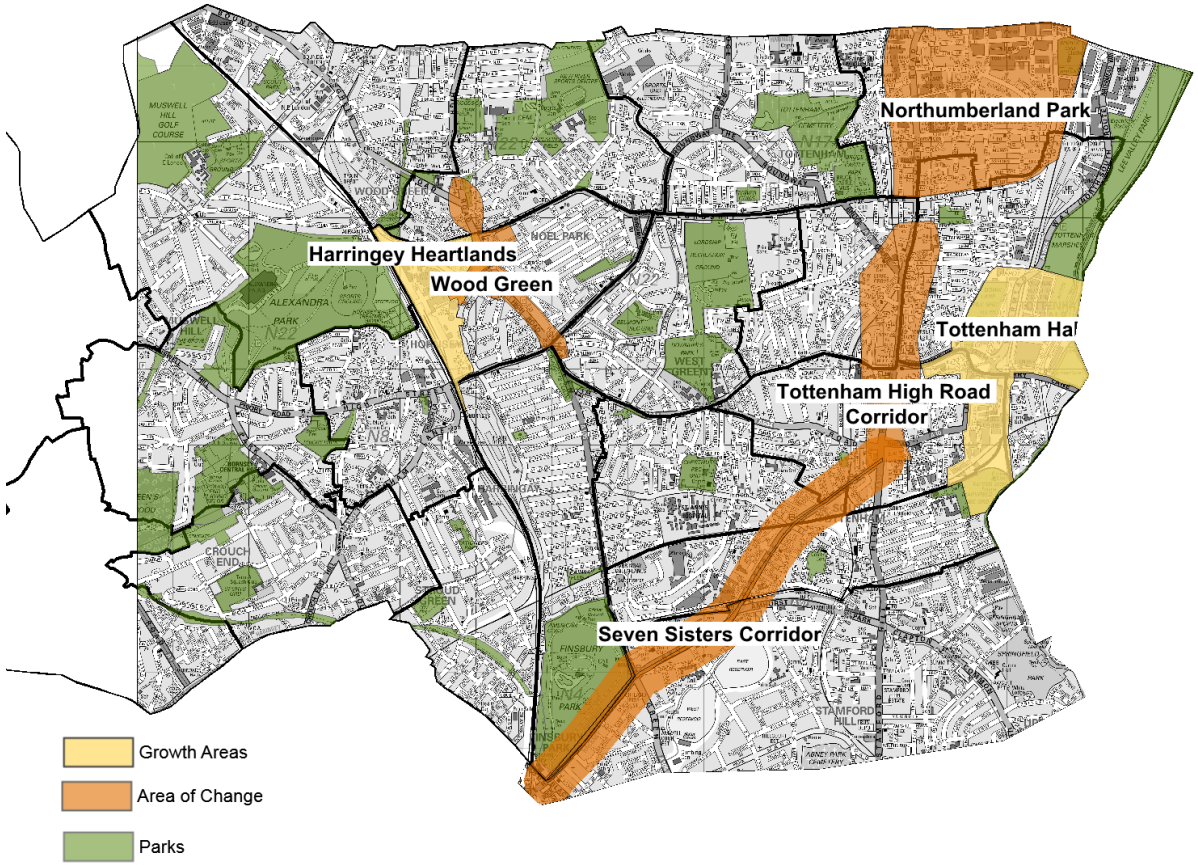
3.1.5 The Council will expect development in the Growth Areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/built environment, open space, community safety and sustainable transport. Development should also take account of natural constraints, particularly the risk of flooding. It is important to note that the growth areas also include existing residential communities and heritage assets such as Conservation Areas and areas of Industrial Heritage. New development must take account of its sensitive context.

3.1.6 Haringey Growth Areas – these are areas with the greatest capacity for growth. It is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period.

3.1.7 Areas of Change – these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.

3.1.8 Areas of Limited Change – these are areas in which expected growth is likely to **make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land~~, be~~ and** small scale **infill and conversions. Development within these areas is likely to be more constrained by the local context and the capacity of existing local infrastructure and services** and be of an incremental nature.

Figure 3.1 Growth Areas and Areas of Change [2]



3.1.9 The following housing figures are indicative ranges in these broad areas over the plan period

[2] **The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.**

Table 3.1: Broad distribution of new housing

Location & total minimum number of dwellings	0-5 years (2011/12 -2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Haringey Heartlands ~~1430~~ 2,145 units	~~300~~ ~~75~~	~~1050~~ 1,080	~~80~~ 990
Wood Green Metropolitan Town Centre ~~290~~ 2,450 units	~~0~~ 175	~~92~~ 70	~~198~~ 2,205
Tottenham Hale ~~3410~~ 5,080 units	~~1710~~ 1,885	~~1600~~ 2,385	~~100~~ 810
North Tottenham ~~Northumberland Park, Tottenham High Road and Seven Sister Corridor (north)~~ ~~410~~ 3,850 units	~~50~~ 85	~~285~~ 885	~~75~~ 2,880
Seven Sisters Corridor (south) ~~767~~ 1,730 units	~~527~~ 210	~~240~~ 1,120	~~Xx~~ 400
Tottenham High Road Corridor Bruce Grove 525 units	270	255	0
Areas of Limited Change 4,260 units	525	1,890	1,845

3.1.10 The following section sets out the Council's expectations on the scale of development in the areas mentioned above.

Growth Areas

Haringey Heartlands

3.1.11 The London Plan designates Haringey Heartlands/ Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately ~~1500~~ **2,000** new jobs and ~~1700~~ **1,000** new homes as part of an intensive mixed use redevelopment.

3.1.12 Haringey Heartlands Development Framework was produced in 2005 and sets out the Council's overall vision for the area including promoting and expanding the Wood Green Cultural Quarter, providing new homes and jobs, and high quality open space.

3.1.13 Haringey Heartlands provides a range of development opportunities on the railway and industrial lands to the south-west of Wood Green Metropolitan Town Centre. These sites include Clarendon Road gas works (with the central area occupied by two gasholders, which are still operational), the adjacent Coburg Road Industrial Area and Hornsey Waterworks and the former Hornsey Central Depot. There is significant scope for the enhancement of these areas, while respecting their industrial heritage and the provision of better links to Wood Green Metropolitan Town Centre, in order to secure its position as an urban centre for the 21st Century.

The Council's aspiration for Haringey Heartlands includes:

- To increase capacity and variety of uses at Wood Green Metropolitan Town Centre, given its proximity to Haringey Heartlands and the thriving Cultural Quarter;
- To bring back into use underused brownfield land and maximise capacity for housing and employment growth;
- The provision of additional open space, play areas, and community facilities as required by development of the area in order to meet the needs of the resident population.
- Physical and visual integration of the Heartlands with the wider area to benefit local communities and ensure sustainable development that will meet local and strategic goals;
- De-commissioning of the gas holders and decontamination of the land in order to bring forward development;
- Preparation of a business relocation strategy to provide impetus for land assembly;
- Improvement of pedestrian linkages to Wood Green and Haringey Heartlands; an d
- Provision of green infrastructure projects to address a range of environmental issues.

For the Eastern Utility Lands, the Council will require the following:

- A mix of uses including substantial new housing, restaurant/cafe/drinking establishment uses and community/leisure uses;

- A mix of office use, retail/financial and professional services;
- An excellent public realm with a network of safe and attractive places both public and private;
- An energy centre and utility compounds;
- Car parking spaces, cycle parking;
- Access and other associated infrastructure works; and
- To maintain and enhance the operational railway and safeguard for any necessary railway improvement works.

~~*Figure 3.1 Haringey Heartlands / Wood Green Growth Area*~~

Tottenham Hale

3.1.14 The London Plan designates Tottenham Hale as an Opportunity Area. Tottenham Hale is situated on the eastern side of the borough and sits within the Upper Lee Valley (Figure 3.~~2~~1). It is predominantly industrial in nature, comprising retail warehouses, industrial estates, a major gyratory road system and public transport interchange, which add to its image as an unwelcoming and traffic dominated environment. Relatively few people live within this area, which has suffered from the continued decline in manufacturing and remains characterised by deprivation, a poor physical environment, underused and vacant sites, and divisive transport corridors. Currently, the area fails to capitalise on its many advantages and exciting new vision for its transformation as a bustling new urban centre. This includes its exceptional natural environmental assets, such as its close proximity to Lee Valley Regional Park and its waterside location next to the River Lee Navigation offering significant environmental and recreational benefits.

3.1.15 The sites within the Tottenham Hale Growth Area have undergone the Sequential Test (and where necessary the Exception Test) in accordance with the National Planning Policy Framework (NPPF). This has ensured that there are no alternative sites of lower flood risk where the development can be located (see the Sequential Test report for Tottenham Hale).

The Council's aspirations for the area include:

- Integration of new and existing communities. Clear and explicit links must be made between new opportunities in Tottenham and the existing community, to ensure regeneration benefits include local people.

- Returning the gyratory to two-way traffic. Currently the gyratory is part of the local one-way system, distributing traffic from Tottenham High Road towards Tottenham Hale. It carries a heavy volume of fast-flowing traffic which creates a dangerous environment for pedestrians and cyclists. Its future will be a crucial factor in the transformation of the area.
- The provision of additional open space, play areas and community facilities as required by development of the area in order to meet the needs of the resident population.
- Introducing measures to reduce flood risk such as the de-culverting of the Moselle Brook, application of sustainable urban drainage systems, and support for the introduction of measures to reduce water consumption to improve water efficiency.
- The creation of a new facility for Front Line Services including recycling at Marsh Lane which will promote green industries in the area.
- A new high quality station square and a state of the art new public transport interchange at Tottenham Hale.

3.1.16 A Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (SPD) was adopted in October 2006 to guide the redevelopment of key sites within the Tottenham Hale Urban Centre. Four key areas make up the Urban Centre area. Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than ~~3,400~~ **5,000** new homes and a substantial number of jobs, which maximise the area's exceptional geographical advantages. Development will take place in the following areas:

~~*Figure 3.2 Tottenham Hale Growth Area*~~

Greater Ashley Road

3.1.17 The next phase in the regeneration of Tottenham Hale will focus on the area around Ashley Road and Tottenham Hale Station. The Council aims to create a high-quality, unique place with ~~up to 1,600~~ new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links. Improvements to open space , pedestrian and cycle access will complement and link into the Regional Park and existing routes and seek to enhance the extent of green infrastructure within the area.

Hale Waterside (Hale Wharf)

3.1.18 A mini-masterplan is being devised to underpin a comprehensive, residential-led development for the entire Hale Waterside site, which could provide a significant number of new homes as well as commercial uses. This plan will take account of the Regional Park Authority's objectives, as Hale Wharf is within the Lee Valley Regional Park. A proposed pedestrian footbridge across the River Lee will form an integral part of the scheme, and one element of the east-west pedestrian 'green link'.

Tottenham Gyratory Road System, Bus Station and Public Square

3.1.19 Transport for London (TfL) ~~is working~~ **has worked** with the Council to return the one-way road system to two-way working, and **to provide a new** ~~create a new public square and~~ bus station in front of Tottenham Hale Station. **These and further planned improvements, including the creation of a new public square at the Station,** ~~Improvements to the station area~~ will improve access into the Lee Valley Regional Park at Tottenham Marshes, linking together this significant open recreational space with wider green infrastructure within the locality. The ~~existing~~ one-way system ~~carries~~ **carried** ~~a~~ high volume**s** of traffic, with few pedestrian crossings**, creating**~~. This creates~~ a substantial barrier to movement for those living within the one-way system. The **£37m** Tottenham Hale transport improvement scheme ~~aims~~ **has sought** to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham **Area Action Plan** ~~Hale Urban Centre SPD~~, and directly facilitate a significant residential-led development on the existing island site. ~~Work commenced in October 2012 and will take approximately 18 months to complete at a cost of £37m.~~ There are planned ~~and potential~~ improvements to the Tottenham Hale Station as a strategic interchange. The~~se~~ **£32m project** include**s** improving access within the station for easy flow between train, tube and buses, and improving accessibility for all. **TfL and Network Rail have also committed to increasing** ~~I~~~~ncreasing~~ the track numbers to four for sections of the West Anglia line**.** ~~is currently being investigated by Network Rail, and this~~ **This** will require an additional platform at Tottenham Hale station and potentially at other stations on the line. (Further proposals for future infrastructure improvements are set out in the Council's Infrastructure Delivery Plan).

~~Areas of Change~~

Wood Green Metropolitan Town Centre

3.1.20 Wood Green is a vibrant and busy town centre, which has an important role to play within the London and north London sub-regional town centre hierarchy. It is designated as a Metropolitan Centre in the London Plan, one of only 12 identified in London, which reflects its role as a key retail and commercial destination in North London (Figure 3.~~3~~**1**).

3.1.21 The town centre is predominantly linear stretching along the High Road from the junction with Turnpike Lane in the south to the junction with Bounds Green Road in the north. It includes The Mall Wood Green (formerly known as Shopping City) which straddles the High Road and provides a focus for the major multiple retailers located in the centre. The main supermarkets within Wood Green are evenly spread throughout the centre, with the large Morrison's and Sainsbury's supermarkets both located centrally. In addition, Marks and Spencer's Food Hall is located in the southern part of the centre and an Iceland is located on Brook Road. There is also a Tesco Express at the Southern End.

~~*Figure 3.3 Wood Green Area of Change*~~

3.1.22 Shopping is the dominant activity in the town centre. There are relatively few restaurants, cafés, pubs and bars in comparison and, limited office space provision, with the exception of the Council's own offices. However, there is considerable residential development with flats located above The Mall and Bury Road Car Parks. In terms of other town centre attractions Wood Green boasts two large multi-screen cinemas, a library and a health club. The Wood Green Area of Change and Town Centre borders and includes parts of Noel Park , Trinity Gardens, Wood Green Common and Bowes Park Conservation Areas, and immediately to the west, centre is predominantly bounded by residential areas, two conservation areas located nearby (Trinity Gardens and Noel Park) and immediately to the west, Haringey Heartlands Growth Area.

3.1.23 The town centre boundary has been tightly drawn as defined by the ~~UDP (2006)~~. However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the ~~UDP~~ town centre boundary. They will be considered on the basis of their relationship with, and impact on, the town centre in terms of land uses, pedestrian and public transport linkages, regeneration benefits arising from redevelopment at either the Heartlands Growth Area or through windfall opportunities. Further detail will be included in a Wood Green Area Action Plan.

The Council's aspirations for Wood Green Metropolitan Town Centre are:

- To improve linkages with Haringey Heartlands to the west of the town centre and enhancing accessibility into and around the town centre for all members of the community;
- To encourage the retention and enhancement of the distinctive character areas within the town centre;
- To promote a sustainable future for Wood Green Town Centre;
- To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;
- To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design;
- To develop the range and quality of the retail offered within the town centre;
- To improve the quantity, value and usage of town centre open spaces;
- To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;

- To encourage the development and management of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- To increase the range and quantity of employment opportunities within the town centre.

The North Tottenham Growth Area

Northumberland Park

3.1.24 Northumberland Park (Figure 3.41) is characterised as being one of the most severely deprived areas not only in Haringey but the whole country. Results from the Indices of Deprivation 2004 found that 85% of residents in the Northumberland Park ward live in areas that are amongst the 10% most deprived in England. Much of this deprivation stems from labour market disadvantage i.e. worklessness and low skills base.

3.1.25 Approximately 13,183 people live in Northumberland Park. According to the 2001 census 71.1% of the population of Northumberland Park is from a BME background compared with 54.7% in Haringey as a whole.

3.1.26 The urban form of the area is very fragmented with an incoherent street pattern. Smaller scaled terrace houses are next to 20 storey 1960s apartment blocks. Streets and pavements are of poor quality and do not make for a good street scene.

3.1.27 Two railway lines cut through the east and western thirds of the ward. The rail line to the east is a considerable obstruction for pedestrian and vehicular traffic, and particularly when the level crossing and the barriers can be down for as long as ten minutes at a time. There tends to be more permeability with the raised line in the west.

3.1.28 There is virtually no green space in the ward and although it includes Tottenham Marshes and is adjacent to the Lee Valley Regional Park, access to these amenities are severed by the railway and Watermead Way. Bruce Castle Park and the cemetery in the west provide some open space, however connections to the park from the residential areas are very poor. The area also has a number of potentially dangerous walkways that are narrowly enclosed and not overlooked. In general however, the residential areas both east and west of the High Road are well maintained and there is little graffiti or fly-tipping. There are few abandoned or derelict buildings.

3.1.29 Crime levels in the area are currently high with recorded crimes per head of population of all types being higher for Northumberland Park, and for the wider Tottenham area than for Haringey and London as a whole.

3.1.30 The high level of educational deprivation may be attributed, in part, to the qualifications of the existing adult population. At school level, performance has been improving across some schools in close proximity to the football ground (St Francis de Sales, and Northumberland Park Community School). As of 2010, both schools have been improving faster than the national average in terms of either the % 5+A*-C (including English and Maths) or KS2, reflecting significant improvements in recent years in Northumberland Park ward.

3.1.31 Attainment rates in the borough as a whole are improving though they are still below the England average and, over 10% of 16 to 18 year olds are not in employment, education or training (NEETs) - a key Government target group. For an up-to-date position on all school performance data please refer to the Department for Education data at www.education.gov.uk.

3.1.32 Current housing tenure in Northumberland Park is predominantly Council and other social rented property, including large estates such as Northumberland Park to the east and Love Lane to the west. 30% of homes in the area are owner occupied, over 50% social rented and 18% private rented. Data from the GLA shows that workless households account for half of households in social rented homes, compared with 7% in owner occupied housing.

Future of Northumberland Park

3.1.33 As a result of the proposed redevelopment of the existing Tottenham Hotspur Football Stadium, investment in the Northumberland Park area has started. Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community.

3.1.34 Tottenham Hotspur Football Club has been based at White Hart Lane for over a century. The Stadium is an established part of the landscape, giving an identity to Tottenham. The Club is one of Haringey's largest businesses and most significant visitor attraction.

3.1.35 The area in which the Club is set has, however, seen a long period of relative decline moving from being a reasonably prosperous working suburb to an area of high unemployment and deprivation and a poor local environment.

The Council's aspirations for the redevelopment of Tottenham Hotspur stadium include:

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

3.1.36 Further details on how the Council envisages Northumberland Park developing will be set out in an Area Action Plan.

~~*Figure 3.4 Northumberland Park Area of Change*~~

Areas of Change

Seven Sisters Corridor

3.1.37 Seven Sisters (Figure 3.~~5~~1) is a priority area for change and has a strategic role to play in the future growth of Haringey. The area has excellent road and public transport links, with a range of bus connections and London Underground stations at Seven Sisters, Finsbury Park and Manor House that provide access to North and central London.

3.1.38 The area is, however, characterised by high levels of multiple deprivation including unemployment, low educational achievements, poor/ lack of affordable housing, a poor environment and high crime levels. It is therefore no coincidence that this area is also recognised as being within the 10% most deprived in England.

3.1.39 The Seven Sisters Road corridor extends into the adjoining boroughs of Hackney and Islington and runs between the Nags Head District Shopping Centre in Islington and the A10 at Seven Sisters Underground Station. The corridor has the potential to provide a focus for greater diversity, connectivity and opportunity across all three boroughs. This potential is recognised by its location within a nationally designated Growth Area and the presence of several major regeneration initiatives including the former Bridge New Deal for Communities (NDC) area in Haringey, The Woodberry Down Masterplan and Manor House Area Action Plan in Hackney, and significant large scale development at Finsbury Park in Islington.

3.1.40 The area's ability to play a role in the future growth of the borough is highlighted by the opportunities presented by the above initiatives and the potential to build upon the area's existing assets such as the Florentia clothing village as well as the future potential development of St Ann's Hospital site ,

3.1.41 The North London Strategic Alliance (NLSA) has commissioned a study to develop a greater understanding of the area's growth potential and to bring together stakeholders in a collaborative forum in order to promote a more co-ordinated approach to growth.

3.1.42 Further detail on how the Council sees Seven Sisters developing will be set out in an Area Action Plan.

The Council's aspirations for the area include:

- Cross borough working with Hackney and Islington to identify strategic priorities for the Seven Sisters Corridor and as such develop joint solutions;
- Potential for new housing and social infrastructure including, where appropriate and viable, the provision of new green space and community facilities;
- Opportunity for ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal
- Scope for comprehensive mixed use at St Ann's Hospital Site;
- Wards Corner regeneration delivering houses, shops and public realm improvements through redevelopment and/or renewal
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan; and
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters
- Potential for a decentralised energy hub serving surrounding schools and housing estates.

Tottenham High Road Corridor (A10/A1010)

3.1.43 Tottenham High Road (Figure 3.~~6~~1) is comprised of six contiguous Conservation Areas between Enfield to the north and Stamford Hill in Hackney to the south which include Tottenham Green and Bruce Grove. The High Road has a mixture of fine Georgian, Victorian and Edwardian buildings some of which are listed by English Heritage as having special architectural and historical interest of national importance.

3.1.44 The High Road has been in decline over the years and continues to suffer from physical and environmental neglect. This has been due to the physical and economic deterioration of the area which suffers from a poor image and covers some of the most deprived wards in the UK. The poor visual quality of properties reflects the area's low economic vitality, and the lack of suitable maintenance and repairs. Despite this, it is an historic corridor with many important buildings and has been of keen interest to English Heritage and Heritage Lottery Fund.

3.1.45 There are a number of large sites and open spaces along the High Road that have the potential for redevelopment and/or currently detract from the quality of the area and where redevelopment would be encouraged by Haringey and the London Development Agency. Further detail on how the Council sees this area developing will be set out in the Tottenham High Road Corridor Area Action Plan.

Areas of limited change

3.1.46 Many parts of Haringey, particularly in the west of the borough, are predominantly residential in character. Significant areas of these are designated as Conservation Areas, for example parts of Crouch End, Highgate and Muswell Hill, and will have development over the next 15 years. However, the Council envisages this development to be of an incremental nature and it should not change the character of these areas. Please see SP13 and SP14 for more detail on the Council's approach to promoting high quality places and conserving our heritage.

3.1.47 The Council will ensure that development in the areas of limited change respects the historic significance and character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits, where appropriate.

3.1.48 Major development taking place adjacent or near to areas of more limited change should bring benefits to these areas of an appropriate nature and scale. In particular, the Council will seek:

1. Contributions towards regeneration and training in deprived areas; and
2. The provision of open space and other community facilities where there are local deficiencies.

~~*Figure 3.5 Tottenham High Road Corridor Area of Change*~~

Monitoring

3.1.49 *SP1 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Core Strategy. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP1 is set out in the Council's Housing Trajectory and Appendix 4(Infrastructure Delivery Plan).*

Key evidence and references

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Heartlands Development Framework, London Borough of Haringey 2005
- Lawrence Road Planning Brief Supplementary Planning Document, London Borough of Haringey 2007
- North London Strategic Flood Risk Assessment, 2008

- Transforming Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, London Borough of Haringey 2006
- Wood Green Supplementary Planning Document, London Borough of Haringey 2008
- The London Plan (consolidated with Alterations since 2004), Mayor of London 2008
- The London Plan, Mayor of London 2011
- **The London Plan Further Alterations, Mayor of London 2014**
- **The National Planning Policy Framework, CLG 2012**
- ~~Planning Policy Statement 1: Delivery Sustainable Development, Department of Communities and Local Government, 2005~~

3.2 SP2: Housing

3.2.1 Provision and access to high quality and affordable housing is a key priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of **mixed and** balanced **communities across the Borough and within** neighbourhoods~~,~~ where people choose to live, which meet the housing ~~aspirations~~ **needs** of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Core Strategy looks at:

- The overall numbers of additional homes to be built in the borough;
- The proportion of affordable housing that the Council will seek;
- The mix of sizes and types of homes that are needed for particular groups of people;
- The design of high quality homes;
- **The need to ~~regenerate~~ renew existing ~~social~~ council housing estates;** and
- Gypsies and Travellers accommodation needs.

3.2.2 The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford and in a community where they want to live. The Council will therefore seek to establish a plentiful supply and a broad range of homes to meet the needs of particular groups of people over the life of the Core Strategy. As the objective in Section 1 sets out, the Council aims to **allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026.** ~~deliver the housing target of 820 and~~ **In doing so, the Council also** wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities.

Sustainable Community Strategy
This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:
SCS Priorities

Meet housing demand;
Meet population growth and change;
Create more decent and energy efficient homes, focusing on the most vulnerable.

Policy SP2: Housing

The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of ~~8,200 homes from 2011-21 (820 units per annum)~~ **19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).**

Density and Design standards to deliver high quality homes

Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new development:

1. Meets the density levels set out in the density matrix of the London Plan;
2. Complies with the housing design standards and space standards set out in ~~the Council's Housing SPD 2009 and adopts the GLA housing space and child play space standards 2009 as Haringey's own standards.~~ **the Mayor's Housing SPG (2012) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012**;
3. Aims to maximise housing for people whose circumstances makes them vulnerable and/or people with specific needs; and
4. Is built to 100% Lifetime Home Standards with a minimum of 10% wheelchair accessible or easily adaptable for wheelchair users with an aspiration for 20%. Units should range in size to accommodate various living needs including growing families and live-in carers.

Secure high quality affordable housing

Affordable housing shall be achieved by:

5. Subject to viability, sites capable of delivering 10 units of more will be required to meet a borough wide affordable housing target of ~~50~~ **40**%, based on habitable rooms[3];
6. Delivering an affordable housing tenure split of ~~70%~~ **60%** affordable rent (including social rent) and ~~30%~~ **40%** intermediate housing;

[3] **This equate to approximately 7,920 affordable dwellings over the plan period to 2026.**

7. Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision;
8. The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the Haringey Housing Strategy ~~SPD~~.
9. Ensuring no net loss of existing affordable housing floorspace in development; and
10. Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

~~The regeneration of Haringey's~~ Housing estates renewal and improvement

The Council will bring forward a programme to undertake ~~regeneration~~ strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initially list is set out below:

- **Northumberland Park**
- **Love Lane**
- **Taymar and Reynardson**
- ~~**Helston Court / Culvert Road**~~
- **Leabank View / Lemsford Close**
- **Park Grove**
- **Tunnel Gardens, including Blake Road**
- **Noel Park**
- **Broad Water Farm**

Maximising Housing Supply in Haringey

3.2.4 The London Plan sets a London-wide target of ~~322,100~~ 490,000 additional homes from ~~2011/12 - 2021/22~~ 2015-2025 and a Haringey target of ~~8,200~~ 15,020 additional dwellings over the same period (~~a~~ increasing the existing annual target ~~of~~ from 820 to 1,502 additional homes per annum).

3.2.5 The Council's annual housing target is provided through:

- Development and redevelopment on large sites (over 0.25ha) and small sites (below 0.25ha), and conversions from residential and non-residential properties.
- Non-self contained homes (these are homes that share common facilities or services, such as hostels, residential care homes and student accommodation); and
- Vacant properties brought back into use (these are homes that have been unused for at least six months).

3.2.6 Haringey produces an annual housing trajectory as part of its Annual Monitoring Report (AMR) and in line with paragraph 47 of the NPPF. The housing trajectory shows which sites are expected to come forward over the ~~next 15 years~~ **Plan period** and measures Haringey's performance in meeting its strategic housing target **of 19,802 net new homes**. For the period 2011/12 – 2025/26, the housing trajectory **(see Appendix 2)** shows that the supply of additional homes is expected to be approximately ~~13,000~~ **22,000**. ~~The borough's housing trajectory also~~ **This** demonstrates **sufficient capacity to** ~~that the Council is likely to~~ exceed **both the Borough's objectively assessed need (13,450[4]) and its strategic housing requirement (19,802[5]) for the period of this Plan. Further, it also confirms the ability to bring** ~~annual target of 820 units (see Appendix 2) over, and is capable of bringing~~ forward additional sites from ~~future~~ **latter** years **of the housing trajectory** to meet the requirement of an additional 5% buffer **within the rolling 5-year housing supply**, as set out in the NPPF~~, to ensure future housing needs are met. In doing this, the Council will seek to enable the development of 861 new homes per year; or 5% above the Council's housing target~~. In addition, it is expected that over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the surrounding environment.

High quality homes

3.2.7 The Council will expect all new development to be built to the highest quality standards in line with ~~the London Housing Design Guide~~ **the London Plan and the Mayor's Housing SPG (2012),** and will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's urban, suburban and central density settings **as shown in Haringey's Urban Characterisation Study 2014**. Appropriate density ranges are related to setting in terms of location, existing building form and massing and the index of Public Transport Accessibility Levels (PTAL).The Council will adopt a 'design-led' approach to density.

[4] The Haringey SHMA 2014 concludes that the objectively assessed housing need for the Borough, across all tenures, is 20,172 net new homes over the fifteen year period 2015/16 to 2030/31. ~~**This equates to a requirement of 1,345 net new homes per annum. However, the current Local Plan period only runs to 2025/26 and therefore the total objectively assessed need over the Local Plan period is 13,450 net new homes.**~~

[5] Haringey's strategic housing requirement is higher than its objectively assessed housing need because it is the strategic role of the London Plan to reconcile, insofar as possible, requirements for and capacity to deliver new housing across the Capital.

3.2.8 An investment programme was carried out to improve the condition of the Council's social housing stock as part of the Government's 2007 – 2010 Decent Homes programme with similar improvements being carried out by other social landlords in the borough. As of March 2010, 27.5% of Council stock did not meet the Decent Homes Standards. Some areas in the borough have a wide range of environmental issues, for example, poor design of estates, where the Council is looking beyond the upgrading of individual homes and focusing on wider estate renewal and reduction of CO2 emissions. As domestic properties contribute to 50% of all CO2 emissions in Haringey, improvements to the thermal efficiency of homes in the borough will be key to reducing fuel poverty and will contribute to the Mayor's target of 60% reduction in carbon emissions in London by 2025.

3.2.9 Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life (BfL) promotes design excellence and celebrates best practice in the house building industry. Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough and that all new affordable housing funded through the Affordable Housing Programme meets or exceeds the minimum standards set by the Mayor. In addition, the Council will expect good quality housing design to be contextually sensitive so that it positively contributes to the local and historic character of an area/neighbourhood. Please see SP11 Design for the Council's approach to good quality design.

3.2.10 The Council recognise converted and shared houses as an important source of housing in the borough, especially for small and low income households. Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the ~~Housing SPD~~ **Mayor of London's Housing SPG**, ~~the London Housing Design Guide~~ and other relevant design guidance, in terms of minimum floorspace, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development. Further detail on conversions and HMOs will be set out in the Council's emerging Development Management Policies document.

Meeting Housing Need

3.2.11 Haringey's resident Survey 2009 showed that 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for affordable housing.

3.2.12 The North London sub-region Strategic Housing Market Assessment (2011) **and Haringey's 2014 Strategic Housing Market Assessment (SHMA)** sets out the overall amount of housing required in the borough in the first five years of the Plan, and informs the housing mix, household size, the need for, and level of, specialist housing to be provided to meet the borough's housing need.

Lifetime homes and housing for people with specific needs

3.2.13 The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. The Council will insist that 100% of new development delivered in the borough over the life of the Plan will incorporate these criteria. Homes built to the Lifetime Homes standard will meet existing and changing needs of a wide range of households, including families with pushchairs as well as some wheelchair users. Applying these design criteria to housing will maximise utility and ensure residents have more independence, a better quality of life and a choice about where they live, while not compromising other design issues such as aesthetics and cost effectiveness.

3.2.14 The Council will require 10% of all new residential developments to be fully wheelchair accessible to ensure a housing choice for disabled residents. However, a more aspirational target of 20%, after 2016, may be applied to future developments to meet the needs of Haringey's ageing population.

3.2.15 The Council also recognises the importance of the transforming social care and personalisation agenda and the aim of putting people with specific needs and disabilities in control of the resources they need to help them live in the way they want. Increasing and diversifying the range of housing options, including the development of innovative supported housing that enables people with specific needs to become full and active members of their communities will be critical in helping the Council achieve this aim.

3.2.16 To achieve inclusive and mixed communities the Council will give priority to the provision of affordable housing and homes for older and vulnerable people. The Council will seek to enhance the support available to people to help them remain in their homes or to live as independently as possible. Further detail on housing for vulnerable people and for older people will be set out in the Development Management Policies document.

3.2.17 The Council recognises the changing needs of housing provision for older residents. Haringey's Older People's Housing Strategy 2011-2021 sets out the Council's approach to delivering appropriate housing choices for older people in the borough. Further detail on the requirements of these groups is set out in the Council's Infrastructure Delivery Plan.

Family Housing

3.2.18 In order to encourage mixed and balanced communities, the Council will aim to ensure that an adequate mix of dwelling sizes is delivered within new developments, while protecting existing family housing. The lack of family housing in Haringey has resulted in significant overcrowding. Low to median income households with large families are likely to be more affected by overcrowding due to lack of choice of available affordable family homes. Responding to these issues is a priority for the Council. Along with the provision of new and affordable housing, the Council will aim to meet the need for family housing and alleviate the problem of overcrowding through a number of other approaches such as: assisting smaller households living in overcrowded properties to find their own home and assisting residents living in under occupied properties to find more suitable accommodation.

Affordable housing

3.2.19 In line with the NPPF, affordable housing is defined as that provided to eligible households whose needs are not met by the market. Types of affordable housing include social rented, affordable rented and intermediate housing. The Council require a range of products and an appropriate balance of affordable housing to meet housing need in the borough. The strategic target for tenure split is currently ~~70~~**60**% affordable rent (including social rent) and ~~30~~**40**% intermediate affordable housing products. This is based on current evidence of housing **as set out in the London Plan** products. ~~This is based on current evidence of housing need and affordability in the borough.~~

3.2.20 The SHMA (201~~1~~4) provides clear evidence of housing need in the borough, both for affordable and market housing. Within this, there is a significant need among those on lower incomes for affordable housing at a level equal to social rents. Consequently developers of private housing will be expected to deliver affordable housing at rent levels that are truly affordable to local people, having regard to local housing need and affordability.

3.2.21 The SHMA identifies a need for all sizes and tenures of housing, especially affordable one bedroom units, market and affordable two bedroom units, market and affordable 3 or more bedroom units. This represents a challenge for the borough in that many of those in priority need and in temporary accommodation require larger units. The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and ~~Tables 7.1 and 7.3 of the Housing SPD.~~ **Policy DM16 of the Development Management Policies Local Plan.**

3.2.22 Housing developments with the capacity to provide 10 or more units will be required to deliver affordable housing to meet an overall borough target of ~~50~~ **40**%. This provision will depend on the location, scheme details and site characteristics.

3.2.23 Haringey's ~~Affordable Housing Viability Study (October 2010)~~ **Development Appraisals and Viability Testing (GVA 2015),** demonstrates that a ~~50~~ **40**% affordable housing target is achievable and viable, if applied sensitively. ~~In terms of viability, the study also concludes that schemes below the ten unit threshold can provide 20% affordable housing on site, based on habitable rooms, or provide financial contribution towards affordable housing provision.~~ During the downturn in the housing market each scheme will be examined carefully in order not to restrain residential development. Further detail on negotiating affordable housing will be set out in the Development Management Policies document

3.2.24 The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements on all suitable development sites. Affordable housing should be provided on-site so that it contributes to achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.

3.2.25 There may be physical or other circumstances where off-site provision would be preferable or cases where the off-site provision would be of superior quality than that which could be provided on-site. The Council recognises that off-site provision misses the opportunity for

creating mixed and balanced communities and will only be acceptable in exceptional circumstances where the Council is satisfied that the preferred unit mix and tenure of affordable housing could not be provided on-site.

3.2.26 Only in exceptional circumstances, where it is considered appropriate to provide the affordable housing off site, a higher proportion of affordable housing will be sought in order to reflect the fact that the development achieved 100% private market housing on the initial site. The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is ~~50~~ **40**% of the total number of habitable rooms developed across both sites. The ratio of affordable housing to private market housing when provided on site would be 1:1. Therefore 100% of the habitable rooms provided on an alternative site should be affordable.

3.2.27 According to CABE's Building for Life criteria, successful developments fully integrate the tenure mix, avoiding differentiation between individual dwellings and parts of the scheme based on their area. Therefore, the Council will seek to avoid large single tenure developments or the predominance of a single tenure type in any one area.

3.2.28 The Council's first Borough Investment Plan (BIP) September 2010 highlights the diverse needs of Haringey's communities, focusing on Haringey as a place with planned regeneration, housing and associated infrastructure projects, fitting together as part of Local Area Plans. This represents a shift away from the reactive programme based approach towards the place shaping approach to meet local community needs.

3.2.29 A significant proportion of the new homes delivered over the next ten years will be supplied at Tottenham Hale and Haringey Heartlands, which are designated as an Area of Opportunity and Area for Intensification respectively. The BIP details these and other significant regeneration opportunities in Haringey, particularly the wider Tottenham area including the Seven Sisters Corridor linking through from the major regeneration of Woodberry Down in Hackney to Tottenham Hale (including Lawrence Road) and extending to the Tottenham Hotspur Stadium development and other strategic projects such as Hornsey Town Hall and Hornsey Depot sites. These projects will create mixed and sustainable communities by delivering new housing across a range of tenures and sizes, and by recognising supported housing requirements for vulnerable people and promoting training and employment opportunities

Haringey's Housing Estate ~~Regeneration~~ Renewal

~~Much of Haringey's council housing stock is showing its age and, despite internal improvements through the decent homes programme, will need significant investment just to maintain these to a modern living standard. Whilst the driver for estate renewal is to improve the quality of the existing social housing stock, it also offers the opportunity to address a wider range of issues~~

~~typically affecting these estates, including overcrowding, poor design and layout, the changing needs of existing residents with regard to dwelling size & type, and the provision and layout of open space, streetscapes, safety and connectivity.~~

~~However, re-provision of low quality existing council housing with an equal quantum (on a habitable rooms basis) of higher quality modern social housing is not a financially viable option. The building of higher density mixed tenure developments, which increase the quality and range of the affordable housing options for local people is likely to be the only realistic options, and even then, will require significant public subsidy may require flexible application of normal planning policy expectations for affordable housing provision.~~

While efforts have been taken through the Decent Homes Programme, to bring Council's existing housing stock up to an acceptable modern living standard, this is not feasible for all homes or Council estates. On some estates, the building's construction and/or layout presents practical constraints to making further modifications and improvements. On others, parts or all of the estate are poorly laid out, which continues to hamper efforts to improve access to public transport, create better and more useable amenity spaces, or to address areas that suffer from anti-social behaviour. There are also estates where redevelopment would provide the opportunity to reprovide the existing social housing but also realise a significant increase in overall housing provision, which could make a significant contribution towards meeting the Borough's considerable housing need, provide greater housing choice, and help to cross-subsidise the costs of modernising the existing housing stock.

In accordance with s105 of the Housing Act 1985, prior to embarking on any estate renewal project, the Council will actively engage with the existing residents to seek their views and input into potential redevelopment options. The Council will also appoint an independent advisor who can advise residents of their rights and options at all stages throughout the renewal process. The options available to existing tenants and leaseholders are outlined in Council Housing Strategy.

Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet the changing housing needs of existing residents', including the acute need for more family sized social housing.

In addition to estate renewal, the Council has also identified, as part of its Housing Investment & Estate Renewal Strategy (November 2013), a number of medium and small infill sites, where additional new homes might be built on Council owned land. It is anticipated that these initiatives could deliver 150 new homes over the next five to ten years, providing greater housing choice, including low cost home ownership, and making efficient use of Council held property. Where appropriate, sites will be allocated in the Local Plan to facilitate delivery of these programmes.

Monitoring

3.2.30 SP2 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP2 is set out in the Council's Housing Trajectory and Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

- ~~Haringey's Housing Needs Assessment, Fordhams 2007~~
- Haringey Strategic Housing Market Assessment, GVA 2014
- Haringey Development Appraisals and Viability Testing, GVA 2015
- ~~Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008~~
- Haringey's Housing Strategy 2009-19, London Borough of Haringey 2009
- ~~Design and Quality Standards, Homes and Communities Agency 2007~~
- The London Plan, Mayor of London 2011
- London Plan Further Alterations Mayor of London 2014
- National Planning Policy Framework 2012
- Affordable Housing Viability Study, London Borough of Haringey 2010
- North London Strategic Housing Market Assessment, ORS 2011
- Haringey's Older People's Housing Strategy 2011 - 2021, London Borough of Haringey 2011
- Housing Supplementary Planning Guidance, Mayor of London 2012

Policy SP6: Waste and Recycling

The Council supports the objectives of sustainable waste management set out by the Government in PPS10 Planning for Sustainable Waste Management and the Mayor's London Plan. To achieve these, the Council shall:

- Safeguard existing waste sites unless compensatory provision is made;
- Maximise self-sufficiency in waste management capacity~~.~~
- Seek to minimise waste creation, increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets, address waste as a resource and look to disposal as the last option, in line with the Mayor's waste hierarchy. Require integrated, well-designed recycling facilities to be incorporated into all new developments;
- Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal; and
- Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of ~~1.9~~ **2.1**m tonnes and the Haringey apportionment of ~~237,000~~ **182,000** tonnes.

Haringey will require Site Waste Management Plans for all major applications to identify volume and types of demolition and construction waste and to demonstrate how waste will be minimized and managed during construction and occupation.

New waste management facilities will be required to take into account and minimise pollution and nuisance issues. This is addressed in more detail in the Development Management DPD.

Dealing with waste and encouraging recycling

4.3.1 Haringey is committed to the sustainable management of waste through prioritising waste reduction, reuse and recycling, as reflected in the Sustainable Community Strategy and the Greenest Borough Strategy. Over the previous three years around a quarter of the borough's household waste has been recycled, reducing the amount that is sent for disposal. All households and schools in the borough now have access to convenient and comprehensive recycling facilities, with facilities at a number of community centres and on-street recycling points on high streets and around transport hubs. There are two Reuse & Recycling Centres in the borough for residents to bring unwanted items to, and these accept an increasing range of materials and items for reuse or recycling. The Council will promote the generation of renewable energy from waste as set out in the London Plan - Please also see SP4 Working Towards a Low Carbon Haringey.

4.3.2 North London is expected to manage over ~~2.3~~ 1.5million tonnes of waste per year by 202~~0~~5. Whilst the Council will continue to develop its waste reduction and recycling policies to minimise the environmental impact of municipal waste under its control, it will be necessary for North London to develop new solutions and facilities for managing waste sustainably, and as far as possible, within the boundaries of the sub-region.

4.3.3 In this context, the seven North London boroughs that constitute the North London Waste Authority are developing the North London Waste Plan Development Plan Document (DPD), a planning framework with the aim of identifying suitable and viable sites to meet the sub-region's future waste management needs and satisfy the apportionment targets of the London Plan. The plan is part of each borough's Local Development Framework.

4.3.4 The NLWP **will identify** ~~identifies~~ sufficient sites to~~ cover 85% of the waste produced in the north London area and to~~ meet the London Plan apportionment~~ of 1,907,000 tonnes which will cover the period post 2010~~.

4.3.5 The Council's policy approach is to continue to safeguard existing waste management sites, and adhere to the following principles and requirements:

- Wherever feasible the intensification and re-orientation of existing waste management sites are required before new sites are developed. Developers will be required to apply sequential tests to confirm this;
- Only high quality waste development proposals will be considered suitable, in terms of design, minimisation of nuisance, transport and other potentially negative impacts;
- Decentralised energy options shall be fully considered; and
- Developments within the North London Waste Plan area will require on-site provision for the management of construction, demolition and excavation of waste.
- The NLWP makes no site specific provision for hazardous waste, existing facilities are safeguarded and any application for new facilities will be treated on its merits in line with the NLWP Policy 7– Hazardous Waste.

Please see Development Management DPD and Sustainable Design and Construction SPD for more detail.

Monitoring

4.3.6 SP6 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Core Strategy. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP6 are set out in Appendix 4.

Key evidence and references for SP 4, SP5 and SP6

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- North London Strategic Flood Risk Assessment, Mouchel 2008
- Strategic Flood Risk Assessment, London Borough of Haringey 2008
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Draft North London Waste Plan, Mouchel 2009
- Recycling Strategy for Haringey 2006-2020, London Borough of Haringey 2007
- Haringey's Affordable Housing Viability Assessment, Tribal 2010
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012
- http://www.climatechangeandyourhome.org.uk/live/
- Town and Country Planning Association's Policy Advice Note: Inland Waterways (July 2009)

Policy SP8 Employment

Sustainable Community Strategy
This chapter contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.
SCS priorities:
• Reduce worklessness;
• Increase skills and educational achievement;
• Increase sustainable economic activity;
• Maximise income; and
• Address child poverty.

5.1.1 A key priority in Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. This will be achieved by promoting a vibrant economy, meeting business needs, increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy.

5.1.2 As the objectives in Section 1 set out, the Council wishes to strengthen Haringey's economy through reducing worklessness by increasing skills, raising educational attainment, and improving childcare and nursery provision. The Council will also aim to meet the needs of different sectors of the economy, including small and medium-sized enterprises (SMEs), and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.

5.1.3 Strategic Policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and this Local Plan by protecting employment land, providing the increased jobs and training opportunities needed to support Haringey's growing population and by securing land and premises for the borough's businesses.

SP8: Employment

The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas **and other non-designated employment sites.**

The Council will:

- Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand ~~of 137,000m2~~ **~~32,000 m2~~** **for an additional 23,000 m2 of employment** floorspace up to ~~2026~~ **2031**;
- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Tottenham Hale; and
- Part of Central Leeside.

Locally Significant Industrial Sites

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business:

- ~~Crusader Industrial Estate, N15;~~
- Cranford Way, N8;
- ~~High Road West, N17;~~
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N17;
- Vale Road/Tewksbury Road **(Part),** N15~~; and~~
- White Hart Lane, N17**; and**
- **Willoughby Lane, N17.**

Local Employment Areas

The Council has identified other local employment generating sites in the borough that need protection. Local Employment Areas (LEAs) are employment sites that offer a more flexible approach to the uses on them. This category has been divided into two sub-categories: Employment Land and Regeneration Areas.

- Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. **Local Employment Areas classified as EL are:**

  - **Bound Green Industrial Estate;**
  - **Frien Barnet Sewage Works.**

- A Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres**, as well as other Local Plan policies**. **Local Employment Areas classified as RA are:**

  - **Campsbourne,N8**
  - **Central Leeside (Part SIL/RA), N17**
  - **Crusader Industrial Estate, N15**
  - **Hale Wharf, N17**
  - **High Road East, N17**
  - **High Road West, N17**
  - **Rangemoor Road and Herbert Road, N15**
  - **South Tottenham, (Part LSIS/RA), N15**
  - **Tottenham Hale, (Part SIL/RA), N17**
  - **Vale Road / Tewkesbury Road (Part LSIS/RA), N15**
  - **Wood Green, N22**

5.1.4 Taking a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration. This released land will be allocated on a sequential needs basis. Haringey will have regard to the criteria set out in paragraph 4.11 - 4.13 of the Mayor's SPG on Land for Industry and Transport when considering the release of industrial land, including Locally Significant Industrial Sites and Employment Areas. The criteria are based on general economic and land use factors and indicators of industrial land demand. Regard will also be had to the qualitative characteristics of location and specific sites.

5.1.5 Policing and other community safety infrastructure proposed within the employment land hierarchy will be dealt with on an individual site basis, and with due regard to the provisions of the London Plan.

5.1.6 The Council has identified a hierarchy of employment land, where certain types of employment uses should be concentrated. These employment areas vary in age, quality and size of buildings, access and the nature of the businesses within them.

5.1.7 The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations**, Tottenham Area Action Plan and other future Local Plan documents, as relevant**. The consideration of the boundary and function of employment land allocations, including the scope for new land uses, should be consistent with any strategically coordinated process such as that promoted by the upper Lee Valley Opportunity Area Planning Framework.

Strategic Industrial Locations (SIL)

5.1.8 In terms of Strategic Industrial Locations (SILs), north London contains 20% of London's industrial land with seven SILs, two of which are located in Haringey (part of Central Leeside and Tottenham Hale). These sites form a London wide network of sites for industry, business and warehousing. The London Plan states that in managing the stock of industrial land, account should be taken of the need to make provision for transport and land for waste management facilities in line with the self-sufficiency requirements of the London Plan, and taking into account some of the Central Activity Zone's needs. (All works associated with SP8 at Tottenham Hale should be designed in a way that will not lead to adverse effects on the European Site and its bird population in the neighbouring authority of Waltham Forest, see SP13 for details).

5.1.9 The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leeside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP, which accommodates businesses requiring a higher quality environment.

5.1.10 The SILs within the Central Leeside boundary will be protected against redevelopment and retained in employment. This is particularly important, given the proposal for around 5000 new homes in Enfield, on the border of these employment sites. These employment areas could provide jobs and training for some of these residents and contribute towards creating a mixed and sustainable community. It is for this reason that changes of use outside the 'B' use class, that are not consistent with or complimentary to traditional B uses, will not be allowed.

5.1.11 The Mayor's Land for Industry and Transport SPG expands on London Plan policies to manage, promote and, where appropriate, protect Strategic Industrial Locations, London's strategic reservoir of industrial development capacity. The SPG identifies the 'plan, monitor and manage' approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. Furthermore, when the net reduction in industrial land demand, and management of vacancy rates are considered, there is scope for the release of around 814 hectares of industrial land in the north sub-region (48ha per annum over the period 2006-16 and 33ha per annum for 2016-26). Haringey is classified as a "limited transfer" borough of industrial sites, which means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible. This means that in developing policies for the retention and release of land, Haringey should take account of this classification.

Locally Significant Industrial Sites (LSIS)

5.1.12 These are well established industrial areas and the aim is to retain them solely for uses that fall within B1 (b), (c) B2 or B8 uses, or uses that share strong similarities to this use class, for example policing and other community safety infrastructure, in line with National and Regional guidance. Retail development does not fall within the scope of this policy. In line with the ~~2009~~ **2014** Employment **Land** Study, the Council will protect these areas to provide choice and flexibility in employment land. The Council will look at opportunities to improve and enhance the general environment of these areas and buildings.

Local Employment Areas

5.1.13 These areas will be treated more flexibly and uses that generate employment not included in the B use class will be considered. Some of these activities fall outside the confines of the B class uses that are characteristic of those in the Industrial Locations but, nevertheless, provide a source of employment and contribute to the local economy.

5.1.14 In principle, mixed use development including residential, employment and community facilities may be appropriate in some Local Employment Areas. These areas provide the opportunity to provide essential community infrastructure for the local community. In accordance with the findings of the Haringey Employment Study ~~2009~~ **2014**, a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by ~~not placing significant restrictions on~~ **carefully managing** the type of ~~employment~~ use that is permitted on allocated sites.

5.1.15 The Council recognises that some of the designated employment sites contain within their defined boundaries, or adjoining them, designated heritage assets and therefore careful management of these sites will be considered against all other relevant Local Plan policies, e.g. SP4 Working Towards a Low Carbon Haringey, SP11 Design and SP12 Conservation when assessing development

proposals. The Council's detailed approach to protecting employment land and premises will be set out in the Development Management Policies

Protection and Enhancement of Existing Employment Sites

5.1.16 Haringey's economy is dominated by employment in three broad sectors, namely:

1 The public sector 24% (such as education and health);
2 Retail 13%; and
3 The service sector 18% (such as cafes, pubs, banks and estate agents).

5.1.17 Haringey's relatively strong representation in the manufacturing sector compared to other areas reflects the presence of significant strategic and local industrial areas in the borough. However, over the life of the Local Plan the Council will consider means of balancing the needs of competitive industrial and manufacturing activities with those of the service and warehousing sectors with significant growth potential.

5.1.18 The London Plan 2011 provides employment growth projections for the north London sub-region (Barnet, Enfield and Haringey) of 37,500 additional jobs over the period 2011 - 2031 (1,875 per annum). Haringey has a key role in contributing to this target. **The draft Further Alterations to the London Plan (2014) set out revised employment projections for Haringey. It forecasts 12,000 additional jobs in the borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs.** This The Area Action Plan process will identify opportunities for new employment, investment in infrastructure and environmental improvements, in order to attract new businesses in the sectors identified. This process will also allow for the opportunity to set out a local job target.

5.1.19 The Upper Lee Valley area is predominantly a small firms economy and public sector employment represents the largest single sector for jobs in the north London region. Economic performance has declined over the years and large tracts of land previously in employment use are obsolete.

5.1.20 A review of the borough's existing employment land and buildings was undertaken in 2009. The Employment Study 2009 provided an assessment of the employment land and demand in the borough. The study recommended that all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will be given for all designated sites and smaller sites to remain in employment use. However, flexibility will be shown for alternative uses that complement the employment uses, contribute to social infrastructure or provide training.

5.1.21 Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study 2009 reflects this change in employment base by predicting a need for total floorspace requirement of approximately 137,000m2 for the period 2006 - 2026. This includes a net reduction in demand for industrial floorspace as well as a modest net increase in logistics, warehousing and storage facilities. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this could be provided in Wood Green Metropolitan Town Centre and the District Town Centres. This is supported in a working paper (39) produced by GLA, which states that employment in all sectors is either flat or has shown moderate growth.

5.1.22 The Mayor's Land for Industry and Transport SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by the emerging North London Waste Plan.

5.1.23 The need for an increase in the provision of good quality, flexible ~~office~~ **work** space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a ~~survey~~ **stakeholder consultation** carried out as part of the Employment Land Study ~~2009~~ **2014**. Small and medium enterprises (SMEs) are also an important part of Haringey's economy, and the London Plan highlights the need for local authorities to ensure adequate provision is made for SMEs, given the anticipated role of these businesses in accommodating future growth of employment outside central London. Where appropriate and viable, the Council will encourage the provision of such office accommodation for SMEs. In addition, environmental enhancement and high quality design are an important element in the enhancement of existing employment sites. Please see SP11 and SP12 for the Council's approach to design and conservation.

5.1.24 The North London Employment Land Study (2006) indicated that Haringey has the oldest industrial/warehousing stock in the sub-region. There is little opportunity for speculative construction due to few opportunities for redevelopment on reasonably sized plots. The market was described as being restricted due to the lack of single large occupiers and the highly fragmented ownership of many sites. In the study, most of the borough's stock was identified as either good or reasonable with a smaller proportion of buildings identified as poor or very poor compared to North London as a whole. Haringey's net employment land demand was forecast to reduce over the period to 2016. Haringey was not perceived to be a key office location, mainly due to its proximity to the centre of London, with most demand originating from companies historically located in the area. These findings were supported by the London Office Policy review in 2007.

5.1.25 In June 2009, the North London Strategic Alliance commissioned a report, which looked at the economic position of the Upper Lee Valley and how it could contribute to opportunities to provide more workspace and leisure as well as improving its existing business base. Its proximity to the major road network gives it a strong position from which to entice businesses and other appropriate uses as well as

exploit opportunities to create and improve recreation and leisure pursuits. The report has four themes which will be used as a basis for implementing the strategies:

- Green/sustainable industries and resource management;
- Employment and skills - apprenticeships;
- Developing the further and higher education offer; and
- London 2012 and the visitor economy.

5.1.26 The Outer London Commission has recently carried out an economic profile. The Commission's interim findings concluded, among other things, that growth should focus on successful areas and not start from scratch; that there is a need to release land for development; that outer London needs to improve skills through higher or further education to reinforce its offer; and that there is a need to re-invent, re-brand and actively market parts of outer London and its distinct offers.

5.1.27 SP8 focuses on facilitating the restructuring of the borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses. Balanced restructuring and diversification is more likely to assist in stimulating sustainable economic growth compared to an approach which focused on a significant net increase or decrease in the total supply of employment land in the borough.

Green Industries

5.1.28 The Council is committed to reducing and mitigating the effects of climate change. In order to help achieve this, and in conjunction with London Plan policies, the Council will support and promote the development of green industries and green practices. For example, the Council will expect new, large developments to incorporate combined heat and power (CHP) and other renewable fuels wherever possible. Industries that manage recycling and reuse of waste within the borough will be encouraged, as will industries that reduce their carbon footprint in their day-to-day activities. This is in line with SP4 Working Towards a Low Carbon Haringey.

Small and Medium Enterprises

5.1.29 The London Plan describes the North London sub-region as stretching from the Central Activities Zone (CAZ) to the northern fringe of London with an exceptionally varied set of strongly defined communities. Economic performance is described as being varied with some strong employment growth in the CAZ and its fringes, but with other areas continuing to experience deprivation and slow growth/ declining employment, including parts of the Upper Lee Valley and industrial areas around the North Circular Road. The release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release. This includes

Opportunity Areas to the east (including Tottenham Hale) and to the west (Haringey Heartlands, including Wood Green Metropolitan Town Centre). Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported.

Indicators

5.1.30 SP8 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Annual Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

Key evidence and references

- Haringey Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2009 and Update 2012
- **Haringey Employment Land Study, 2014**
- Haringey Unitary Development Plan, London Borough of Haringey 2006
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- North London Employment Land Study, London Development Agency 2006
- The London Plan, Mayor of London 2011
- **Further Alterations to the London Plan 2014**
- Economic Profile of Key Locations in Outer London, Outer London Commission 2009
- An Economic Vision for the Upper Lee Valley, North London Strategic Alliance 2009
- National Planning Policy Framework 2012

Policy SP17 Delivering and Monitoring

8.2.1 The Council, in partnership with the public, private and voluntary sector agencies will deliver the Local Plan through the policy set out below and the following other mechanisms:

- Working with our partners;
- Community Infrastructure;
- Development Management;
- Planning obligations;
- Cross boundary working; and
- Monitoring and review.

8.2.2 A key mechanism for delivering the Local Plan will be the Council's decisions on planning applications. The policies in the Local Plan and the Development Management Policies document, and for relevant locations, the designations in the Council's Site Allocations document will provide the framework for these decisions. The Council will also take account of Supplementary Planning Documents (SPDs), including planning briefs, frameworks and conservation area statements and appraisals, when determining planning applications.

SP17: DELIVERING AND MONITORING

The Council will work with Haringey's Local Strategic Partnership and its sub regional and regional partners to deliver the vision, objectives and policies of this Local Plan. In particular the Council will use the following means:

- Development management negotiations and decisions and planning enforcement;
- Planning area and improvement plans, planning briefs and guidance;
- Haringey Strategic Partnership programmes;
- North London Strategic Alliance programme and cross borough working on joint projects;
- Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and ~~a possible~~ community infrastructure levy;
- The Council's Capital programme and Service Management Improvement Plans;
- Improvements through community involvement and working with the Third Sector via an agreed Compact. Support for neighbourhood and community engagement and empowerment and community behavioural change;
- National, London and European Legislation;

- London Plan programmes, National Area Growth Programmes, Utility Improvement programmes, European Structural Funds and Homes and Communities Agency Funds;
- Private Sector partnership working; and
- Monitor the implementation of the Local Plan against the monitoring framework set out in the Council's Monitoring Framework and Annual Monitoring Report.

Working with our partners

8.2.3 The Council has secured the involvement and commitment of Haringey's Local Strategic Partnership (LSP) and other key delivery partners to reflect their plans and spending programmes. The LSP recognises that it has an important role to play in relation to the delivery of the Local Plan, in particular in bringing forward the Infrastructure Delivery Plan set out in Appendix 4.

8.2.4 Involving local communities in developing our policies and services is essential to achieving the Local Plan's vision, objectives and policies. Planning affects everyone - where you live, work, and how you spend your leisure time. As such, involving the community through engagement and consultation is an integral part of Planning. As part of Haringey's LDF, the Council has published a Statement of Community Involvement (SCI) which sets out how the Council will involve all community members and stakeholders on planning applications and development plan production. In addition, the Haringey Strategic Partnership (HSP), including the Council, has produced a Community Engagement Framework which will take a step further, through a common approach that will raise the profile, improve the quality and achieve better co-ordination of community engagement across the agencies that make up the HSP.

Community Infrastructure

8.2.5 It is vital that the transport facilities and services, and the social infrastructure needed to make development work and support local communities is provided, particularly in the parts of the borough that will experience the most growth up to 2026. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned, and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

8.2.6 In order to ensure the infrastructure is provided the Council has produced an Infrastructure Delivery Plan (IDP) to provide information on infrastructure needs and provision in the borough. This document aims to identify the new infrastructure that will be required to meet the anticipated growth in demand for services. In the first instance, the Council is focusing on infrastructure requirements up to 2016 /2017 and has used 6,800 housing units by 2016/17 as a baseline for infrastructure needs. Two scenarios have been put forward showing how many

additional people could be living in Haringey as a result of an additional 6,800 housing units. The study shows that there could be a population increase of between 4.5 and 6%.

8.2.7 This initial assessment will also provide a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17 it will also be possible to roll requirements forward to 2026.

8.2.8 The Council's Infrastructure Delivery Plan schedule (Appendix 4), sets out the infrastructure and services that are needed to deliver the Local Plan and other Local Development Plan documents. The schedule sets out who is responsible for delivery, funding and timescales, where these are known. It also includes a contingency plan where possible, should the amount of growth and locations in the borough vary, or if funding is not secured. The schedule also indicates how the identified infrastructure is linked to strategic policies.

8.2.9 While the schedule is detailed, it is not exhaustive of all infrastructure likely to be needed in the borough in the plan period. Other items may be required, as appropriate, in response to new development in the borough or new issues emerging. In many cases, the confirmation of funding for infrastructure is limited to the short term. However, details of medium to long term infrastructure priorities, even where funding has not yet been confirmed, are still necessary to include. To ensure that funding arrangements are fully identified and the proposed infrastructure to support growth are implemented in a timely fashion, the Council has identified a network of service providers to meet regularly to monitor the progress and keep under review the infrastructure needs and delivery of identified projects. This project list will be reviewed regularly to ensure infrastructure delivery meets Local Plan growth requirements and to accommodate any changes to the national and regional framework.

8.2.10 The infrastructure findings will be crucial in this process by helping service providers and the Council to identify infrastructure investment bids, the possible need for financial contributions associated with individual planning applications, and to provide a platform for the development of a charging schedule. It will also provide an infrastructure context for future planning consent negotiations; create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy. In addition, the IDP indicates that all key service providers are interested in opportunities for sharing buildings and facilities. This fits in well with the Council's own plans for reviewing existing assets and will be further explored through the IDP review and monitoring process.

8.2.11 The Council's Site Allocations Document will contain further information about the infrastructure requirements of specific sites and areas in the borough that are expected to experience significant development.

Development management

8.2.12 Together with the London Plan, the Local Development Framework will be the main basis for decision-making and managing development in the borough. The Local Development Scheme (LDS) is a three year plan, which sets out a programme for replacing the UDP policies with Local Development Documents (LDD). The current LDS sets out a timetable for the production of a number of Development Plan Documents, Supplementary Planning Documents and Area Action Plans (please see the current LDS for further detail). The Local Plan is the key document, to which all the other LDF documents relate. In order to manage development and make decisions on planning applications, it is supported by the Development Management Policies, Sites Allocation Document, and the Sustainable Design and Construction SPD. For the borough's strategic growth area at Tottenham Hale and Areas of Change at Northumberland Park, Tottenham High Road Corridor and Wood Green Metropolitan Town Centre, Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

Planning obligations

8.2.13 The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with ~~Circular 05/2005~~ **Government policy and legislation**, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used ~~in the following ways~~ **where it is**:

- ~~To prescribe the nature of the development to achieve planning objectives;~~
- ~~To mitigate the impact of a development;~~
- ~~To compensate for loss or damage caused by a development.~~
- **Necessary to make the development acceptable in planning terms;**
- **Directly related to the development; and**
- **Fairly and reasonably related in scale and kind to the development.**

8.2.14 The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. This will include those relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities. ~~(Guidance is provided in SPG10a The Negotiation, Management and Monitoring of Planning Obligations (2006), until the adoption of the Development Management Policies).~~

8.2.15 The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

8.2.16 For Planning Obligations the Council will prioritise its needs including the following:

- Affordable Housing;
- Transport;
- Environmental and public realm improvements;
- Community facilities and services including education, health and open space and policing facilities; and
- ~~Training, skills and regeneration.~~
- **Employment and skills training**

8.2.17 Planning obligations can take different forms and can involve financial contributions or the provision of certain requirements 'in kind'. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development and the extent to which it contributes towards delivering the objectives of this Local Plan and other planning policies. Pooled contributions will be used when the combined impact of a number of schemes creates the need for related infrastructure or works.

Community Infrastructure Levy

8.2.18 Community Infrastructure Levy (CIL), which came into force **through the Community Infrastructure Levy Regulations** in April 2010, is a ~~proposed~~ new tariff which the Council ~~intends to~~ **will** apply to ~~most forms of new~~ **qualifying** development. The planning obligations under Section 106 will be scaled back from 2014 onwards only to be used for the mitigation of impacts which arise directly from the proposed development. Affordable housing obligations will continue to be covered by Section 106.

8.2.19 The Council ~~is currently working towards introducing a CIL rate and aims to prepare~~ **adopted** a Community Infrastructure Levy charging schedule ~~by late 2013~~ in **July 2014**. CIL will be closely linked to the infrastructure provision as set out in Appendix 4 of the Local Plan.

8.2.20 In setting its rates, the Council ~~will~~ **has** take**n** into account various factors, including the potential effect of CIL upon the economic viability of development. The Mayor for London's CIL for Crossrail came into effect on 1 April 2012 and the Council is a charging authority. The rate for Haringey is £35 per sq/m.

8.2.21 The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the ~~Annual~~ **Authority** Monitoring Report. The Council will develop a CIL monitoring system. The Council will also meet service providers regularly to monitor the progress of

infrastructure projects and keep under review the infrastructure needs. The Council will also ensure that a process and timetable for delivery of infrastructure remains in place and contributions are monitored and distributed as developments are implemented.

Greater London Authority (GLA)

8.2.22 In September 2010, the Council adopted the Borough Investment Plan (BIP), which set out its key spatial and thematic priorities for housing led regeneration in the borough. A key priority of the BIP is to build balanced communities through tackling the inequalities in tenure and deprivation between the east and west of the borough. It also supports the Council's Housing Strategy and Sustainable Community Strategy by seeking to maximise housing supply, improve existing stock and ensure long term sustainability.

8.2.23 While the funding and investment opportunities highlighted in the BIP have changed and new delivery models introduced (e.g. Affordable Rent) the evidence and principles underlying the spatial and thematic priorities remain. Consequently the BIP remains a fundamental informative in terms of housing and regeneration in the borough.

Cross boundary working

8.2.24 The Council is working with neighbouring boroughs and the wider north London sub-region to ensure that Haringey's Local Plan takes accounts of their plans and programmes as well as the spending and delivery plans of regional bodies such as the LDA and TfL.

8.2.25 Haringey works closely with neighbouring boroughs to ensure a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. As such, discussions have taken place with Hackney in relation to the redevelopment of Woodberry Down, and with Enfield and Waltham Forest in relation to Central Leeside. In addition, we jointly commissioned and prepared a sub-regional Strategic Housing Market Assessment (SHMA) with the seven boroughs in the north London housing sub region; and we are currently involved in the preparation of a joint Waste Plan with the six other boroughs in the north London Waste Authority (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest). Please see to SP2 and SP6 for further detail.

8.2.26 Haringey is also working with the GLA, LDA, TfL, NLSA and the London boroughs of Enfield and Waltham Forest to develop and implement solutions to cross boundary issues which affect the Upper Lee Valley growth corridor in the next 15 years.

Monitoring and Review

8.2.27 Monitoring is a key component of the new planning system. Local Plans must set out clear arrangements for monitoring the effectiveness of policies in meeting plan objectives. Under ~~the Town and Country Planning (Local Development Regulations) 2004 and the~~

~~NPPF~~ **Section35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 of the Localism Act 2011**, planning authorities are required to prepare an ~~Annual~~ **Authority** Monitoring Report (AMR). LDFs need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews. The monitoring targets and indicators set out in Appendix 3 will be used to monitor the delivery of each strategic policy. The indicators have been specifically selected to address every policy as far as possible. All indicators and targets will be subject to periodic review through the Annual Monitoring process. Each year the Council's AMR will:

- Assess the performance of the Local Plan policies and other policy documents, as set out in the Council's Local Development Scheme;
- Set out the Council's housing trajectory;
- Identify the need to reassess or review any policies or approaches;
- Identify trends in the wider social, economic and environmental issues facing Haringey;
- Make sure the context and evidence behind our Local Plan is still relevant; and
- Monitor community infrastructure provision as set out in the Council's Infrastructure Delivery Plan.

8.2.28 The process of annual monitoring will enable the Council to assess whether or not the objectives of the Local Plan are being met. If it is found that objectives are not being met, and the Council has explored the identified risk and contingency plans, then the Council may seek an early review of the relevant strategy policy.

8.2.29 The Council has a commitment to monitor the amount of growth in Haringey and identify any potential impact on services. We will continue to work with our partners to ensure the critical infrastructure and services to support new growth are provided. The progress in delivery of infrastructure projects will be reviewed together with the ~~Annual~~ **Authority** Monitoring Report. The Council will meet service providers regularly to keep under review the infrastructure needs and monitor the progress of infrastructure projects. The schedule and its updated versions will also be considered as key evidence for future Development Plan Policies where the requirement for infrastructure, and priorities, will be reviewed in relation to the policies it supports.

Monitoring

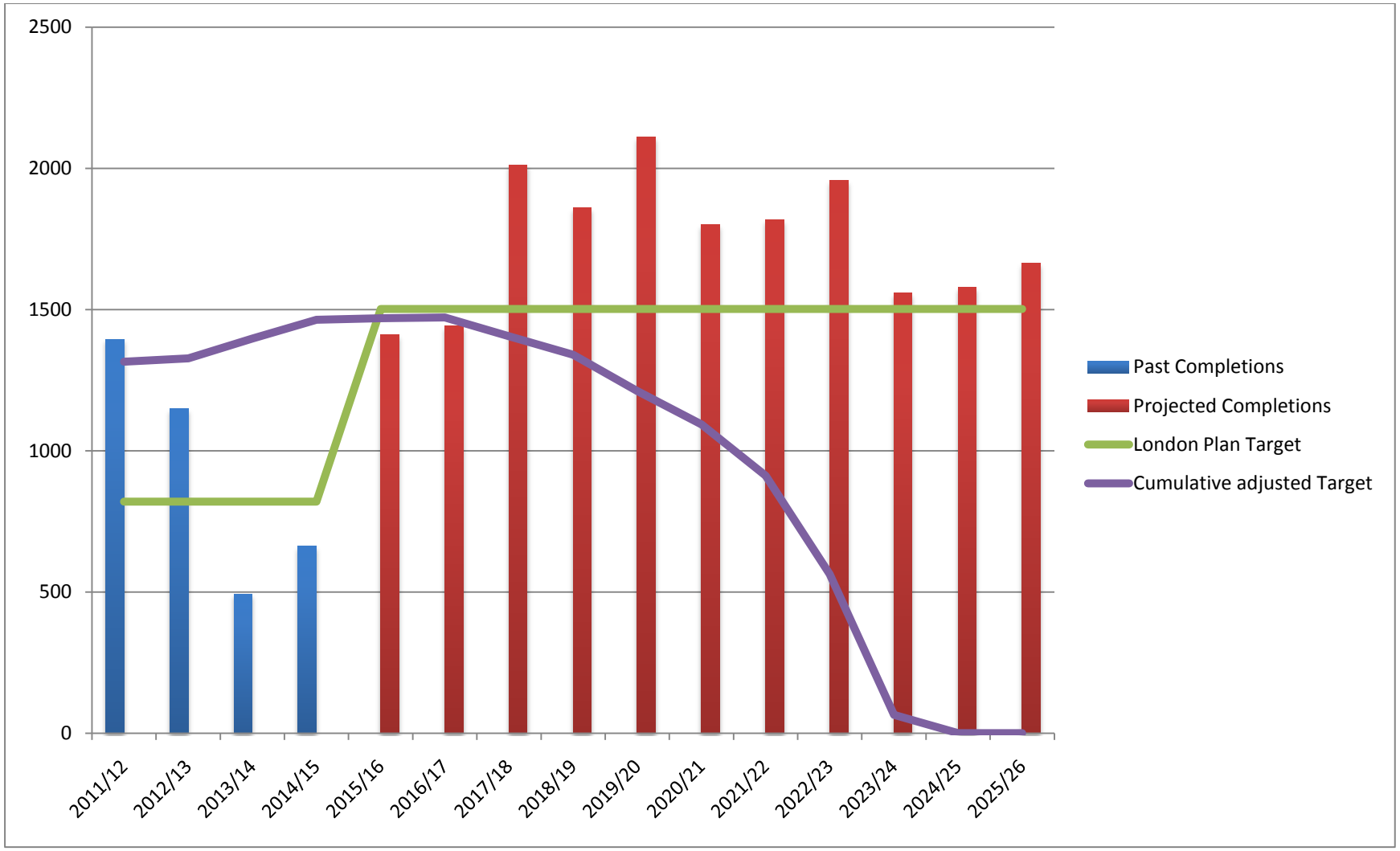
8.2.30 SP17 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The ~~Annual~~ **Authority** Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Monitoring Framework, London Borough of Haringey ~~2010~~
- **Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014**
- **Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014**
- ~~Government Circular 05/2005: Planning Obligations, Department of Communities and Local Government 2005~~
- The London Plan, Mayor of London 2011
- **Draft Further Alterations to the London Plan, Mayor of London, 2014**
- ~~Planning Policy Statement 1: Delivering Sustainable Development, Department of Communities and Local Government 2005~~
- **National Planning Policy Framework, Department for Communities and Local Government, 2012**

Appendices

9.1 Appendix 2 housing Trajectory


2500
2000
1500
1000
500
0
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
Past Completions
Projected Completions
London Plan Target
Cumulative adjusted Target

9.3 Appendix 3 Monitoring Target and Indicators

9.3.1 The indicators below will be used to monitor the aims and objectives of the strategic policies to ensure effective delivery of the Local Plan. The **targets and** indicators may change over the lifetime of the plan, in response to changes in national, regional or local legislation **and policy**. The Annual Monitoring Report will use the targets and indicators to assess the performance of each policy. The key infrastructure which will support the delivery of the Local Plan is set out in Appendix 4.

Key Indicator types

- Core Output Indicators (COI)
- Local Output Indicators (LOI)
- Significant Effect Indicators (SEI)

Note: Policy monitoring tables only included where alterations are propose

Strategic Policy 1: Managing Growth Over the life time of the Local Plan, the plan will respond to the challenges posed by population growth, land availability and sustainable growth.	
Targets	**Indicators**
a. Meet or exceed the ~~ten year~~ annual target of ~~8,200~~ **820** homes from 2011/12 – ~~2020/21~~ **2014/15**, ~~with an annual target of 820 units~~. Meet or exceed the ~~indicative~~ **annual** target of ~~3,400~~ **1,502 homes** from ~~2020/21~~ **2015/16** – 2025/26. b. Delivery of new homes **at Wood Green, including** Haringey Heartlands, and Tottenham Hale up to 2026 c. Delivery of new homes in the identified areas of change up to 2026 d. Delivery of new homes in the identified areas of limited change up to 2026 e. Identify new jobs targets, through Area Action Plans f. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan	COI H1 Plan period & housing targets COI H2 Number of additional dwellings: a. by area COI H3 Number of new dwellings built on previously developed land COI H5 Percentage affordable housing completions: a. social housing b. intermediate housing COI BD1 Total amount of additional employment floorspace COI BD4 Total amount of additional town centre floorspace LOI 1 Percentage of vacancy rates in town centres LOI 2 Number of new jobs created, by type LOI 10 Number of relevant new infrastructure programmes completed SEI 4 Number of new businesses in the area

Strategic Policy 2: Housing

Over the lifetime of the Local Plan the plan aims to provide a sufficient amount of suitable, affordable and high quality designed housing to meet the diverse needs of the borough's residents.

Targets	**Indicators**
a. Meet or exceed the ~~ten year~~ annual target of ~~8,200~~ **820** homes from 2011/12 – ~~2020/21~~ **2014/15**, ~~with an annual target of 820 units~~. Meet or exceed the ~~indicative~~ annual target of ~~3,400~~ **1,502 homes** from ~~2020/21~~ **2015/16** – 2025/26. b. ~~50~~ **40**% of all residential developments delivering ten or more units will be affordable housing c. Of the ~~50~~ **40**% affordable housing delivered ~~70~~ **60**% will be social rented housing and ~~30~~**40**% will be Intermediate housing. d. 100% of residential developments over 10 units or a 100% of mixed use developments with a residential component to be assessed against Building for Life (BfL) criteria e. Meet the density levels set out in the London Plan Density Matrix within Haringey's context f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the **Haringey Housing Strategy** ~~Housing SPD (or other~~ relevant LDD~~)~~ g. 100% of new housing development to be built to Lifetime Homes Standards h. 10% of new residential development to be wheelchair accessible	COI H1 Plan period & housing targets a) five year housing trajectory b) 15 year housing trajectory COI H2 Additional dwellings a) in previous five years b) for the reporting year COI H3 Number of dwellings built on previously developed land COI H5 Percentage of affordable Housing completions COI H6 Percentage of residential developments assessed using BfL standards LOI 3 Percentage of dwelling mix of housing units as set out in the ~~Housing SPD (or other~~ relevant LDD~~)~~ LOI 4 Number of empty homes brought back into use LOI 5 Number of applications granted for residential development in line with London Plan Density Matrix LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage of applications **achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested** ~~approved for wheelchair accessible housing~~ LOI 8 Number of residents homeless or in temporary accommodation LOI 9 Percentage of non-decent homes **LOI 9a Percentage of residents from the estates that have been the subject of estate renewal, who are satisfied with the outcome from a personal perspective.**

Strategic Policy 8: Employment The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land	
Targets	**Indicators**
a. Meet the forecast demand of ~~137,000~~ **32,000** m2 floorspace up to 2026; b. Protect B uses including light industry, logistics, warehousing and storage facilities; c. Manage the release of industrial land against the North London benchmark d. Identify new jobs targets, through Area Action Plans	COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses; by employment land hierarchy COI BD2 Floorspace on previously developed land COI BD3 Employment land available by type (hectares); COI BD4 Total amount of additional town centre floorspace **COI BD5 The change in employment densities achieved on redevelopment of Local Employment Areas** LOI 2 Number of new jobs created, by type LOI 44 Number of planning applications and appeals relating to employment land determined LOI 45 Total release of industrial land as a proportion of the North London benchmark SEI 4 Number of new businesses registered

Strategic Policy 10: Town centres The Council will seek to support and promote the borough's hierarchy of town centres as existing successful and vibrant town centres and places that will attract new businesses, jobs and homes during the life of the local plan	
Targets	**Indicators**
a. Promote the distribution of retail growth to meet the additional 13,800 m2 gross comparison goods floorspace and an additional ~~10,194~~ **11,133** m2 net convenience goods floorspace by 2016; b. A maximum 10% vacancy rate in the borough's Metropolitan and District Town Centres;	COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c) COI BD4 Total amount of town centre floorspace LOI 1 Percentage vacancy rates in town centres LOI 50 Proportion of non-A1 (retail) uses in Town Centres LOI 51 Resident satisfaction - street cleanliness

Strategic Policy 17: Delivering and Monitoring the Local Plan The Council will work with its partners to deliver the vision, objectives and policies of the Local Plan.	
Targets	**Indicators**
a. ~~60~~ 65% of major planning applications to be determined within 8 weeks b. 65% of minor planning application to be determined within 8 weeks c. 80% of other planning applications to be determined within 8 weeks d. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan e. Continuous partnership working and cross-boundary working f. Implement the Council's community engagement principles as set out in the Statement of Community Involvement and the Community Engagement Framework g. Production of Annual Monitoring Report to measure the effectiveness of the Core Strategy.	LOI 10 Number of relevant new infrastructure programmes completed LOI 81 Amount of Planning Obligations/CIL secured and spent, and by type LOI 82 Percentage of planning applications processed in 8 weeks (Minor) LOI 83 Percentage of planning applications processed in 8 weeks (Other) LOI 84 Percentage of major planning applications determined within 13 weeks LOI 85 Customer perception of the Development Management Service LOI 86 Number of enforcement notices issued LOI 87 Number of appeals against refusals LOI 88 Number of community consultations undertaken LOI 89 Number of joint working projects and partnerships LOI 90 Completion of Annual Monitoring Report (including review of LDS milestones) LOI 91 Number of reviews to strategic policies as a result of monitoring

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Haringey's Local Plan

Proposed Submission

Development Management Policies

Consultation Document

December 2015



Haringey LONDON

www.haringey.gov.uk

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How to respond to the consultation?

The Council will consult on the proposed submission of the Development Management Policies for six weeks from **1st December 2015 to the 29th January 2016**. At this stage of the Plan's preparation the consultation is primarily concerned with the 'soundness' of the document.

A sound Plan must be:

Positively prepared – it must be based on a strategy which seeks to meets objectively assessed development and infrastructure requirements;

Justified – it should be based on robust evidence and should be the most appropriate strategy when considered against reasonable alternatives;

Effective – it should be deliverable over the plan period and be based on effective joint working; and

Consistent with national planning policy – it has to have regard to, and give effect to, the policies contained within the National Planning Policy Framework as well as extant national planning policy statements and guidance.

Further guidance on this criteria, how to make your comments and the type of information required is provided in Appendix G 'Making Representations to the Plan'.

In particular, if you wish to make a representation seeking a change to the Plan you should:

- Be clear about which policy or paragraph, figure or part of the plan your representation relates to;
- State clearly why you consider the Plan is not sound having regard to the above tests;
- Provide supporting information or evidence to justify why the Plan should be changed; and
- Put forward the changes that you consider necessary to make the Plan sound.

The Plan and all supporting documents can be found at
www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/development-management-dpd

Hard copies are also available for inspection at the following locations:

Planning Department Level 6 River Park House 225 High Road Wood Green N22 8HQ	Civic Centre High Road Wood Green N22 8LE	All public libraries

You can submit your comments:
By email to ldf@haringey.gov.uk
In writing to Planning Policy Team, Level 6, River Park House, 225 High Road Wood Green, London N22 8HQ.

All comments should be submitted by 29th January 2016.

Table of contents

1. **Introduction**	
2. **Design & Character** – DM1 Delivering High Quality Design (Haringey's Development Charter) – DM2 Accessible and Safe Environments – DM3 Public Realm – DM4 Provision and Design of Waste Management Facilities – DM5 Locally Significant Views and Vistas – DM6 Tall and Taller Buildings – DM7 Development on Infill, Backland and Garden Land Sites – DM8 Shopfronts, Signs and On-street Dining – DM9 Management of the Historic Environment	
3. **Housing** – DM10 Housing Supply – DM11 Housing mix – DM12 Housing Design and Quality – DM13 Affordable Housing – DM14 Self-build and Custom build housing – DM15 Specialist Housing – DM16 Residential Conversions – DM17 Houses in Multiple Occupation – DM18 Residential Basement Development and light Wells	
4. **Environmental Sustainability** – DM19 Nature Conservation – DM20 Open Space and Green Grid – DM21 Sustainable Design, Layout and Construction – DM22 Decentralised Energy – DM23 Environmental Protection – DM24 Managing and Reducing Flood Risk – DM25 Sustainable Drainage Systems – DM26 Critical Drainage Areas – DM27 Protecting and Improving Groundwater Quality and Quantity – DM28 Watercourses and Flood Defences – DM29 On-Site Management of Waste Water and Water Supply – DM30 New Waste Facilities	
5. **Transport & Parking** – DM31 Sustainable Transport – DM32 Parking – DM33Crossovers and Vehicular Access – DM34 Driveways and Front Gardens – DM35 Cycle Storage in Front gardens – DM36 Mini Cab Offices	
6. **Employment & Town Centres** – DM37 Maximising the Use of Employment Land and Floorspace – DM38 Employment led Regeneration	

– DM39 Warehouse Living – DM40 Loss of Employment Land and Floorspace – DM41 New Town Centre Development – DM42 Primary and Secondary Frontages – DM43 Local Shopping Centres – DM44 Neighbourhood Parades and other non-designated frontages – DM45 Maximising the Use of Town Centre Land and Floorspace – DM46 Betting Shops – DM47 Hot Food Takeaways	
7**. Community Infrastructure & Implementation** – DM48 The Use of Planning Obligations – DM49 Managing the Provision and Quality of Community Infrastructure – DM50 Public Houses – DM51 Day Nurseries and Child Care Facilities – DM52 Burial Space – DM53 Hotels and Visitor Accommodation – DM54 Facilitating Telecommunications Development – DM55 Regeneration and Masterplanning – DM56 Supporting Site Assembly	
8. **Appendices** A. Schedule of Locally Significant Views B. Article 4 Directions for historic Environment C. Town Centre Primary and Secondary Frontages D. Saved Unitary Development Plan (UDP) policy replacement E. Supplementary Planning Document and Guidance Replacement F. Glossary of Terms G. Making Representations to the Plan	
8. **Maps** Map 2.1 Haringey Views Map 2.2 Appropriate Locations for Tall Buildings Map 3.1 Family Housing Protection Zone Map 3.2 Houses in Multiple Occupation (HMO) Article 4 Direction Area Map 4.1 Areas of Open Space Deficiency Map 4.2 Wards of Open Space Deficiency Map 4.3 Haringey's Green Grid Map 4.4 Indicative Decentralised Energy "Connection Zones" Map 4.5 Critical Drainage Areas Map 6.1 Healthy Eating Zones	

1 Introduction

Background

1.1 The Development Management Policies Local Plan will give effect to Haringey's adopted Strategic Policies and assist in delivering the spatial strategy for the Borough.

1.2 Development in Haringey is currently guided by planning policies including those set out in:

- The London Plan (2015);
- Haringey's Strategic Policies Local Plan (2013); and
- Haringey's Saved Unitary Development Plan Policies (2013).

1.3 In addition, there are emerging regional and local policy documents which, once adopted, will form part of Haringey's Development Plan and be a material consideration in planning decisions. These include Minor Alterations to the London Plan, proposed Alterations to Haringey's Strategic Policies Local Plan and four emerging Local Plan Documents:

- Development Management Policies;
- Site Allocations;
- Tottenham Area Action Plan; and
- Wood Green Area Action Plan.

1.4 The National Planning Policy Framework 2012 (NPPF) sets out Government policy on planning matters in England and Wales. Where local planning authorities prepare development plan documents there are required to be consistent with the policies in the NPPF.

1.5 The London Plan sets out a regional spatial development strategy and includes policies to guide development on strategic matters in all London Boroughs. This includes policies on housing, employment, town centre management, open space, transport and climate change adaptation and mitigation. Haringey's Local Plan documents must be in general conformity with the London Plan.

Producing Haringey's Development Management Policies Local Plan

1.6 This Plan has been developed over several stages and will be subject to public examination prior to its adoption.

Stage 1: Issues & Options Consultation (March 2013)

1.7 This initial stage of public consultation offered the public (including residents, landowners, community groups, other London Boroughs, the London Mayor and statutory consultation bodies) the opportunity to comment on the proposed scope of the Development Management Policies document. The scope was reflected in

options for 23 topic themed policy areas. Responses received were considered and used to inform a 'Preferred Options' Development Management Policies document.

Stage 2: Preferred Option Consultation (February - March 2015)

1.8 Informed by the initial scoping consultation, the Council prepared and consulted on a 'Preferred Option' Development Management Policies document. The preferred option stage of consultation is not a statutory requirement in the Local Plan preparation process. However, the Council proceeded with publishing the Preferred Options document to ensure robust and comprehensive engagement with the local community and other stakeholders, seeking views on the emerging direction of travel of detailed policies.

Stage 3: Publishing the Draft Development Management Development Plan Document (expected: Winter 2016)

1.9 This consultation will be a draft of the final plan, amended from feedback received during the previous public consultation exercises. This consultation will give stakeholders and partners a final opportunity to comments on the Plan, with any unresolved matters being referred to the Government appointed Planning Inspector to consider at the independent examination.

Stage 4: Public Examination (expected: Summer 2016)

1.10 Haringey Council will submit Haringey's Local Plan: Development Management Policies document to the Secretary of State for examination by an Independent Planning Inspector. The examination will include an Examination in Public in which respondents to the final draft of the plan have an opportunity to make their case for further amendments.

Adoption (expected: Winter 2016)

1.11 Documents which are found to be sound by the Inspector will be adopted by resolution of the Council.

Integrated Impact Assessment

1.12 An integrated impact assessment has been carried out as part of the Local Plan production process. The integrated assessment uses a single process to address requirements of different types of impact assessments, which together help to inform policy development. These are discussed in detail below.

Sustainability Appraisal

1.13 It is a requirement that a Sustainability Appraisal (SA) is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.

1.14 A SA of this document will be undertaken to test the policies and proposals of the plan against a set of sustainability criteria to identify the likely social, environmental and economic impacts that might arise, and evaluate options for the mitigation of negative impacts and the enhancement of positive impact. Findings of the SA will be published alongside this document for public consultation and comment.

1.15 SA is an iterative process which occurs throughout the plan production stages, and future SA reporting will be carried out in accordance with the above noted Regulations.

Equalities Impact Assessment

1.16 An Equalities Impact Assessment (EQIA) of the draft policies examines the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community. This meets the requirements of the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. This can also be found on the Council's website.

Health Impact Assessment

1.17 A Health Impact Assessment (HIA) can assist in assessing the potential impact that the proposed plan or policies could have on the human health. It can provide key evidence to help improve the plan's effectiveness in addressing key health issues within the Borough.

Saved Unitary Development Plan policy replacement

1.18 The policies contained in this Development Management Policies document will supersede and/or replace Haringey's Unitary Development Plan Saved Policies (March 2013). A policy replacement schedule is provided in Appendix D of this document.

Revoking Supplementary Planning Guidance / Documents

1.19 A schedule is provided in Appendix E of this document outlining the Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) which have been superseded and/or replaced by the policies in this document.

2 Design & Character

2.1 The Council is committed to delivering excellence in development quality. It therefore expects all new development to embrace the principles of sustainable design and contribute positively to the character and setting of Haringey's neighbourhoods, as well as avoid harmful impacts on local amenity and the environment. The Council considers that new development should enhance the quality of life of those living and working in the Borough, as well as those visiting it.

2.2 Delivering change whilst safeguarding the best, and improving the rest, of the Borough's distinctive places requires a clear understanding of urban character, structure and form. The Council has produced an Urban Character Study (UCS) (2015) and a Tall Buildings Locations Validation Study (2015) to both inform and support the Local Plan. These studies set a context for positively managing development and change over the plan period.

2.3 The following policies take a lead form the Strategic Policies Local Plan provide further detailed policies across key topic areas. They promote high quality design whilst optimising the density of development in order to achieve economic and housing growth across the Borough. The Council aims to promote and deliver sustainable growth through high quality design policies. These policies provide further detail on the principles of growth and design set out in SP1, 11 and 12.

2.4 To assist in delivering high quality development the Council has established a Quality Review Panel (QRP). The QRP brings together a team of independent professionals from a range of backgrounds. The QRP advises applicants, Council officers and the Planning Committee to help ensure proposals for new development are consistent with Haringey's policy objectives and ultimately, deliver high quality development across the Borough.

Policy DM1 Delivering High Quality Design

Haringey Development Charter

A. All development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- **a. Relate positively to neighbouring structures, new or old, to create a harmonious whole;**
- **b. Make a positive contribution to a place, improving the character and quality of an area;**
- **c. Confidently addresses feedback from local consultation;**
- **d. Demonstrate how the quality of the development will be secured when it is built; and**
- **e. Are inclusive and incorporate sustainable design and construction principles.**

Design Standards

Character of development

B. Development proposals must be relate positively to their locality, having regard to:

a. Building heights;
b. Form, scale & massing prevailing around the site;
c. Urban grain, and the framework of routes and spaces connecting locally and more widely;
d. Maintaining a sense of enclosure and where appropriate, following existing building lines;
e. Rhythm of any neighbouring or local regular plot and building widths;
f. Active, lively frontages to the public realm; and
g. Distinctive local architectural styles, detailing and materials.

Landscaping

C. Development proposals will demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

a. Landform;
b. Levels, slopes and the fall of the ground;
c. Trees on and close to the site;
d. Landscaped boundary and treatments; and
e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D. Developments must ensure a high standard of privacy and amenity for its users and neighbours. The Council will support proposals that:

a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
c. Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

2.5 The ‘Haringey Development Charter’ reinforces the Council’s commitment to design excellence and aims to promote high quality and sustainable development. This is not limited to the aesthetic appearance of the environment but also to an improved quality of life and economic growth. The Charter will ensure that development enhances and enriches the Borough’s built environment and creates places that are responsive to their local context, improves the quality of life and is safe, and easy to use.

2.6 Both minor and major developments should use a design and access statement, supported by clear drawings and images, to explain the purpose of the development, demonstrating how the proposal addresses the 5 principles of the Development Charter set out in Policy DM1.

2.7 Where a development proposal triggers the need for public consultation in the Development Management Procedure Order, or Haringey's Statement of Community Involvement, applicants will be required to carry out appropriate levels of engagement and positively address feedback received and as necessary and where appropriate and feasible, incorporate them into the scheme proposals. As previously stated, the Council has established an independent Quality Review Panel (QRP) which will advise the Council on how well major development schemes are meeting the principles of the Development Charter. The Council may also take advice from regional independent bodies such as London Advisory Committee at Historic England.

2.8 Development will be expected to make a positive contribution to the local area and maintain its quality with the minimum of maintenance after it is built by using appropriate materials and latest construction technology.

2.9 The Council aims to create and enhance the Borough's sense of place and identity through high quality design. Well-designed developments which respect the visual integrity and established scale of the area can improve the quality, clarity and sense of spaces around and between buildings.

2.10 The Council recognises that 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.

2.11 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).

Policy DM2 Accessible and Safe Environments

A. Developments should ensure that they:

a. Can be used safely, easily and with dignity by all;

b. Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport;

c. Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and

d. Comply with the principles set out in 'Secured by design'.

2.12 A healthy and accessible environment follows the principles set out in the London Plan. It extends from individual homes to town centres, natural environments and infrastructure.

2.13 A high quality, inclusive and accessible environment benefits the quality of life for residents and visitors. It allows everyone 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. Properly implemented, accessible and inclusive neighbourhoods enable people to remain independent and economically active for longer, and reduce the need for extensive adaptations to buildings, to meet the needs of existing and potential future users.

2.14 Improvements to the public realm must achieve an inclusive, legible pedestrian and cycling environment. Existing pedestrian and cycle routes should be strengthened where opportunities exist.

2.15 The design and layout of proposals can help reduce crime through encouraging increased activity, passive surveillance, ease of access, and creating a sense of ownership.

Policy DM3 Public Realm

Public Art

A. Major development proposals should consider how the scheme enhances local distinctiveness and legibility through the use of public art. The public art, which should be maintained in perpetuity, should be located in a prominent location, and could be fixed to the proposed building, or located on the development site in a public space.

Privately owned public spaces within new Development

A. New privately owned public spaces should increase the sense of public freedom rather than compounding the sense that it is a private space. The management of these spaces, including their use and public access, will need to be agreed by the Council.

Advertisements

B. Proposals for all advertisements should be designed to a high standard and in particular should:

- **a. Contribute to a safe and attractive environment;**
- **b. Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas;**
- **c. Avoid unsightly proliferation or clutter of signage in the vicinity;**
- **d. Not cause a hazard to pedestrians or road users, including by siting and design**

e. Be sited to avoid visual intrusion of light pollution into adjoining residential properties; and

f. Where appropriate, be constructed of materials and finishes which discourage both graffiti and fly posting.

Telecommunications equipment

C. Proposals for the installation of telecommunications equipment will be permitted where:

a. It is demonstrated the equipment is limited to the minimum operational requirement;

b. Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and have been taken advantage of;

c. There is no significant adverse impact on the visual amenity of neighbouring occupiers;

d. There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located;

e. The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures);

f. The equipment is future-proofed to accommodate anticipated improvements in infrastructure;

g. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area;

h. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure;

i. A minimum residual footway width on main pedestrian roads in line with the Manual for Streets is preserved.

D. All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.

2.16 Public realm and street design is an integral part of the Borough's environment and character. Poorly designed public realm can lead to street clutter and has a negative impact on the accessibility and attractiveness of an area. The design of streets including street lighting, paving, street furniture, public art installations and signage should be of the highest quality and contribute to local distinctiveness, providing safer and accessible spaces for all.

2.17 The Haringey Streetscape Guide (this is under preparation) outlines clear principles that will be expected to be upheld when designing or redesigning the streetscape, as well as the minimum standards acceptable in terms of workmanship and materials. It also includes specific guidance to show how these principles and minimum standards

can be met. Transport for London's (TfL) Streetscape Guidance (2009) provides guidance for use on TfL roads.

2.18 Public art can play a valuable role in contributing to local distinctiveness and legibility of neighbourhoods. Where appropriate, harnessing opportunities for developments to contribute to public art will be sought by the Council. The selecting of public art should balance expert and artistic taste with local public opinion. Competitions could be used to select public art commissions. Proposals for public art should outline the arrangements for maintenance and agree these with the Council.

2.19 The Council will seek to ensure that new development contributes to the delivery of high quality public realm. Irrespective of whether land is in public or private ownership, development must be accessible and safe, as well as maintained and managed in an appropriate way. This is particularly important to promoting inclusive environments.

2.20 Private ownership and management of the public realm is not in itself a cause of exclusion and segregation, inappropriate controls and the application of codes of conduct are what the Council wants to avoid. Understanding there may be reasonable concerns around liability and health and safety, through planning obligations, the Council wants to work with developers to ensure standards of public access and use are maintained, including the arrangements for events/pop up markets, both of which can affect the character of the areas, impact the amenity of neighbouring properties and compete with existing local amenities.

2.21 The Council aims to ensure that advertisements are designed to a high standard and contribute to a safe and attractive environment and considers that poorly designed or very bright or inappropriately sited advertisements can detract from the visual quality of the street or area. Advertisements should be designed so that they respect the character of the surrounding streetscape and do not lead to visual clutter. Advertisements, where permitted, should be sited and illuminated in a manner that does not cause intrusion to the character of the wider area, heritage assets or residential amenity.

2.22 Any proposals for advertisements in or adjacent to the Transport for London Road Network will require a view from Transport for London with reference to the impact of the advert on the safe operation of the highway network.

2.23 Advertisement and hoardings applications are required to follow the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

Telecommunications

2.24 The Council recognises the important role that telecommunications can have in supporting sustainable communities, particularly in terms of economic development. It will therefore seek to facilitate the delivery of this strategic infrastructure across the Borough. Further details in this respect are set out Policy DM54.

2.25 Whilst the Council is broadly supportive of telecommunications development, it considers that controls are necessary to ensure that pieces of apparatus do not adversely impact on local character, amenity and the environment.

2.26 Telecommunications equipment must be limited to the minimum operational requirement. It should be discreetly designed and located as much as reasonably possible. Sensitive and innovative design and integration or dual use will be required to reduce visual impact, in particular, to minimise street and skyline clutter and avoid the proliferation of infrastructure on top of or attached to buildings or structures.

2.27 Where planning permission is required for telecommunications equipment, the Council will aim to minimise any adverse impact of such development on visual amenity and aural amenity, as well as on public safety, including movement without restricting its provision. All applications for development are encouraged to consider, along with all relevant telecommunications operators, how the telecommunications needs of the occupiers will be met.

2.28 In general, it is not acceptable to locate satellite dishes and other telecommunications equipment and associated structures on the front of buildings and other locations where they are visible from the public realm. The location of telecommunications equipment in the public realm should be avoided where possible and designed and located to minimise street clutter, adverse impact on the character and appearance of an area, conflict with other street furniture, and unnecessarily add-on to existing telecommunication equipment that primarily provides the same or similar service.

2.29 Whilst recognising that there may be potential for the siting of telecommunication apparatus and associated structures in conservation areas and on/around statutory and locally listed buildings, the Council wishes to ensure that the amenity, character and quality of its conservation areas and listed buildings and their settings are protected. In this regard, the Council will apply more stringent requirements on the design and siting of telecommunications equipment on listed buildings and within conservation areas.

2.30 It is considered appropriate that any redundant infrastructure should be removed in an expedient manner. This will alleviate the risk of redundant infrastructure unnecessarily cluttering the streetscape.

2.31 In town centres and heavily trafficked areas, the minimum residual distance of 1.5m may not be sufficient to enable appropriate pedestrian flow, and the minimum width will be determined based on the number of pedestrians per square metre and pedestrian flows per minute.

Policy DM4 Provision and Design of Waste Management Facilities

A. All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments.

B. All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:

a. Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;

b. Provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy;

c. Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and

d. For mixed-use development, suitably separate household and commercial waste.

C. In addition, proposals for new multi-storey flatted residential development will be required to make provision for:

a. Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials;

b. Adequate communal storage for waste, including separate storage for recyclables, pending its collection; and

c. Storage and collection systems at each floor (such as dedicated rooms, storage areas and chutes or underground waste collection systems) which are sensitively integrated into the development, with the Council giving preference to basement servicing over the use of forecourts or ground floor internal storage.

2.32 Policy SP6 supports the objectives of sustainable waste management. In line with London Plan Policy 5.16, 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 composting of waste material as a priority over disposal. This policy sets out requirements for new development to help deliver these objectives.

2.33 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. Further details on sustainable waste management for all stages of the development process are set out in the Haringey's Sustainable Design and Construction Guidance SPD.

2.34 Haringey's Authority Monitoring Report (AMR) indicates that recycling rates are steadily improving in the Borough. The Council is keen to continue to encourage recycling, including through the provision of adequate separate facilities for general and recyclable waste. It is important that facilities are well designed and sensitively integrated into developments. This is to ensure safe access for occupiers and collection operatives, to avoid nuisance and mitigate adverse impacts on visual and other amenity, such as street clutter and smell.

2.35 The management of waste in flatted properties poses particular 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 access to recycling and other waste management facilities, and that waste collection services are not compromised by poorly designed buildings. To a promote a high quality and attractive environment, the

Council will require applications for flatted development to fully investigate the feasibility of delivering basement servicing before considering other options for waste management and collection.

Policy DM5 Locally Significant Views and Vistas

A. Development proposals within the viewing corridors of the Locally Significant Views shown on Map 2.2 must demonstrate how the proposal:

- **a. Enhances the viewers' ability to recognise and appreciate the landmark being viewed;**
- **b. Makes a positive contribution to the composition of the local view; and**
- **c. Meets the requirements of the Council's Tall Buildings and Views Supplementary Planning Document.**

B. Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level impact on the views.

C. Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.

D. Existing identified viewpoints and viewing points should remain accessible and managed.

2.36 London's Strategic Views are defined in and protected by the London Plan, including Policies 7.11 and 7.12. The London Plan identifies one designated Strategic View with effect on Haringey, no. 1 from Alexandra Palace, in the Borough of Haringey, to Central London. Haringey's Local Plan Strategic Policy SP12 sets out how the Council will protect the Strategic View Corridor where it passes through the Borough.

2.37 A Schedule (Appendix A) and Map (2.1) sets out the proposed Locally Significant Views to be protected have been identified in the Urban Characterisation Study, where further details can be found.



Map 2.2 Haringey Views

2.38 There are also a number of views included in the Council's Conservation Area Management Plans that proposals should have regard to in order to positively respond to local character.

2.39 Views have been evaluated according to their interest as panoramas, vistas, landmarks, townscapes or special historic interest. The Mayor of London's criteria in the London Plan and View Management Framework SPG are categorised as: London Panoramas, Linear Views, River Prospects and Townscape Views but doesn't distinguish whether or not a Landmark is visible and indeed the main prospect of the view (as it often is). We have therefore adopted this list but further added where a Landmark (or more than one) forms a component of that view. It is those views that contain a Landmark that will have both a core and wider setting cone to the view corridor.

2.40 Viewpoints are a valuable amenity for residents and visitors alike and should be maintained and managed. Where possible they should also be enhanced. New development should also consider opportunities to open up new local views for residents and visitors to enjoy.

2.41 The Council will prepare further guidance on views in Haringey through a Tall Buildings and Views Supplementary Planning Document (SPD).

Policy DM6 Tall and Taller Buildings

A. For all development (including Tall and Taller buildings) proposals, the Council expects building heights to be of an appropriate scale which responds positively to the site's surroundings, including nearby sites, having regard to the need to achieve a high standard of development and should be consistent with the Council's Tall buildings and Views Supplementary Planning Document.

B. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings.

C. Where tall buildings are acceptable in principle, having regard to A and B above, proposals must be justified in community benefit as well as urban design terms and should conform to the following general design requirements:

- **a. Relates to the adjacent and surrounding buildings in terms of mass, bulk and height in order to respect the character of the townscape and landscape context;**
- **b. Responds to the local and historic environment, including the relationship to the local context of the locality, paying particular regard to local heritage assets, conservation areas and historic parks, and their setting;**
- **c. Protects and preserves existing locally important and London wide strategic views in accordance with policy DM5;**
- **d. Be of the highest standard of architectural quality and design, including a high quality urban realm;**
- **e. Represent a landmark building which by its distinctiveness must be:**
  - **i. A way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;**
  - **ii. Elegant and well proportioned, and visually interesting when viewed from any distance or direction; and**
  - **iii. Positively engages with the street environment.**
- **f. Considers the impact on ecology and microclimate.**

D. Tall buildings within close proximity to each other should:

- **a. Avoid a canyon effect;**
- **b. Consider the cumulative climatic impact of the buildings; and**
- **c. Avoid coalescence between individual buildings,**
- **d. Each building accords with A and B above,**
- **e. Demonstrate how they collectively contribute to the delivery of the vision for the area.**

E. All proposals for tall buildings must be accompanied by an urban design analysis which assesses the proposal in relation to the surrounding context. This may include the submission of a digital 3D model to assist in the understanding of the design concept and impacts of the development.

2.42 This policy will deliver the Council's objectives for 'Tall' and 'Taller' buildings alongside the Strategic Policies Local Plan. 'Taller' buildings are defined as those that are two to three storeys higher than surrounding buildings, while 'Tall' buildings defined as those which are substantially taller than their neighbours, have a significant impact on the skyline, and are of 10 storeys and over. 'Taller' buildings are not 'Tall' buildings.

2.43 'Tall' and 'Taller' buildings can be prominent and visual features which affect everyone. They can be places to live and work and their presence can create a sense of place and give an impression, whether good or bad. They can also help mark the location of town centres and major traffic nodes, close vistas of long straight roads and define landscape features. However, poorly designed 'Tall' or 'Taller' buildings in the wrong locations can cause intrusive effects on both the immediate and the wider area, by altering the established skyline by adversely affecting attractive local views, heritage assets and their settings, buildings of townscape importance and important landmarks. If well designed, of high architectural quality, and located in the right places, such developments can enhance and contribute to the attractiveness of an area.

2.44 The Council's approach to Tall buildings has been informed by the Haringey Urban Characterisation Study (2015) and the Haringey Tall buildings Locations Validation Report (2015) which resulted in a detailed examination of the case for tall buildings in the Borough and the identification of suitable locations. Map 2.2 shows those areas of Haringey, which are considered suitable for Tall buildings. Within these areas, the appropriate height of new development should be informed by the parameters set out in the policy above (DM7), having regard to the additional requirements set out in the Site Allocations relevant and within those areas, and will require detailed urban design analysis which assesses the proposal in relation to the surrounding context. The Council will prepare further guidance on tall buildings within these locations through a Tall Buildings and Views Supplementary Planning Document (SPD).

2.45 The Council considers that currently the only areas suitable for the inclusion of tall buildings in the Borough are Haringey Heartlands/Wood Green, Tottenham Hale, North Tottenham, and Finsbury Park. It is considered that these areas have sites that may be suitable for some tall buildings, because they are close to major public transport interchanges, locations of town centres and major traffic nodes. These areas are generally considered appropriate locations for tall buildings which fulfil a landmark function and act as a 'way finder' or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of important public realm. Further analysis of these areas suitable for Tall buildings is being carried out, and a SPD will offer further detail on the appropriate envelope and design considerations for tall buildings in each of these locations, building on this policy.

2.46 Outside the areas identified for tall buildings, tall buildings are considered inappropriate to Haringey's predominantly 2-6 storey prevailing heights and character and the Council does not expect planning applications for Tall buildings to come forward.

2.47 Applications for “Taller” buildings will be assessed against all the policies in the Local Plan including the following material considerations:

- The prevailing building heights in the surrounding areas;
- the need to secure regeneration; and
- The delivery of housing to meet housing needs.

Map 2.3 Potential Locations Appropriate for Tall Buildings (DM6)



Policy DM7 Development on infill, backland and garden land sites

A. There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment.

B. Development proposals for infill, backland and garden land should meet the requirements of DM1 and DM2, and must:

- **a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;**
- **b. Provide a site specific and creative response to the built and natural features of the area;**
- **c. Where appropriate, repair or re-provide street frontage and provide additional passive surveillance and increased security;**
- **d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;**
- **e. Retain and provide adequate amenity space for existing and new occupants;**
- **f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and**
- **g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.**

2.48 The Council recognises that in order to meet the Borough's housing needs, optimising existing built sites may be necessary. Infill and backland development requires sensitive design in order to not detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity.

2.49 Good access to development on backland sites is a key issue and will be an important factor when considering development applications. Emergency vehicles refuse vehicles and delivery services need appropriate access while pedestrian access must to be safe for all users and avoid conflict with vehicles.

2.50 New development on these sites should ensure that existing pedestrian connections with the rest of the neighbourhood, whether formal or informal, are retained in order to ensure permeability and the integration of the new development. Gated sites are considered to be less secured due to the reduction of natural surveillance available to the site. They also harm the integration, permeability and cohesiveness of neighbourhoods. Security should be maintained through design, and gated developments will not be considered acceptable. New developments on these sites should also not result in a loss of security to adjacent dwellings.

2.51 The Urban Characterisation Study (2015) identifies various urban typologies where the built form relies on more or less regular street forms, building facades, and garden areas where developments on back gardens are likely to have a negative impact on the design integrity of the street scene. Back gardens are also an important ecological resource. NPPF (paragraph 53) supports the setting out of policies to resist inappropriate development of residential gardens which would cause

harm to the local area. The London Plan also supports a presumption against development on back gardens or other private residential gardens where this can be locally justified (Policy 3.5, Quality and design of housing developments). The Council therefore considers back land development that does not have at least one street frontage (such as in the case of corner plots where the host building has two street frontages) to be inappropriate.

2.52 This policy implements Haringey's Strategic Local Plan Policy SP11 which ensures that new development in residential areas will protect their existing character and residential quality. The policy also implements London Plan Policies 3.5 (Quality and Design of Housing Developments) and 7.4 (Local Character).

Policy DM8 Shopfronts, Signs and On-Street Dining

Shopfronts

A. The Council will require shopfronts, including their signs and security design, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

- **a. The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;**
- **b. Replacement shopfronts should conserve original materials as far as possible;**
- **c. The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community;**
- **d. The Council will not support shopfront canopies fixed in the 'down' position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and**
- **e. Solid external security shutters should be avoided.**

Signage

B. Where required, the Council will grant consent for shopfront signage, including illuminated fascia signs, and free-standing display panels where they contribute to an attractive environment and do not cause a public safety hazard, contribute to clutter or a loss of amenity.

On-street dining

C. Proposals for on-street/forecourt dining must demonstrate the suitability of the proposed location, and should:

- **a. Be integral and functionally related to the business;**
- **b. Be distinct from the pavement space and provide sufficient space to not obstruct it; and**
- **c. Be composed solely of moveable furniture.**

2.53 This policy aims to ensure that proposals for new shopfronts are of a high quality and relate well to the scale and character of the original building and surrounding area. Attractive shop fronts make a positive contribution to local distinctiveness and

enhance the vitality of the shopping parade as well as the wider town centre and area.

2.54 Haringey has several vibrant town centres including historic centres such as Highgate, Muswell Hill, Crouch End, Green Lanes, Bruce Grove and West Green Road. These have their own local distinctive character and history (further detail can be found in the Haringey Urban Characterisation Study 2015). Well designed and high quality shop fronts of architectural or historic interest make an important contribution to the character and appearance of an area and the Borough as a whole and should be retained.

2.55 Shop fronts with poor quality materials, internally illuminated box fascias and intrusive signage add to visual clutter and detract from the appearance of the individual qualities of the building as well as the distinctive character of the streetscape should be avoided.

2.56 The Council considers that the distinctive character of shopping areas could be maintained by retaining or designing high quality shop fronts that refer to the architecture of the host building, neighbouring units and general scale and rhythm of the shop front widths in the area. New shop fronts should contribute positively towards a cohesive streetscape and attractiveness of the shopping parade. Materials, detailing, craftsmanship and finishes are equally important in achieving high quality shop front design especially as they are viewed close-up. Bare and ‘clunky’ aluminium or UPVC shop fronts are, therefore, considered inappropriate.

2.57 The Council considers and supports contemporary designs in appropriate locations and expects suitable accessibility options are made available for all. Replacement shopfronts should respect and where lost, reinstate traditional features such as shop front framework features, pilasters, brackets, fascias and projecting signs. This is especially important where the shop front would have an impact on the significance and/or setting of a heritage asset.

2.58 Poorly designed or brightly illuminated shop fascias, over-large or inappropriately sited fascias or signage can detract from the visual quality of the shopping area. Attention must therefore be given to designing fascias and signs that are in scale and character with the building and surrounding streetscape.

2.59 Mechanical security devices such as solid external shutters detract from the visual environment a shopping parade, especially in the evenings, promoting an unsafe environment. Whilst the Council recognises the need for increased physical protection, this can be successfully achieved by using alternatives such as toughened security glass or open mesh grilles or shutters. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

2.60 On-street dining facilities can add to the vibrancy of a shopping centre or public squares. However, the Council considers that this should not disrupt normal pedestrian movement or other High Street activities. Where possible, these areas should integrate with the public realm of the surrounding area. The Council also considers that temporary furniture allows flexibility of the space to be converted back to public use. Consideration of smoking areas/shelters will be required and may require planning permission. The Council may consider limiting the hours of use through the use of planning conditions.

Policy DM9 Management of the Historic Environment

Haringey's Heritage Assets

A. Development that sustains and enhances the significance of a heritage asset and its setting will be supported.

B. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against:

- **a. The significance of the asset and its setting, and the impact of the proposals on that significance; and**
- **b. A statement submitted by the applicant describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.**

C. When considering the impact of proposals on the historic environment, the Council will have regard to:

- **a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;**
- **b. Character appraisals and management plans or other guidance, where they are available;**
- **c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;**
- **d. The desirability of securing a viable use for a heritage asset consistent with its conservation;**
- **e. Understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and**
- **f. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.**

Conservation Areas

D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or compliment the special characteristics and significance of the area.

E. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings

F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- **a. Do not lead to substantial harm or total loss of their significance;**
- **b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;**
- **c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and**
- **d. Extensions are restricted to less significant parts of the building, relate sensitively to the original building and not adversely affect the internal or external appearance or character of the building, curtilage or its setting.**

G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- **a. The significance of an archaeological asset and its setting;**
- **b. The impact of the proposal on archaeological assets; and**
- **c. The priority given to preserving and managing the archaeological asset and its setting in situ.**

I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J. The Council will approve proposals for enabling development where it is demonstrated that:

- **a. It is the only viable means of securing the long term future of the asset affected; and**
- **b. It is the optimum viable use, supported by an appropriate options appraisal; and**
- **c. The proposals address relevant policies A-I above. Proposals that cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.**

Managing Haringey's Heritage Assets

2.61 Haringey has a rich and varied history which is documented through the Borough's wide range of heritage assets. Individually and collectively these assets contribute to the enjoyment of life in the Borough and play a key role in shaping local character and identity. The Strategic Policies Local Plan seeks to protect and positively manage the historic significance of Haringey's heritage assets, including their immediate and wider setting. As set out in Policy SP12, Haringey's historic environment comprises:

- 29 conservation areas
- 471 statutory listed buildings of special architectural or historic interest
- 1,150 locally listed buildings of merit
- 2 statutory registered parks & gardens of special historic interest
- 34 local historic green spaces
- 23 designated sites of industrial heritage interest
- 22 archaeological priority areas

2.62 Designated heritage assets include: Scheduled Ancient Monument, Listed buildings including listed war memorials and historic street furniture, conservation areas and registered parks and gardens. Non-designated heritage assets include: Archaeological Priority Areas and Zones, locally listed buildings, unlisted war memorials, unlisted historic street furniture and local parks and gardens.

2.63 Conservation and management of the historic environment are central to the delivery of sustainable development. The National Planning Policy Framework recognises that heritage assets are an irreplaceable resource and should be conserved in a manner which is appropriate to their significance. It includes a suite of policies to guide the consideration of the impact of development proposals in this regard. The following policy helps give effect to the NPPF and Policy SP12, providing further local considerations for weighing the significance of assets affected and the extent of impacts, whether positive or negative.

2.64 The NPPF defines the significance of a heritage asset as: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*[1]*"* In addition, the 'heritage values' criteria are set out in Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008)[2].

2.65 Heritage statements will be required to set out how development proposals will conserve, enhance or restore a heritage asset and its setting. The level of detail provided in the statement can be proportionate to the agreed importance of the asset, having regard to its significance and potential impact on this. 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 amenity organisations including the Georgian Group, the Victorian Society, the 20th Century Society, the London Parks and Gardens

[1] "National Planning Policy Framework (NPPF) 2012"; Annex 2: Glossary; DCLG
[2] "Conservation Principles: Policies and Guidance", Historic England, April 2008

Trust and other local heritage societies, including Haringey's Conservation Advisory Committees.

2.66 In establishing the significance of the asset, the Council would expect applicants to use good practice guidance to assess the elements that are of highest, moderate and low significance and those that detract from the significance. These findings should inform the design of the proposal and demonstrate how any proposed work would sustain and enhance the significance of the asset, relative to their assessment. For example, proposals would be expected to have least impact on elements of high significance and there would be more flexibility in altering elements that are of least or no significance.

2.67 Heritage assets must be proactively managed in order to be sustained for the enjoyment of current and future generations. Haringey's Local Plan aims to facilitate appropriate new development and through this process capitalise on opportunities to preserve, restore and enhance the historic environment. There are many ways in which this can be achieved and at different scales of development - for example, through the reinstatement of architectural features with smaller householder works to more complex projects involving considerate adaptive re-use of buildings for wider public amenity and to support the visitor economy. The Council takes a positive view of development and change where this is consistent with conservation and other sustainability objectives. This approach is supported by Historic England, in particular with its 'Constructive Conservation' principles.[3]

2.68 The NPPF provides that development proposals should not lead to substantial harm to, or total loss of, the significance of a designated heritage asset. It sets out the exceptional circumstances where development proposals may be allowed, including where there are substantial public benefits that outweigh the harm or loss. Where proposals would lead to less than substantial harm to a designated asset the NPPF states that this harm should be weighed against the public benefits of the proposal, including the optimum viable use. For non-designated assets a balanced judgement is advocated, taking account of the scale of harm or loss proposed and the significance of the asset and its setting. In general, national policy provides that the greater the significance of the asset, the greater weight that should be given to its conservation. For all applications involving heritage assets the Council will have regard to the key principles and tests set out in the NPPF. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the asset will not be taken into account in any planning decision.

2.69 All new development, including alterations and extensions, will be expected to contribute to conserving and enhancing the historic environment. The Council considers that design is of paramount importance as this will impact greatly on the appearance and character of heritage assets and their setting.

2.70 Proposals should pay special attention to form, fabric, function and character, irrespective of whether the subject site or building is a designated asset. Key considerations include but are not limited to: location and setting, land use, scale, bulk, massing, layout, alignment, materials, fabric, features, detailing, topography, views, landscape and public realm. As well, proposals must take account of their relationship

[3] Constructive Conservation: Sustainable Growth for Historic Places. English Heritage, March 2013.

with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right.

2.71 The incremental loss of architectural and other design details has a cumulative negative impact on the integrity of the historic environment. 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. Conservation Area Appraisals and Management Plans should be referred for further information in this regard.

2.72 The Council recognises that in order to make heritage assets fit for contemporary use they may require changes to deliver energy efficiencies and greater resilience to climate change. However mitigation and adaptation should avoid harming intrinsic qualities that contribute to significance of heritage assets or their settings. Historic England provides that it is possible to respond to climate change and improve the energy efficiency of older buildings without destroying their distinctive character and value.[4] This policy supports sustainable retrofitting of heritage assets (in line with Policy DM21) but requires that any measures do not damage to the significance of the heritage asset, that retention of build fabric in itself is credited as a sustainability measure, and that where policy and guidance would require other buildings to meet a certain standard, heritage assets might be permitted a relaxation.

2.73 The Council considers that historic buildings can provide a foundation for the regeneration planned in various parts of the Borough such as Tottenham. Regenerating heritage assets can anchor new development, reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area.

Conservation Areas

2.74 Haringey's Conservation Areas play an important role in shaping local character and creating sense of place. The Council has a duty to preserve the character of Conservation Areas under the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990. The significance of a conservation area is derived much more from its townscape rather than the individual buildings, such as- historic plot boundaries, street patterns, and building and roof lines. Proportion of windows, doors and chimney stacks add to the rhythm of street frontages. Other features such as front boundaries, landscaping and public realm also contribute to the character of the area. Not all elements of a conservation area, however, would contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design. The emphasis is to guide and manage development, not prevent it.

2.75 New development, including extensions and alterations, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique. By engaging with Haringey's Development Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but

[4] English Heritage "Heritage Counts 2008: Climate Change"

also their wider setting. This includes historic plot boundaries, street patterns, public spaces and building lines which contribute to townscape character.

2.76 Conservation Areas can be enhanced through the sensitive redevelopment of sites. Opportunities include the removal of buildings or features which detract from the character and appearance of the area, the adaptive re-use of redundant buildings and new infill development on disused land or under-utilised sites. This policy provides support for such redevelopment where it contributes to the objectives of conserving and enhancing Haringey's historic environment. Proposals should seek to reinstate original features of significance where these have been lost or damaged, or otherwise improve the site to make it more sympathetic to the Conservation Area. The special characteristics area that contribute to the area's significance can include; its setting, street pattern, buildings, spaces, gaps between properties, plot coverage, scale, form and materials, boundary treatments and front gardens.

2.77 The Council has a programme for the preparation and revision of Conservation Area Character Appraisals and Management Plans. Copies of adopted Appraisals and Management Plans and details of the programme for new and revised ones are available on our web site. These provide important guidance on conservation areas, the relative significance of heritage assets within them and signpost key features of the historic environment that contribute to their significance. Applicants should refer these documents, where available, as part of their engagement with Haringey's Development Charter (Policy DM1) and to consider the impact of development proposals. The Council may in the future prepare additional supplementary planning guidance, which, along with character appraisals and management plans, will be a material consideration in planning decisions. The Council also encourages applicants to refer relevant good practice guidance, such as that published by Historic England.

2.78 The Council will prioritise those areas that are identified as 'at risk' by Historic England and use its enforcement powers to ensure that further loss of architectural details and insensitive alterations are avoided or reversed.

2.79 The Council has implemented Article 4 Directions in four Conservation Areas where planning permission is required for alterations and extensions that would otherwise fall under Permitted Development. The Council will continue to review the effectiveness of this approach and may consider widening its scope in the future.

Listed and Locally Listed Buildings

2.80 Haringey is home to over 470 statutorily listed buildings ranging from the 16th Century Bruce Castle to the avant-garde 20th Century modernist building of Highpoints 1 and 2. Listed buildings also include Victorian houses across the Borough, Georgian townhouses in Highgate and Tottenham, several municipal buildings, public buildings such as Alexandra Palace and transport buildings at Wood Green and Turnpike Lane stations. In addition, there are 1,150 locally listed buildings of merit. These statutorily and locally listed buildings are valued heritage assets and vital parts of Haringey's local character and identity.

2.81 The Council has a duty to preserve the character of listed buildings under the provisions of Section 66 of the Planning (Listed Building and Conservation Areas) Act, 1990. Proposals for alterations, or to erect a new building/structure in close proximity

to Listed Buildings should not adversely affect their significance, character, appearance or setting. The integrity and authenticity of a listed building can be substantially harmed over time by the cumulative impact of works which may individually cause minor harm.

2.82 Historic England maintains a Heritage at Risk register to assist in the monitoring and management of those listed buildings which are at risk of losing their significance due to decay or unsympathetic alterations. The Council has statutory authority to intervene when there is evidence of serious neglect, including Urgent Works Notices and Repairs Notices to secure the repair of vacant listed buildings at risk. However in promoting a more positive approach to conservation management, this policy seeks to ensure a viable future for listed buildings by preventing them from becoming at risk in the first place. Whilst national policy provides for enabling development (see Policy DM9.J) and supporting text below) the Council seeks to avoid the need for such development by positively managing assets.

2.83 In accordance with paragraph 135 of the NPPF, the Council recognises that non-designated heritage assets such as Locally Listed Buildings often play a crucial role in anchoring local visual and historic identity. These assets may also act as a significant focus encouraging urban vitality, environmental quality and regeneration. The Council attaches special importance to their protection and where planning permission is required; consideration should be given to its appropriate preservation or enhancement.

Archaeology

2.84 The Council is committed to securing the conservation and understanding of all historic assets including those of archaeological interest. Archaeological remains are the principal surviving evidence of the Borough's past. These assets, along with opportunities to exploit their contribution to public education and enjoyment, are vulnerable to new development where its potential impacts have not been fully considered. The heritage value of archaeological remains is diminished once they are removed from their original location or lost altogether.

2.85 Locations within Haringey which are suspected to contain below ground archaeology are indentified on the Policies Map as Archaeological Priority Areas. Applicants should refer these areas when considering site development opportunities and assess whether sites are known or likely to contain archaeological remains. The Council will require the submission of an archaeological evaluation report if it considers there are assets of importance on site. Where archaeological remains are found, the Council will seek to ensure that the remains and their settings are permanently preserved and managed in situ. If it is suitably demonstrated that this is not possible, a programme of conservation will be required including satisfactory excavation and recording of remains on site along with arrangements for archiving. Where remains can be preserved in situ, developments should seek opportunities to provide for public display and interpretation.

2.86 Applicants should seek advice from, and the Council will consult, GLAAS (Greater London Archaeological Advisory Service) and, where appropriate, Historic England, in

all applications relating to Archaeological Priority Areas and supporting the positive management of archaeological assets.

Enabling development

2.87 The National Planning Policy Framework sets the basis for “enabling development” that is needed to secure the long-term future of heritage assets. The Council is committed to ensuring all reasonable steps have been taken to sustain heritage assets without compromising the integrity of their significance, however recognising there may come a point where enabling development is necessary. The Council will consider relevant proposals in line with the NPPF, provided the applicant can suitably demonstrate the enabling development is the only viable means of securing the future of the asset.

2.88 In considering proposals, the Council will seek a viable use for enabling development that enables the maximum preservation and enhancement of heritage assets and their setting. National planning guidance makes clear that the optimal viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most profitable one.

3 Housing

Introduction

3.1 The Council seeks to ensure that everyone has the opportunity to live in a decent home, at a price they can afford, in a community they are proud of. In order to achieve this, Haringey's Local Plan will facilitate the delivery of a minimum of 19,802 new homes on previously-developed land within the Borough by 2026. Strategic Policy SP1 directs new housing to areas identified as having capacity to accommodate growth, primarily within Tottenham and Wood Green. Whilst Strategic Policy SP2 seeks to ensure that housing growth across the Borough makes provision for an appropriate mix of high quality housing, including affordable housing, that meets Borough-wide needs but is also tailored to local circumstance.

3.2 The following housing policies give effect to Haringey's Strategic Policies. In particular, they seek to ensure that:

- The optimum housing capacity is achieved on individual sites;
- New housing developments, including mixed use schemes, help to secure communities that are inclusive to everyone and are appropriately mixed in terms of demographics, household types and tenure;
- Individual sites maximise their contribution towards the delivery of affordable housing, and collectively, to meeting Haringey's identified housing needs and the strategic Borough target of 40%;
- Housing estates are renewed and the quality of the existing housing stock is significantly improved;
- Specialist forms of housing are encouraged to meet identified local needs;
- Existing family housing is maintained; and
- Conversions, basement extensions, Private Rented Sector housing, and Houses in Multiple Occupation are appropriately managed.

Policy DM10 Housing Supply

A. The Council will support proposals for new housing on sites allocated for residential development, including mixed use residential development, within the Site Allocations Local Plan and Area Action Plans.

B. The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.

C. The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

D. Windfall development will be considered acceptable where this complies with all relevant policies of this Plan.

3.3 The Council has allocated sufficient sites within the Site Allocations Local Plan and Area Action Plans to meet both its objectively assessed housing need and the Borough's strategic housing target within the London Plan. The delivery of allocated sites is prioritised by the Council, having been assessed as suitable for residential accommodation, deliverable within the plan period, and in accordance with the spatial strategy for the Borough.

3.4 Whilst allocated sites are prioritised, the Council anticipates proposals for windfall development to continue to come forward. Where they are deemed to comply with the relevant policies of the Plan, windfall developments will make a valuable contribution to Haringey's housing supply over and above the sufficient allocated sites, providing a reasonable level of contingency against delivery of the Borough's strategic housing target.

Policy DM11 Housing Mix

A. Proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to:

- **a. Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed;**
- **b. The target mix for affordable housing, in accordance with policies SP2 and DM13, and the Council's Housing Strategy;**
- **c. The priority afforded to the delivery of affordable family housing;**
- **d. The need to optimise housing outputs on sites; and**
- **e. The need to achieve mixed and balanced sustainable communities.**

B. The Council will apply the London Plan policies on residential density in accordance with Policy SP2 but expects the optimum housing potential of a site to be determined through a rigorous design-led approach (see Policies DM1 and DM2), also having regard to the findings of the Haringey Urban Characterisation Study (2015).

C. The Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units.

D. Proposals for comprehensive renewal of a social housing estate will be required to re-provide the existing affordable housing on an equivalent habitable room basis, tailored to better meet current housing needs and the achievement of more inclusive and mixed communities.

E. Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported

by the Council where it meets local housing needs and is of a high quality and consistent with the policies in this Plan, including the requirement to provide affordable housing.

3.5 Haringey has some of the most deprived and polarised communities in the country, and ensuring mixed and balanced communities are created, particularly in areas dominated by social and affordable rented housing, will be key to the success of the Local Plan objective of delivering sustainable development and growth. The redevelopment of previously developed land across the Borough offers the opportunity to look at the existing housing typologies within and across neighbourhoods and the Borough as a whole, and ensure that the mix of new residential development is both appropriate to its local context as well as targeted to meeting specific local housing needs and improving housing choice.

3.6 On existing Council-owned housing estates, the condition and need for investment in the current housing stock, combined with their geographic concentration, have an impact on the overall quality of life in these neighbourhoods. In accordance with Policies SP2 and DM13, the renewal of social housing estates provides the opportunity to improve housing conditions, whilst re-provision on a habitable room basis increases capacity for re-housing families into suitable size accommodation. Significant cross-subsidy is likely to be required through provision of enabling market housing, as well as shared ownership products, offering also the potential to create more inclusive mixed tenure communities. However, it is also acknowledged that estate renewal will likely require flexible application of normal planning policy expectations for affordable housing provision and scheme mix and tenure.

3.7 Equally, the Council will robustly seek the provision of affordable housing development in areas of Borough where it is currently under represented.

3.8 The private rental sector (PRS) in Haringey is becoming increasingly important in providing housing choice in London. PRS, as part of the mix of new housing provision across the plan period, can also assist in increasing housing delivery rates – a significant attribute given past completion rates and the quantum of growth planned, especially within the growth areas of the Borough. However, the Council is keen to ensure that purpose built private rented sector accommodation is of a high standard and provided as a long-term investment in the Borough, and will seek to apply an appropriate length of covenant to secure its retention. For clarity, whilst the private rental sector may provide a cheaper alternative to owner occupation, for the purpose of planning these units are treated as conventional market housing (Use Class C3) and are subject to affordable housing contributions.

3.9 In accordance with Policy SP2, residential development in Haringey should have regard to the density matrix set out in the London Plan. The density ranges set out in the matrix are a pan-London benchmark of appropriate densities based on transport accessibility and broad location settings. Whilst useful, the matrix is but one consideration or tool to be used in informing the appropriate development density applicable to an individual site. Other considerations should include local context, site specific circumstances, housing need, housing choice, and the achievement of quality design being of equal weighting.

3.10 Development proposals should seek to ensure they meet local needs by providing an adequate mix of dwelling sizes (in terms of occupancy defined in terms of bed spaces) to reflect local housing needs and better deliver balanced communities. The purpose of Policy DM11.C is to ensure that new housing meets the housing needs of the population, both for market, social and intermediate housing, in order to create mixed and inclusive communities. The mix of dwelling sizes appropriate to specific developments will be considered in relation to the character of the development, the site, the area and the mix of unit sizes within the locality. Developers should demonstrate how the mix of dwelling sizes meets the housing size mix requirements and is appropriate to the site's location.

Policy DM12 Housing Design and Quality

A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

C. In areas of especially poor residential environmental quality, the Council will seek the development proposal to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.

D. Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and the Mayor's Housing Supplementary Planning Guidance.

3.11 Improving the quality of housing in Haringey is a key priority for the Council. In order to achieve this, the above policies aim to achieve high quality housing which provides a good quality of life for occupants, is compatible with and contributes to the distinctive character and amenity of an area, whilst also delivering upon the Council's aim to optimise housing delivery on individual sites.

3.12 The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

3.13 Extensions to residential buildings should therefore be subordinate in scale to the original building and should respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. The development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.

3.14 Full width rear extensions are not normally considered acceptable and they 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 neighbouring properties amenity, ensuring no overlooking or inappropriate loss of daylight and sunlight.

3.15 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 it is already part of the established local character and is sensitively designed to contribute positively to the roofscape.

3.16 The Council considers that there are exceptional circumstances for residential extensions in South Tottenham that merit further considerations. Proposals will therefore be expected to have regard to the South Tottenham House Extensions Supplementary Planning Document.

Policy DM13 Affordable Housing

A. The Council will seek the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use schemes with site capacity to accommodate 11 or more dwellings, having regard to:

- **a. Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision;**
- **b. The need for 60% provision to be social/affordable rent and 40% intermediate housing;**
- **c. The preferred affordable housing size mix as set out in the Council's Housing Strategy;**
- **d. The individual circumstances of the site;**

e. **The availability of public subsidy;**
f. **Development viability; and**
g. **Other planning benefits that may be achieved.**

B. The affordable housing requirement will apply to:
a. **Sites that are artificially sub-divided or developed in phases;**
b. **Additional residential units that are created through amended planning applications;**
c. **Additional residential units proposed above that granted by permitted development;**
d. **Unsecured student accommodation (see Policy DM15);**
e. **All forms of Use Class C3 housing, and**
f. **The total (gross) residential units to be delivered on the site.**

C. The Council may seek to alter the tenure and/or mix of affordable provision to be secured on a case-by-case basis to avoid affordable housing of a certain tenure or size being over or under represented in an area, or to assist in improving development viability (e.g. through provision of a greater ratio of intermediate housing).

D. In negotiating the level of affordable housing provision viability assessments must be based on a standard residual valuation approach with the benchmark existing use land value as set out in Para 17 of the National Planning Policy Guidance.

E. To maximise affordable housing output on schemes with a long build out period and/or at times of economic uncertainty, the Council will require the use of 'cascade agreements' and 'contingent obligations' as defined by the London Plan and set out in the Planning Obligations SPD.

F. On-site provision of affordable housing will be required. Only in the following exceptional circumstances may an off-site provision be acceptable, where a development can:
a. **Secure a higher level of affordable housing on an alternative site.**
b. **Secure a more balanced community.**
c. **Better addresses priority housing needs.**

G. The Council will seek to achieve 20% of new units on small sites to be achieved as affordable, in line with SP2 and set out in the Planning Obligations SPD.

H. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above.

3.17 The latest Strategic Housing Market Assessment (SHMA) (2014) identifies an affordable housing requirement deficit of 11,757 homes by 2026, which equates to 59% of the total net housing requirement of 20,361 households for the Borough of all tenures over the same period (2011 – 2026). This demonstrates that the 'need' for

affordable housing continues to be significantly greater than the 'supply' of affordable housing.

3.18 Policy SP2 sets an ambitious target for Haringey to deliver a minimum of 600 affordable homes per annum. To give effect to Policy SP2, the above policy seeks to maximise the supply of new affordable housing without constraining overall housing delivery. It also recognises that that there may be opportunities within different parts of the Borough, on a scheme by scheme basis, to achieve more than the strategic target.

3.19 While the SHMA suggests there is a significant shortfall in one and two bedroom dwellings, the priority afforded to family affordable housing recognises that the shortage relative to supply of affordable housing is greatest for three or more bedroom properties.

3.20 Whilst the expectation is for on-site provision of affordable housing in line with the prescribed tenure split, in all negotiations the Council will seek to secure affordable housing that achieves sustainable communities, including provision that best meets local housing needs. Further detail on the Council's procedures for securing affordable housing are set out in the Planning Obligations SPD (October 2014), which includes guidance on the exceptional circumstances where off site or cash-in-lieu payment may be acceptable, and how a comparable payment may be calculated.

Policy DM14 Self-build and Custom Build Housing

A. Planning applications for 'self or custom build' housing, built or commissioned by individuals or groups of individuals for their own occupation, will be supported by the Council.

B. The Council will seek to identify plots for self and custom build housing across a range of tenures where the demand is identified.

C. Self or Custom build housing is by definition C3 housing and is subject to the requirements of Haringey's Local Plan, including affordable housing (see Policy DM13), housing design and quality (see Policies DM1,DM2 and DM16), and planning obligations (see Policy DM48).

3.21 The Council will support individuals or groups of individuals that wish to build their own homes as a more affordable means by which to access home ownership.

3.22 The Council considers self or custom build units to be an additional source of supply of conventional housing and a further housing choice. The sites required to accommodate self or custom build units are likely to be sites with limited large scale housing potential but could, with the input from an innovative architect, provide an exemplar and bespoke housing scheme which would provide high quality accommodation at a lower cost than 'built for sale' market housing.

3.23 There is also potential through the construction phase of self or custom build development to support the local economy by providing work for local builders and tradesmen and maximising the use of local supply chains. Where appropriate, the

Council will seek to secure benefits to the local economy through the use of planning obligations.

3.24 While the Council is generally supportive of proposals for self or custom build units, it is important that applications for self or custom build do not compromise the ability of the Council to meet housing needs, particularly in Haringey's growth areas or areas of change. Therefore applications for this type of housing will be subject to the same requirements as all housing schemes, including density, design, and environmental performance.

3.25 In accordance with the NPPF, the Council is committed to collecting evidence to understand the demand for self/custom build and plan for the identification and allocation of sites once the level of demand is known. The Council will monitor expressions of interest and direct people to GLA's self build housing register[5] and wherever possible to individual landowners.

Policy DM15 Specialist Housing

Special Needs Housing

A. Applications for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided.

B. The Council will support proposals for new special needs housing where it can be shown that:

- **a. there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;**
- **b. the standard of housing and facilities are suitable for the intended occupiers in terms of:**
  - **i. the provision of appropriate amenity space, parking and servicing;**
  - **ii. the level of independence; and**
  - **iii. necessary level of supervision, management and care/support;**
- **c. there is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and**
- **d. the impact of the proposed development would not be detrimental to the amenity of the local area or to local services.**

[5] http://localselfbuildregister.co.uk/buildyourownlondonhome/

Student Accommodation

C. Where further student accommodation is required to meet local and strategic need, it will be supported where it is appropriately located within:

- **a. One of Haringey's Growth Areas, as identified in the Strategic Policies Local Plan; or**
- **b. Within or at the edge of a town centre; and**
- **c. In an area of good public transport accessibility.**

D. In addition to meeting the requirements (C) above, proposals for student accommodation will also need to show that:

- **a. there would be no loss of existing housing;**
- **b. there would be no adverse impact on local amenity, in particular, the amenity of neighbouring properties and on-street parking provision;**
- **c. the accommodation is of a high standard, including adequate unit size and compliance with daylight and sunlight standards;**
- **d. provision is made for units that meet the needs of students with disabilities;**
- **e. the need for the additional bedspaces can be demonstrated; and**
- **f. the accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or the proposal deliver an element of affordable student accommodation.**

Residential Hostels and Secured Accommodation

E. The Council will support the provision of new hostels and secured accommodation where:

- **a. the proposal does not involve the loss of permanent housing or existing satisfactory shared accommodation;**
- **b. the proposal will not result in an overconcentration of provision in an area;**
- **c. the proposal is located close to public transport, shops and services;**
- **d. the scale and intensity of hostel use or secured accommodation is appropriate to the size of the building;**
- **e. there would be no adverse impact on the amenity of neighbouring properties or the character of the area; and**
- **f. the standard of accommodation and facilities, including safety and security, is suitable for the intended occupiers.**

F. Proposals involving the loss of an existing hostel will need to demonstrate that:

- **a. The accommodation is no longer needed or there is alternative provision available in the immediate area; or**
- **b. The existing accommodation is not fit for purpose for its continued current use and re-provision is unviable**

Special Needs Housing

3.26 Special needs housing relates to housing that includes an element of care and support. It comes in a variety of models or types and can be defined differently within the Use Class Order. The London Housing SPG (2011) provides useful definitions which should be taken account of when proposals are received by the Council, including a description of extra care housing, residential care homes and sheltered housing.

3.27 It remains a priority for the Council to provide safe environments which facilitate independent living for vulnerable residents and older people in Haringey. Poor health and disability can be affected positively or adversely by housing circumstances and the level of care and support available. Whilst the provision of lifetime and wheelchair homes, alongside personal budgets, provides people with the ability and choice to remain independent for longer in their own home, for others such as those with learning disabilities, physical disabilities and mental health needs, there is a need for a broader range of supported housing options, including a range of tenure types and levels of care and support.

3.28 While the Council maintains that the supply of specialist housing be market led, it will monitor applications and completions having regard to the indicative benchmark for Haringey as set out in Table A5.1 in the London Plan[6].

3.29 The Council will seek to work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites.

Student Accommodation

3.30 Meeting conventional housing needs remains the priority for the Council. However, the Council recognises that London has an emerging reputation as a world city for higher and further education, and that Haringey has a role to play in fostering relationships with existing higher education institutions and those looking to establish in the Borough, including meeting their needs for purpose built student accommodation. The London Plan sets a strategic student accommodation requirement for London based on the Mayor's Academic Forum's projections. The Mayor will prepare further planning guidance on how such accommodation should be defined and delivered.

3.31 The Council recognises that the right type of provision, in the right locations – within Growth Areas and town centres- can make a significant contribution to the local economy, aiding regeneration, as well as encouraging students out of shared rented accommodation in family sized properties; thereby releasing these properties back into the market and reducing demand.

3.32 The Council will require that student accommodation is secured by planning agreement or legal condition relating to the use of the land or to its occupation by members of a specified educational institution. Where there is not an undertaking by a specific educational institution, providers will be expected to deliver an element of student accommodation that is affordable for students. The London Plan sets out further details in this regard.

[6] The London Plan Table A5.1 suggests an indicative benchmark of 100 specialist housing units for Haringey annually, comprising 80 private sale and 20 intermediate sale, for the period 2015 - 2025.

Residential Hostels and Secured Accommodation

3.33 Residential hostels and secured accommodation are a necessary component of social care provision, providing suitable temporary accommodation and, subject to appropriate management and safeguards for occupiers and neighbouring residents, can help to integrate vulnerable people, homeless households, and special needs groups into the community. However, an overconcentration of temporary accommodation, or provision in parts of the Borough with poor access to public transport and/or services, is unlikely to meet the needs of occupiers or achieve social integration.

Policy DM16 Residential Conversions

A. To maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home(s) to small self contained homes (Class C3) where:

- **a. It is located outside of the Family Housing Protection Zone as shown on Map 3.1;**
- **b. The gross original internal floor space of the existing dwelling is greater than 120m^2;**
- **c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;**
- **d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;**
- **e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;**
- **f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and**
- **g. The proposal provides for a mix of unit sizes (i.e. proposals which seek to maximise the number of one bedroom or studio units will not be acceptable where an alternative mix including larger units could be practically provided).**

B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria b – g above, and result in a net gain in the number of family sized units.

C. Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

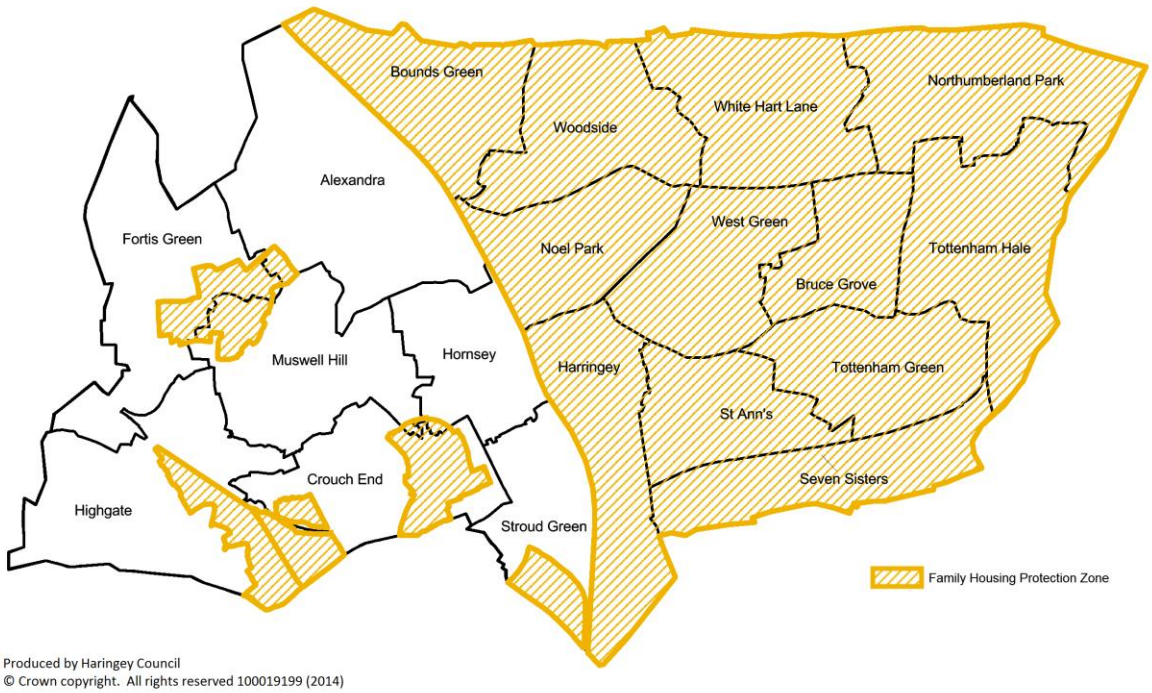
D. Conversions outside of the Family Housing Protection Zone should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the demand created by the proposal.

3.34 Conversions have historically made a relatively small but consistent contribution to increasing Haringey's housing supply (circa 7% per annum). Where conversions have taken place, they have tended to concentrate to the east of the East Coast Mainline and within specific parts of the west of the Borough. The incremental cumulative impact of conversions over the past 20 years has resulted in these areas experiencing unsatisfactory levels of on-street parking / congestion, increased pressure on local services, adverse changes to residential character and amenity, and a significant loss in the availability of family housing for which there is strong demand. The latter is of particular concern to the Council and its aspirations to retain economically active families in Borough, to encourage households to put down roots, and to address overcrowding and its associated health and wellbeing impacts.

3.35 For the reasons identified above, and the fact that the Local Plan is not reliant on conversions to meet its strategic housing target, the Council will restrict further residential conversions in areas of the Borough identified as already having a high concentration of converted properties. This will ensure the Council can protect the remaining existing stock of family houses within these areas (see Map 3.1 'Family Housing Protection Zone'[7]), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.

[7] Previously known as 'Restricted Conservations Areas' in the Haringey Unitary Development Plan (July 2006)

Map 3.1 – Family Housing Protection Zone



3.36 Outside of the 'Family Housing Protection Zone', conversions will be permitted where they comply with the relevant policies of the Plan, which seek to ensure all development achieves a high standard of design and amenity, as well as bespoke criteria specific to the challenges/constraints posed by the conversion of an existing larger dwelling into flats, ensuring the resultant homes are, as far as is practical, consistent with the policy objectives for new build residential accommodation.

Policy DM17 Houses in Multiple Occupation

A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Map 3.2), will only be permitted where:

- **a. The gross original internal floor space of the existing dwelling is greater than 120m^2;**
- **b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area;**
- **c. Satisfy the appropriate Haringey Environmental Health Standards;**
- **d. Are accessible by public transport, cycling and walking;**
- **e. Provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection;**
- **f. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.**

B. Planning applications for the change of use from an HMO to self contained accommodation will only be considered in the following circumstances:

a. Where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or

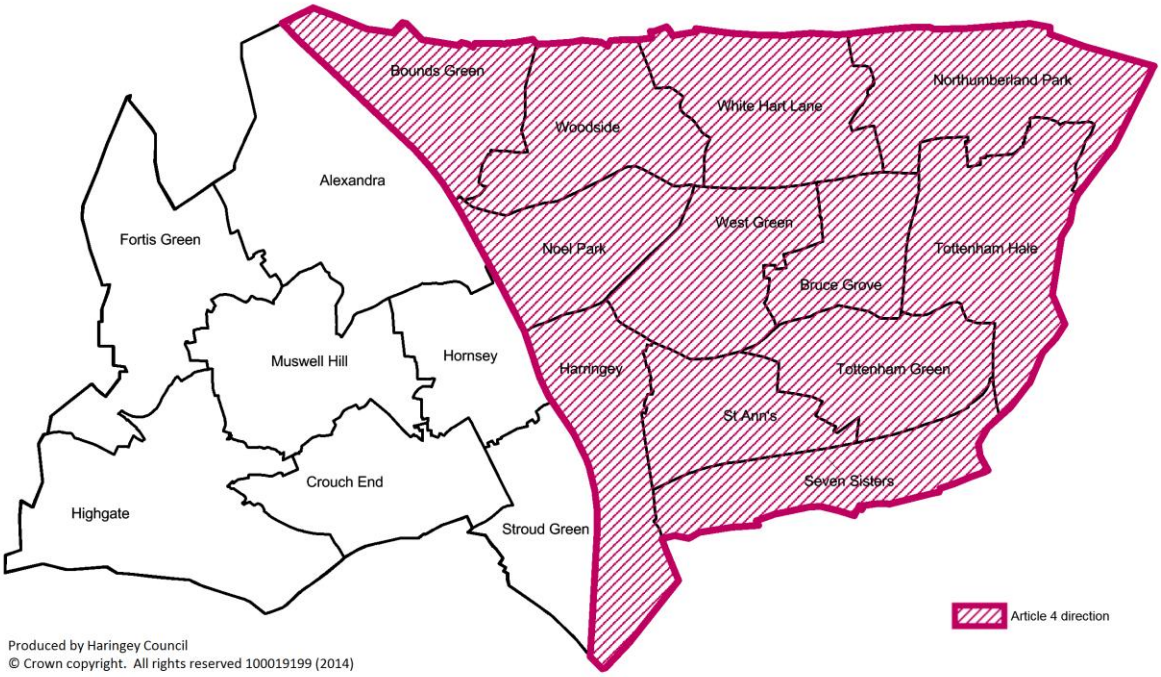
b. Where the property is in a Growth Area or Area or Change and is not registered.

3.37 The Borough contains approximately 10,000 private sector HMOs. HMO accommodation plays an important role in meeting particular housing needs, especially for low income residents, young people and those needed temporary accommodation. However, many HMOs in Haringey provide sub-standard living conditions, are clustered in areas resulting in adverse impacts on local character and amenity, and also reduce the availability of smaller family housing, for which there is significant demand.

3.38 In response to the many problems associated with poor quality HMOs in the Borough, an Article 4 Direction was introduced in November 2013, which removed permitted development rights for conversion to small HMOs (3-6 unrelated people) within the east of the Borough as shown on Map 3.2. The Article 4 Direction requires those wishing to change a single dwelling unit (C4 Use Class) to a small HMO (C3 Use Class) within this area of the Borough to apply for planning permission. Therefore the acceptability of proposals for HMOs of six or more people anywhere in the Borough, as well as proposals for smaller HMOs within the east of the Borough, are required to be assessed against the above policy criteria.

3.39 There are two planning use classes for HMO. A Use Class C4 HMO is one that is not used by more than six people. A HMO larger than this is classed as a sui generis use. It is permitted to change a Class C4 HMO property to a Class C3 dwelling house without planning permission. Equally it is permitted to change from a Class C3 dwelling house to Class C4 HMO property without planning permission. Converting dwellings to HMO, when classed as sui generis will require planning permission. Likewise a conversion from a HMO to flats will require planning permission. In order to maintain choice and affordability the Council will apply Policy DM11 to ensure the loss of good quality HMO accommodation in the most sustainable locations is managed.

Map 3.2 – Houses in Multiple Occupation Article 4 Direction Area



Policy DM18 Residential Basement Development and Light Wells

A. Householder extensions to existing basements or the construction of new basements in existing dwelling will only be permitted where it can be demonstrated that the proposal:

- **a. Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;**
- **b. Does not increase flood risk to the property and nearby properties from any source;**
- **c. Avoids harm to the appearance or setting of the property or the established character of the surrounding area;**
- **d. Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;**
- **e. Will not adversely impact the local natural and historic environment;**

And, where the proposed basement extends beneath the garden area:

- **f. Will not cause loss, damage or long-term threat to trees of townscape or amenity value;**
- **g. Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;**

And during the construction phase:

h. Will not harm unacceptable pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and

i. Will minimise construction impacts such as noise, vibration and dust for the duration of the works.

B. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape.

C. In determining applications for light wells, the Council will consider whether:

a. The architectural character of the building is protected;

b. The character and appearance of the surrounding area is harmed; and

c. The development results in the loss of more than 50% of the front garden or amenity area.

3.40 Development of basements, particularly in established residential areas, has become an increasingly popular way of gaining additional space in homes. Like other authorities across London, Haringey has experienced an increase in the number of applications received for basement development in recent years.

3.41 It is important that basement development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area of natural environments.

3.42 Some development falls within the scope of permitted development however where control can be exercised by the local planning authority, the Council will seek to appropriately manage new basement development.

3.43 Basements and other underground development will only be permitted where it is demonstrated it will not cause harm to the built and natural environment, and local amenity. The applicant may be required to submit specific information to demonstrate that these issues have been addressed. DM18 sets out the requirements for basement and light well development and will be proportionate with the scale, location and design of the proposal.

3.44 This information should be contained in a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development. BIAs should be submitted as part of the planning application. The requirements and stages of the BIA will be set out in full detail in the Council's emerging guidance note on Basement Impact Assessments. The various stages of a BIA should be carried out by qualified and recognised independent assessors and will be paid for by the applicant.

3.45 Introducing 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.

4 Environmental Sustainability

Introduction

4.1 Haringey's Strategic Policies Local Plan broadly sets out the Council's approach to protecting and improving its open space and other biodiversity assets.

4.2 This section provides further detailed policies which will ensure that the appropriate level of protection for open and green spaces is maintained. Additionally, it sets out how the Council expects new development to contribute to enhancing provision of and access to these spaces, particularly in areas of identified deficiency. The policies also describe how the Council intends to facilitate linking of the Borough's open and green spaces, to strengthen the network of green infrastructure for the benefit of the environment and local communities.

4.3 The London Plan and the Strategic Policies Local Plan respond to the issue of climate change, both through promoting mitigation and adaptation measures. The documents seek to ensure new development incorporates the latest sustainable design and construction methods, particularly to improve the energy performance of buildings and reduce carbon emissions, as well as to reduce and mitigate flood risk.

4.4 This section sets out further detailed requirements to guide proposals for new development, helping to ensure that they are built to the highest environmental standards, fully optimise opportunities for more sustainable energy provision, and proactively respond to flood and water management (including drainage) needs in Haringey's highly urbanised setting.

4.5 This section also includes environmental protection policies which will update and supersede the relevant Saved Unitary Development Plan Policies, including for air quality management, noise and light pollution, contaminated land and hazardous substances.

Nature Conservation and Open Space

Policy DM19 Nature Conservation

A. Development proposals on sites which are, or are adjacent to, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.

B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused.

4.6 Designated nature conservation sites such as Sites of Special Scientific Interest, Local Nature Reserves, and Sites of Importance for Nature Conservation or Ecological Corridors are provided various levels of protection under the London Plan

and various legislation including Wildlife and Countryside Act 1991 and National Parks and Access to the Countryside Act 1949.

4.7 The aim of this policy is to ensure applicants consider nature conservation as an integral part of the application and development process. The provision of appropriate landscaping and retention of significant stands of vegetation have extensive benefits to biodiversity and improve the public realm.

4.8 Mitigation to address the effects of development on nature conservation could include biodiversity offsetting, planning obligations or planning conditions.

Policy DM20 Open Space and Green Grid

A. Open Space is protected from inappropriate development by Strategic Policy SP 13. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to requirement for use as an open space.

B. The reconfiguration of open space will be supported where:

- **a. It is part of a comprehensive, deliverable scheme;**
- **b. There would be no net loss of open space;**
- **c. It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and**
- **d. It would not be detrimental to any environmental function performed by the existing open space.**

C. **The Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits.**

D. Proposals for ancillary development on open space will be supported where:

- **a. It is necessary to or would facilitate the proper functioning of the open space;**
- **b. It would not be detrimental to any other functions of the open space;**
- **c. It is ancillary to the use (s) of the open space;**
- **d. It would be of appropriate scale;**
- **e. It would not detract from the open character of the site or surroundings;**
- **f. It would contribute positively to the setting and quality of the open space.**

E. The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer, such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment, or to meet the special needs of education, will be permitted, provided that they:

- **a. Are of a high standard of design and quality, safe and accessible to all;**

b. Are not detrimental impact on nature conservation and biodiversity;

c. Do not adversely detract from the overall function, amenity, character and appearance of the park or open space.

F. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land.

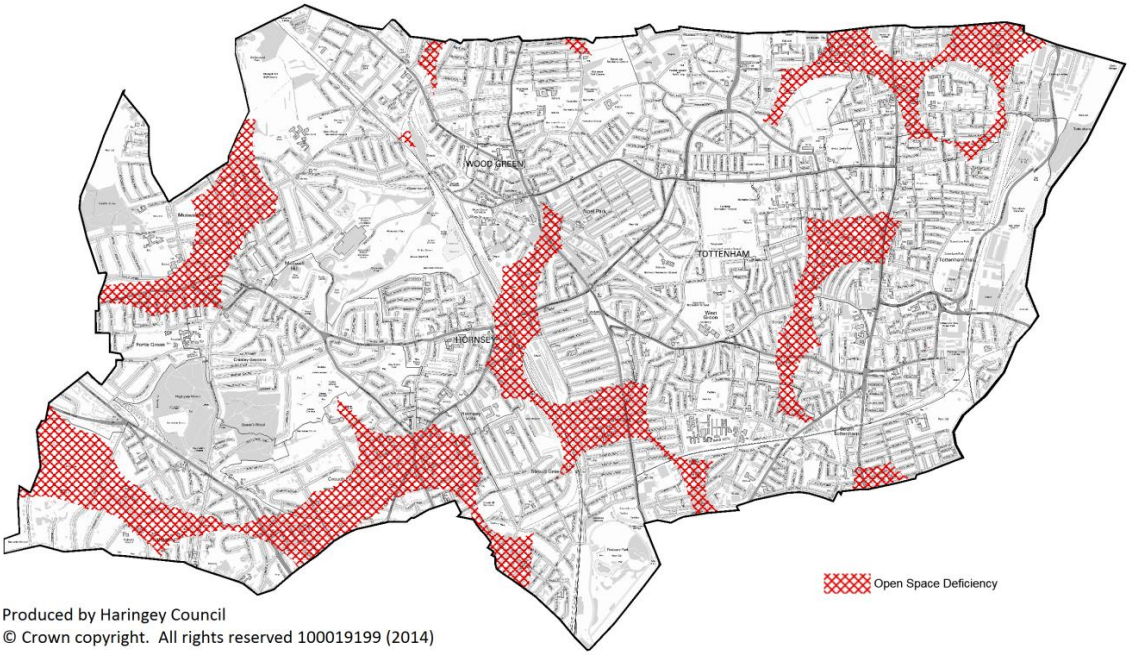
G. Sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space on the site, subject to viability.

H. Consideration will be given to designating Local Green Spaces in line with national planning guidance.

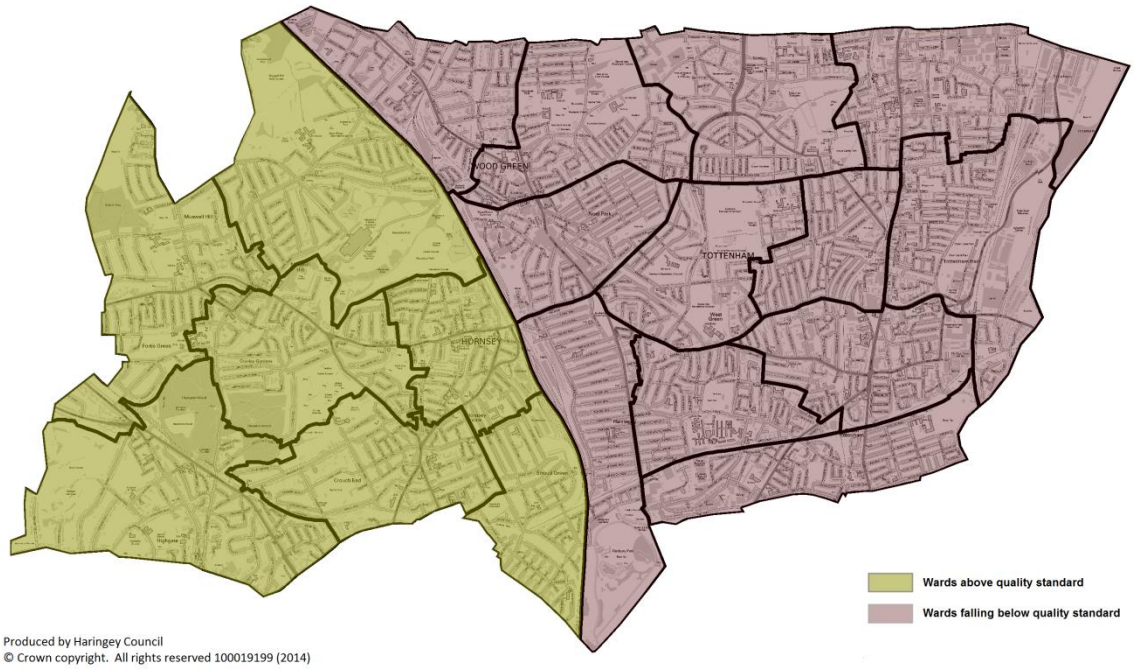
4.9 The NPPF recognises the importance of Open Space to community health, stating that access to high quality open spaces can make an important contribution to the health and well-being of communities. It further states that planning policies must be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

4.10 Haringey's Open Space and Biodiversity Study (2013) provides an assessment of the quantity, quality and value of the open space and SINCs in the Borough. It provides evidence to support the above policy and includes locally derived standards for the provision of open space in the Borough. These standards form the basis for redressing the quantitative and qualitative deficiencies through the planning process. The study also contributes to the wider biodiversity and green infrastructure network.

Map 4.1 - Areas of Open Space Deficiency



Map 4.2 – Wards of Open Space Deficiency



4.11 The Council's Strategic Policy SP13 says that the Council will protect and enhance the Borough's existing Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development, in line with London Plan Policies 7.16 – 7.22.

4.12 Haringey has some excellent open spaces, including parts of the Lee Valley Regional Park, Alexandra Palace Park, Finsbury Park, and Highgate Wood. Haringey also boasts many less famous open spaces, including parkland, playgrounds, playing fields, amenity green spaces and water areas, and habitats/natural areas.

4.13 The population in Haringey is projected to increase by approximately 75,000 people between 2015-2035.The additional population will place pressure on local services, including open spaces. In this context, it is important that the Council prioritises the protection, enhancement, and improves access to the open spaces in the Borough. Map 4.3 shows the green grid proposed in Haringey, including possible links to other points of interest in the Borough such as cultural quarters, and town centres.

4.14 Haringey's network of open spaces should be regarded as integral infrastructure which will contribute to the 'London wide Green Grid', and the quality of the overall environment as advocated in the All London Green Grid (ALGG) SPG. The network forms part of Haringey's character and has a vital role in the well-being of communities.

4.15 Local open spaces are also integral to the Borough's environmental wellbeing. They support habitats and biodiversity, help mitigate, air, light and noise pollution, counter the urban heat island effect and provide visual relief in the landscape. Open spaces are also hugely important in flood and drainage management.

4.16 The reconfiguration of open spaces can be effective approach to addressing identified deficiencies, can address functional issues as part of re-provision and may provide windfall opportunities as part of the Borough's Green Grid.

4.17 Well designed and laid out open spaces can improve the quality, accessibility and safety for its users.

Map 4.3– Haringey's Green Grid



Responding to Climate Change

4.18 Climate change is one of the key challenges facing London, the UK and the wider global community. There is mounting evidence of its seriousness and potential long term impacts. The National Planning Policy Framework sets out that planning has a key role to play in meeting the challenge of climate change.[8] It can help to shape places to secure significant reductions in greenhouse gas emissions, minimise vulnerability and provide resilience to climate change and support the delivery of low carbon energy infrastructure.

4.19 The London Plan seeks to achieve an overall reduction in the region's carbon dioxide emissions of 60 percent (below 1990 levels) by 2025. All London Boroughs are expected to contribute to meeting this strategic carbon reduction target. Haringey's Strategic Policies Local Plan aims to deliver the Borough's spatial strategy in a way that facilitates a step change towards low and zero carbon development. The plan supports the Council's Greenest Borough Strategy and commitment to achieving a local carbon dioxide reduction target.[9] Progress has been made in respect of these strategic and local targets[10] and it is important that opportunities to maintain this momentum are fully exploited.

[8] National Planning Policy Framework (2012), paragraph 93.
[9] In October 2009, the Council adopted an aspirational target to reduce Borough-wide carbon emissions by 40% by 2020 (below 2005 levels) through the Haringey 40:20 Programme.
[10] Haringey Fourth Annual Carbon Report (2014).

4.20 The London Plan sets requirements for new major development proposals including for carbon dioxide reduction, sustainable design, decentralised energy systems and renewable energy generation. The Council considers that smaller developments also have a role in responding to climate change and should, in particular, contribute to minimising carbon dioxide emissions wherever possible. The following policies therefore give effect to the selected London Plan policies for non-major development proposals in Haringey.

Policy DM21 Sustainable Design, Layout and Construction

A. All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should:

- **a. Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;**
- **b. Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;**
- **c. Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls; and**
- **d. Wherever possible, use building materials with high environmental performance ratings; and**
- **e. Seek opportunities for locally sourced labour.**

B. The Council will support appropriate measures to sustainably retrofit existing homes and non-residential buildings.

C. Proposals that fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted.

D. Consideration will be given to the use of carbon offset payments, to be secured by S106 agreements, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.

Sustainable design, layout and construction

4.21 The principles of sustainable design, layout and construction are set out in London Plan Policy 5.3. The principles cut across a number of policies in this Local Plan and all proposals should positively respond to them by engaging with Haringey's Development Charter (see policy DM1). The application of sustainable design principles can help to improve the environmental performance of buildings, making them more resilient to climate change and mitigating their effect on it. Sustainable design and construction therefore provides clear environmental advantages. It also offers social and economic benefits. This includes more efficient buildings with cheaper operating costs, which is of particular benefit to future owners or occupiers and particularly those at risk of fuel poverty.

4.22 The London Plan requirements for major development may not be fully technically viable or financially feasible for minor and household development. Much will depend on individual site circumstances and the nature and scale of development proposed. However, the Council is mindful of the cumulative impact of development in the Borough and will therefore seek to ensure that all proposals adequately investigate and deliver opportunities for incorporating sustainable design, layout and construction principles wherever possible. Consideration should be made at the very early stage in the design process to ensure maximum use and benefit.

4.23 For assistance with implementation of this policy applicants are encouraged to refer to Haringey's Sustainable Design and Construction Supplementary Planning Document (2013) and other relevant London Plan guidance.

Energy efficiency

4.24 London Plan Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy, as follows:

1 Be lean: use less energy
2 Be clean: supply energy efficiently
3 Be green: use renewable energy

4.25 The first step in the hierarchy should be met through adopting sustainable design principles. The second step should be met by prioritising decentralised energy, for which local requirements are set out below (see Policy DM22). The third step is to use renewable energy.

4.26 London Plan Policy 5.2 requires reductions in regulated CO2 emissions over the 2010 Building Regulations (Part L) with a graduated tightening of standards to achieve zero carbon by 2016 to residential buildings and 2019 for non-domestic buildings. The policy reflects the Government's previous intention to introduce a step-change in the national Building Regulations. However, the Summer Budget 2015 states that the Government will not progress with the proposed 2016 increase in on-site energy efficiency standards, but keep these under review.[11] The Council will continue to monitor changes in higher level policy and ensure proposals meet the appropriate minimum required reduction in carbon emissions on-site by prioritising use of the energy hierarchy.

Overheating and cooling

4.27 Development proposals should seek to integrate the cooling hierarchy in accordance with sustainable design, layout and construction principles. This will help to ensure that buildings are better equipped to manage their cooling needs in energy efficient ways over their lifetime. This policy applies the cooling hierarchy set out in the London Plan:

1 Minimise internal heat generation through energy efficient design
2 Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls

[11] Fixing the Foundations: Creating a More Prosperous Nation. Department for Business Innovation and Skills. 2015.

3 Manage the heat within the building through exposed internal thermal mass and high ceilings
4 Passive ventilation
5 Mechanical ventilation
6 Active cooling systems (ensuring they are lowest carbon options)

4.28 Measures at the highest priority level of the cooling hierarchy should be applied to the fullest extent possible before relevant measures at the next level are considered.

4.29 Applicants will be expected to undertake dynamic thermal modelling to ensure that the development does not overheat. This is particularly important for south facing dwellings, top floor living accommodation and development proposed for users that are more susceptible from overheating risk (elderly, long term sick, young children). The GLA have developed with the Chartered Institute of Building Services Engineers (CIBSE) guidance for developers to address the risk of overheating in buildings. This document is titled 'TM49: Probabilistic design summer years for London '. This dynamic modelling should address future temperatures likely to be experienced over the lifetime of the development. Alongside this model the applicant should submit evidence showing how the principles of the cooling hierarchy have influenced the design.

Sustainable retrofitting

4.30 Existing building stock in Haringey factors significantly in local carbon emissions. The Borough's interactive heat loss map[12] indicates that many residential properties are energy inefficient. Sustainable retrofitting offers an opportunity to improve the environmental performance of existing buildings particularly where conversions, refurbishments, changes of use and extensions are proposed.

4.31 This policy seeks to encourage proposals for minor and householder development to incorporate energy efficient measures, such as internal roof, floor and wall insulation, as a cost-effective way to reduce carbon emissions. External wall insulation is also supported in principle although any such treatment must be sympathetic to character and historic significance of the existing building and surrounding area, having regard to other Local Plan policies, particularly DM1 (Delivering High Quality Design) and DM9 (Management of the Historic Environment). The use of energy efficient appliances is also strongly recommended as a simple way to reduce energy use and carbon emissions.

Enhancing biodiversity

4.32 Urban greening can make an important contribution not only to biodiversity and amenity but also to climate change adaptation. Living roofs (green and brown roofs) and green walls offer many environmental benefits such as improving the thermal performance of buildings, reducing on-site energy demands and limiting the 'urban heat island' effect. They also contribute to sustainable drainage by absorbing rainfall, reducing run-off and improving water quality.

4.33 The Council will strongly encourage the incorporation of urban greening measures where vertical surfaces face public spaces, particularly to enhance the visual appearance of buildings and improve public amenity. However, it is recognised that

[12] London Heat Map.

living roofs and walls may not be appropriate in certain settings, such as Conservation Areas, and the policy will be applied subject to individual site circumstances. Applicants are encouraged to refer the GRO Green Roof Code (2014) which is accepted good practice guidance.

Materials and locally sourced labour

4.34 The type and source of materials used for the construction of buildings has a major impact on sustainability. It is now common for building materials and their components to be assessed in terms of their environmental impact across their entire life cycle, including through energy ratings. The Council encourages applicants to use materials with high environmental performance ratings wherever possible.

4.35 The use of locally sourced labour has many benefits, including support for the local economy and provision of local jobs and limiting environmental impacts by reducing travel distance and promoting sustainable travel modes.

Carbon Offsetting

4.36 The London Plan currently provides that Boroughs may establish carbon offsetting arrangements in order to maximise carbon emission reductions. Subject to Government and regional policy, the Council will give consideration to the use of carbon offsetting payments where it can be suitably demonstrated that proposals are unable to meet carbon emissions reductions targets on-site. Further details in this regard are set out in the Council's Planning Obligations Guidance SPD. Carbon costing will be established using a recognised price of carbon in line with London Plan supplementary planning guidance, or further local guidance as appropriate.

Policy DM22 Decentralised Energy

A. Subject to other policy requirements, proposals that contribute to the provision and use of Decentralised Energy network infrastructure will be supported.

B. Communal energy systems

a. All major development should incorporate site-wide communal energy systems that serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network.

b. All development that incorporates site-wide communal energy systems should optimise opportunities for extending such systems beyond the site boundary to supply energy to neighbouring existing and planned future developments.

C. Existing and planned future DE networks

a. All development proposals should prioritise connection to existing or planned future DE networks.

b. All major development located within 500 metres of an existing DE network, and minor new-build development located within 25 metres, will be expected to secure connection to that network.

c. All major development located within 500 metres of a planned future DE network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be expected to secure connection to that network.

d. Where connection to an existing or planned future DE network is expected, applicants must submit a feasibility assessment so the Council can determine whether a connection is technically feasible and financially viable.

D. DE network 'connection zones'

a. All major development located within 500 metres of a DE network 'connection zone' should be designed for connection to a DE network.

b. All minor new-build development located within 25 metres of a DE network 'connection zone' should be designed for connection to a DE network.

E. Customer charters

a. Where site-wide communal and district heating systems are operational, the Council will strongly encourage heat and energy service providers to enter into Customer Charters with domestic and micro-business customers.

4.37 Decentralised Energy is supported by both national and regional policy as a means of meeting requirements of the Climate Change Act on carbon emission reduction. The London Plan includes a target for 25% of heat and power used in London to be generated through the use of localised DE systems by 2025.

4.38 Policy SP4 broadly supports DE networks as part of a package of measures to assist in delivering more energy efficient development and working towards a low carbon Borough. This policy sets further detailed requirements to assist with implementation of these strategic objectives. In line with the London Plan, all development proposals will be expected to select energy systems in accordance with the Mayor's energy hierarchy.

4.39 All major development should incorporate site-wide communal energy systems which serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network. Proposals should give consideration to systems that connect different uses and/or groups of buildings, both within and extending beyond the development site.

4.40 New development should have the ability to connect to DE networks where reasonably possible. This will ensure that the opportunities and benefits of using DE networks are fully maximised now and in future years. Whilst a DE network may not be in place at the time of a development's construction, it is important that the development is readily able to connect to such a network if or when it becomes available.

4.41 In locations of existing or planned future DE networks, the Council will expect applicants to fully investigate the feasibility of network connections and other opportunities for increasing DE network access, including through infrastructure upgrades and network expansion. The Council has commissioned an Energy Masterplan for Haringey which identifies key opportunities for DE network development. It has informed the distance thresholds for existing or planned future DE networks where connection is expected.

4.42 Where connections to DE networks are expected, applicants must submit a feasibility assessment so that the Council can determine whether connection is feasible. In this area of policy, feasibility includes considerations of technical feasibility and financial viability. There are recognised ways of assessing these aspects of deliverability. This will ensure that requirements are not imposed on developers that could lead to uneconomic costs on occupiers.

4.43 Feasibility assessments should be prepared on a whole life cost basis in line with the Mayor's relevant guidance on preparing energy assessments, having further regard to Council's most recent technical evidence on DE network development. The assessment should be provided on submission of the application. Haringey's Sustainable Design and Construction SPD set out the level of information required at each stage of the planning application process.

4.44 Where connection to an existing or planned future DE network is considered to be feasible, the Council will seek a commitment to connect by way of planning condition or a legal agreement. Development proposals required to connect to a planned future DE network must clearly demonstrate how the required carbon reduction targets will be met. For planned future networks, a short term 'grace period' of five years may be permitted in which the development would be exempt from providing on-site renewable energy or CHP, so long as the minimum standards of Part L of the building regulations are met. This approach will provide that the Council is in a position to reserve judgement on whether a proposed development is 'connection ready', whilst ensuring that applicants are spared unnecessary expenditure on alternative technologies which could become a financial barrier to connection later on. Applicants will be expected to fully consider appropriate alternative approaches to be implemented should the planned future DE network not come forward. Should the planned future network not come forward, applicants will be expected to implement an alternative energy strategy to meet the target in place at the time of the planning approval.

4.45 Where the feasibility assessment indicates it is not possible to connect to an existing or planned future DE network, major development should fully investigate opportunities to make provision for site-wide communal energy systems, in line with London Plan policy. This includes consideration for systems that connect different uses and/or groups of buildings, both within and extending beyond the site.

4.46 The Strategic Policies Local Plan (Map 4.3) identifies and maps potential DE network hubs across the Borough. An Energy Masterplan has now been prepared which updates this map, taking account of revised growth projections. This map sets out more detailed DE network 'connection zones'. Recognising the potential these areas have for facilitating DE systems the Council expects that new major development located within 500 metres of a 'connection zone', and new minor new-build

development within 25 metres, will be designed for connection to a DE network. Development should be designed to both enable connection and maximise the efficiency of the connection in terms of energy flows.

4.47 Haringey's DE 'connection zones' may be updated over time to reflect the latest available heat mapping evidence and to ensure that DEN opportunities facilitated by new development are fully maximised.

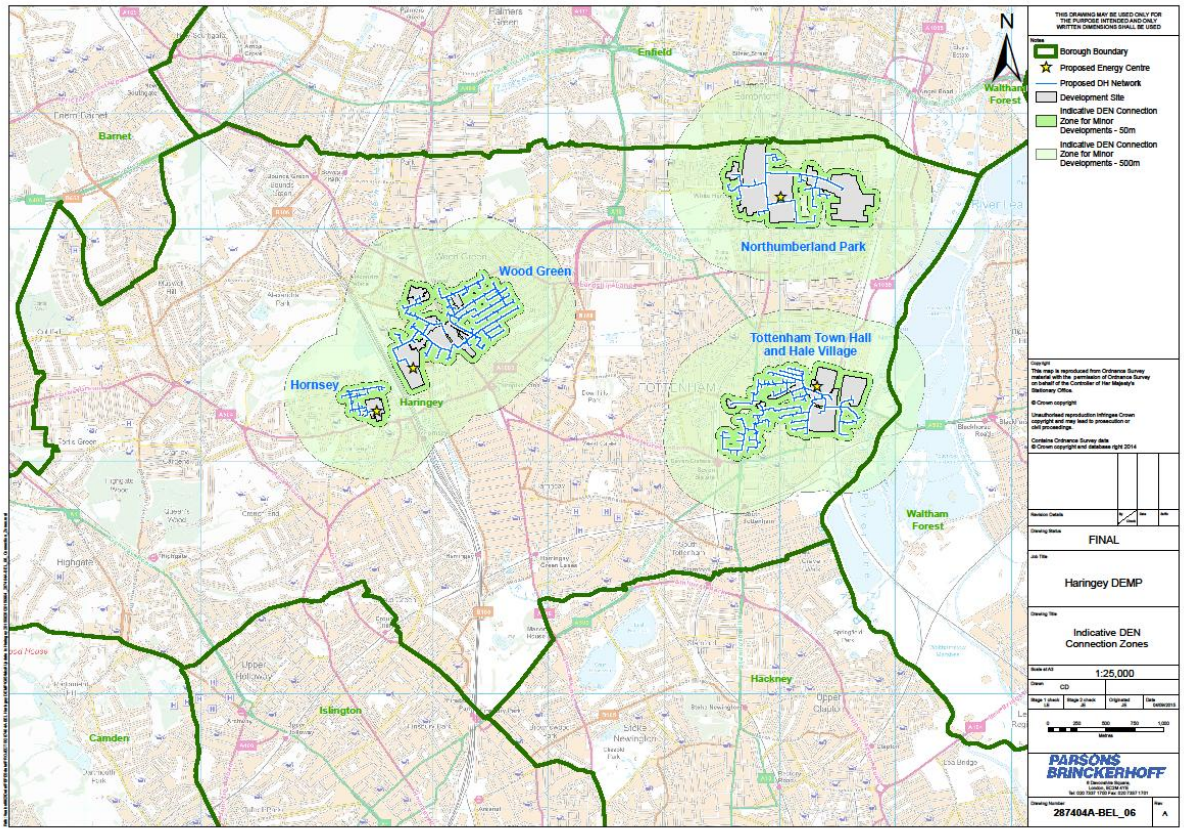
4.48 The Council will assess development proposals having regard to the technical design and construction principles and district heating standards set out in the Mayor's 'London Heat Network Manual' or any such equivalent guidance that may supersede it. This includes design principles for secondary side heating and cooling systems.

4.49 Further detailed requirements for DE network development, particularly for specific strategic sites essential to the delivery of Haringey's spatial strategy, may be set out in other Local Plans including Site Allocations and Area Action Plans.

4.50 The Council may in the future investigate the potential for using Community Infrastructure Levy funding to support the development of strategic DE network infrastructure.

4.51 It is important that consumers are appropriately protected in respect of heat and energy service, particularly where households or businesses are reliant on communal or district heating and energy systems. The Council therefore strongly encourages the use of Customer Charters or publically available right of challenge in a fair and independent way, to ensure clarity of expectation on service standards, including for system maintenance and end user pricing. Such charters and ombudsman can be of key benefit to more vulnerable customers (for example, those in or at risk of fuel poverty). The district heating industry has recently engaged with consumer representatives to establish the Heat Trust. This emerging scheme could establish common standards across the UK. In the interim, the Association for Decentralised Energy (ADE) has published a standardised heat customer charter which the Council considers is good practice guidance for service providers. The Chartered Institution of Building Services Engineers (CIBSE) and the ADE have also produced a joint Code of Practice for Heat Networks in the UK.

Map 4.4 Indicative Decentralised Energy "Connection Zones"



Policy DM23 Environmental Protection

Air Quality

A. All development should be designed to:

a. Improve or mitigate its impact on air quality in the Borough; and

b. Improve or mitigate its impact on air quality for the occupant of the building or users of the development.

B. Air quality assessments will be required for all major development and other development proposals, where appropriate.

C. Where adequate mitigation is not provided planning permission will be refused.

Noise and Vibration

D. The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Potentially noisy developments may be refused if it cannot be suitably demonstrated that measures will be implemented to mitigate its impact.

E. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate nose.

Light Pollution

F. Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where relevant, proposals will be required to submit details demonstrating that external lighting is:

- **a. Appropriate for its purpose in its setting;**
- **b. Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats, including watercourses; and**
- **c. Energy efficient.**

Contaminated Land

G. Proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.

H. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy.

Hazardous Substances

I. Proposals for development of new hazardous installations, or development of sites located within the vicinity of existing installations, will only be permitted where it is demonstrated that necessary safeguards are incorporated to ensure the development is safe.

Air Quality

4.52 Poor air quality is a public health issue that is linked to the development of chronic diseases. Planning policies can help to ensure that development contributes to reducing or mitigating air pollution and the population's exposure to it.

4.53 Haringey's Strategic Policies Local Plan (2013) supports the Council's air quality objectives, particularly in terms of minimising road transport pollution, for example, by setting strategic policies that aim to focus new development in highly accessible locations and promoting sustainable transport. However, further policies are needed to explain how individual new developments can reduce impacts on air quality.

4.54 The whole of Haringey is a designated Air Quality Management Area (AQMA) for the pollutants nitrogen dioxide (NO2) and particulate patter (PM10). Haringey's Air Quality Progress Report (2012) sets out evidence which confirms the need to

maintain the AQMA designation. The Council's Air Quality Action Plan (2011) identifies actions and mitigating measures necessary to help meet national air quality objectives for NO2, PM10 and other pollutants. It reflects the Government's Air Quality Strategy as well as the Mayor's Air Quality Strategy, 'Clearing London's Air' (2010).

4.55 As Haringey is an AQMA it is expected that proposals for new development will consider air quality in the design, construction and operation of the development over its lifetime. This includes consideration of adverse impacts on potential site occupiers as well on the wider local area.

4.56 Some types of uses are very sensitive to air pollution, such as schools, hospitals and residential uses, particularly those for elderly people. Developments for sensitive uses should be located away from major sources of air pollution.

4.57 The GLA and London Council's Best Practice Guidance on 'The Control of Dust and Emissions from Construction and Demolition' should be referred until such time it is replaced by equivalent guidance, such as the proposed London Plan supplementary guidance.

Noise and vibration

4.58 Noise pollution has a major effect on amenity and health and therefore the quality of life in general. Its effect can be minimised by separating new noise sensitive development from major noise sources, by separating new noisy development from existing noise sensitive development and by taking measures to reduce any impact. Noise sensitive development includes housing, schools and hospitals.

4.59 Any mitigation measures should be incorporated into the design prior to the submission of an application.

Light pollution

4.60 Artificial external lighting offers many benefits. It helps to provide a safe environment for a range of activities such as driving, walking and cycling. It extends opportunities for sport and recreation by enabling night time use of facilities. As well, lighting can enhance the visual appearance of buildings and townscapes.

4.61 However, artificial light is not always necessary and has the potential to become what is termed 'light pollution' or 'obtrusive light', when poorly designed fixtures project light where it is not intended or reflect light upwards into the night sky. Apart from energy wastage, which can contribute to climate change and high running costs, lighting can adversely impact on people's quality of life as well as wildlife.

4.62 The Council will therefore seek to control the use of external lighting in proposals for new development, including for: illuminated signs and advertisements, security and floodlights, decorative lighting and other illuminations.

4.63 Details of lighting schemes should be in line with established industry guidance, which is currently set out by the Institute of Lighting Professionals.

4.64 This policy is separate from statutory artificial light nuisance controls relevant to the Clean Neighbourhoods and Environment Act 2005 and Environmental Protection Act 1990.

Contaminated land

4.65 Environmental health legislation requires the Council to ensure that land is inspected for contamination and made suitable for current and future uses. The National Planning Policy Framework also provides a role for the planning system in this regard. It stresses the need for policies to ensure that new development is compatible with its location. The NPPF makes clear that developers and/or landowners are responsible for securing safe development where a site is affected by contamination.

4.66 Haringey's Contaminated Land Strategy (2004) sets out how the Council will deal with potentially contaminated sites. It also summarises the locations where previous land uses may have led to land contamination. The Council will seek to advise those proposing development on sites with known or potential land contamination issues, or development likely to pose a new risk of contamination, consulting with the Environment Agency in respect of controlled wasters, as appropriate.

4.67 A preliminary land contamination assessment will be required to identify the nature and extent of contamination. It must suitably demonstrate that potential risks have been identified and assessed, including consideration of previous and existing uses of the site and adjacent land. Where the assessment identifies a significant harmful risk to human health or the environment, the Council will require a risk management and remediation strategy based on a detailed site investigation. The strategy should focus on the most appropriate measures for the site in question, highlighting where risks are not sufficient to warrant remedial action and where remedial intervention measures are necessary. At a minimum, remediation must at ensure that the land, after development, is not capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Hazardous substances

4.68 Hazardous installations comprise a range of chemical process sites, fuel and chemical storage sites, and pipelines. It is important that any risks associated with the development of hazardous installations, or development near them, are appropriately considered through the planning process.

4.69 Haringey Council is a hazardous substance authority and in this role it grants consent for hazardous installations, specifying the nature and quantity of hazardous substances that can be kept at any installation. The Council will consult the Health and Safety Executive (HSE) on all applications for hazardous substances consent. The Council will also take the opportunity to review relevant existing consents granted to ensure they reflect current conditions and the physical capacity of the site.

4.70 In considering planning applications the Council must be satisfied that proposals will not constitute a hazard to existing communities or the local environment. The Council will seek the advice of the HSE, Environment Agency and other stakeholders, as appropriate, when considering the potential risks. The HSE have defined consultation zones around hazardous installations. Applicants may be required to submit risk assessments to demonstrate that appropriate safeguards will be incorporated into the development. The standing advice published by the Health and Safety Executive should be referred.

Policy DM24 Managing and Reducing Flood Risk

A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding.

B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment taking account of all potential sources of flooding and should:

- **a. Demonstrate the application of a sequential approach for the development of individual sites to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;**
- **b. Preserve overland flood and flow routes and ensure there is no net loss of flood storage. Adequate flood storage and compensation should be provided on site, or if this is not possible, provided off site where circumstances allow;**
- **c. Where appropriate, set out the mitigation measures that will be incorporated on site to manage residual flood risk including:**
  - **i. Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level; and**
  - **ii. Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan.**
- **d. Contribute to naturalising watercourses where opportunities arise, in line with Policy DM28 (Watercourses and Flood Defences).**

C. All proposals for new development will be required to:

- **a. Manage and reduce surface water run-off, in line with Policy DM25 (Sustainable Drainage Systems) and Policy DM26 (Critical Drainage Areas);**
- **b. Manage water and waste water discharges, in line with Policy DM29 (On-site Management of Waste Water and Water Supply).**

D. With the exception of water compatible uses and essential infrastructure, development in areas designated in Haringey's Strategic Flood Risk Assessment as being within Flood Zone 3b will not be permitted.

4.71 The North London Strategic Flood Risk Assessment (SFRA) Level 1, Haringey's SFRA Level 2 and Surface Water Management Plan (SWMP) provide local evidence of all forms of flooding including fluvial, surface water, groundwater, sewers and reservoirs.

4.72 For the purposes of the policies in this section, flood risk areas are defined as Flood Zones 2 and 3 (for fluvial flooding), and areas at risk from other sources of flooding identified in evidence including the SFRA and SWMP.

4.73 In line with the National Planning Policy Framework (NPPF), Haringey's Local Plan policy SP5 sets out that the Council will seek to direct new development to those areas in the Borough which are at lowest risk of flooding. This policy should be read in conjunction with Local Plan policy SP5

4.74 As part of the preparation of the Local Plan, a Sequential Test was carried out to assist in identifying suitable future areas for development within the Borough, including Growth Areas and Areas of Change. Further Sequential Tests were undertaken on sites in the Site Allocations Local Plan. Allocated sites that have passed the Sequential Test will not need to apply the test again, unless the proposed development is not consistent with the allocated land use

4.75 For those sites which are not included as designated Site Allocations, the Council will apply the requirements of the Sequential and Exception Tests contained within the NPPF and associated technical guidance.

4.76 In line with national policy, a site specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

4.77 Applicants should refer the Environment Agency's published standing advice on flood risk when preparing site-specific Flood Risk Assessments.

4.78 On passing the Sequential and Exception Tests, a sequential approach should be applied to proposals on a site basis as part of the Flood Risk Assessment. The sequential approach will help to further minimise risk by locating the most vulnerable development types to the least risky areas within a site boundary.

4.79 Consideration should be given to the design and layout of development. This is particularly important in managing residual flood risks, which are those that remain after the application of the sequential approach and other mitigating measures. Design features may include flood resistant and resilient construction. However, the incorporation of such construction measures will not warrant justification for development in inappropriate locations. In addition, Haringey's Strategic Flood Risk Assessment Level 2 sets out evidence of the flood characteristics in the Borough (including flood depth, velocity, rates of inundation and duration of flooding) which should be referred in the preparation of Flood Risk Assessments.

Policy DM25 Sustainable Drainage Systems

A. All proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy.

B. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements:

- **a. All major development proposals will be required to reduce surface water flows to a greenfield run-off rate for a 1 in 100 year critical storm event;**
- **b. All minor development proposals should aim to achieve a greenfield rate of run-off and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; and**
- **c. All other development should seek to achieve a greenfield rate of run-off and include at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and**
- **d. For all development where a greenfield run-off rate cannot be achieved justification must be provided to demonstrate that the rate has been reduced as much as possible.**

C. Where Sustainable Drainage Systems are implemented they will be expected to:

- **a. Meet the requirements set out in the Council's relevant standards and guidance, or national standards where agreed;**
- **b. Incorporate measures identified in the Surface Water Management Plan;**
- **c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface;**
- **d. Improve water quality; and**
- **e. Function effectively over the lifespan of the development.**

D. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.

4.80 Haringey's Strategic Flood Risk Assessment has identified surface water run-off as the greatest risk to the Borough with regard to flooding.

4.81 Surface water run-off is the excess water that flows off the land as a result of rainfall, which is unable to filter through the soil. Surface water flooding occurs when high intensity or prolonged rainfall generates run-off which flows over the surface of the ground and ponds in low lying areas. It can be especially problematic when the ground is saturated or when the drainage network has insufficient capacity to cope with the additional flow. Climate change is projected to increase the frequency and

intensity of heavy rainfall events, placing greater pressure on traditional drainage systems.

4.82 All development has the potential to increase the risk of surface water flooding. Even smaller developments can contribute to overall run-off when their combined effect is considered, particularly where there are a lack of permeable surfaces. Therefore, in addition to major developments, the Council will seek to ensure that proposals for minor, householder and other types of development, including residential and commercial extensions and conversions, contribute to a reduction in the rate of surface water run-off.

4.83 SuDS are an important tool in managing surface water flood risk. SuDS mimic natural drainage systems and retain water at or near a site when rain falls. This in contrast to conventional drainage approaches, which tend to pipe water off site as quickly as possible. SuDS offer significant advantages over piped drainage systems. They reduce the rate and quantity of surface water run-off, improve the quality of run-off and provide biodiversity and amenity benefits through natural design features.

4.84 The Council is currently preparing local SuDS standards which, once adopted, will assist in the implementation of this policy. Until such time, the Council will expect that proposals meet the national non-statutory standards published by the Department for Environment, Food and Rural Affairs. In addition, all SuDS should be consistent with the guidance and considerations set out in Haringey's Sustainable Design and Construction SPD (2013).

4.85 Applicants will be expected to demonstrate that SuDS will function effectively over the lifespan of the development, for example, by ensuring adequate arrangements for their management and maintenance.

4.86 It is recognised that SuDS techniques will depend on site characteristics and the type of development proposed. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations), justification must be provided along with proposed alternative sustainable approaches to surface water management.

4.87 As well as managing flood risk, SuDS can be of added local benefit by enhancing biodiversity and amenity with deliberate design treatments. Proposals should seek to maximise the value of SuDS by making use of their features, such as green space and clean water at the surface, to improve the value of landscapes and to strengthen sense of place.

4.88 Major schemes must be designed to reduce flows to a 'greenfield rate' of run-off rate, where feasible. A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before development. The volume of run-off that must be stored on site should be calculated based on the nationally agreed return period value of a 1 in 100 year storm event (including an appropriate allowance for climate change). If it is suitably demonstrated that these requirements cannot be achieved, for example, by reasons of site condition or financial viability, then run-off rates should be minimised as far as possible. The fact that a site is previously developed and has an existing high run-off rate will not constitute justification.

Policy DM26 Critical Drainage Areas

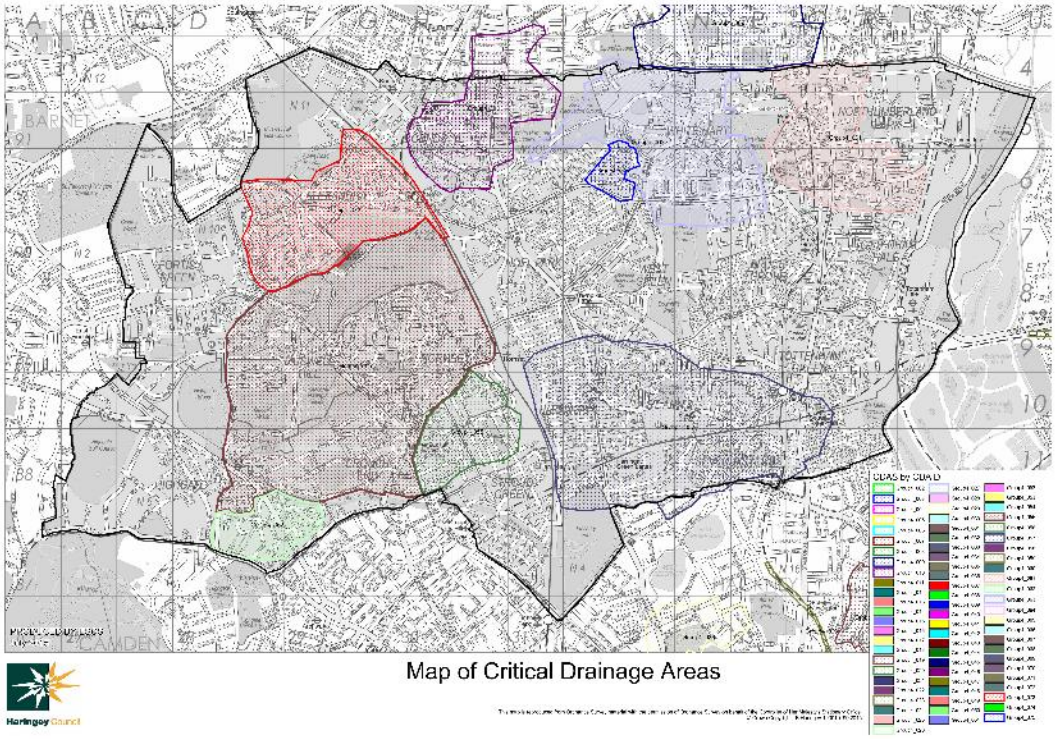
A. All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.

B. Proposals for new development within Local Flood Risk Zones must include a statement describing how flood risk issues have been addressed. The Council may require a further site-specific Flood Risk Assessment to assess risk, particularly from surface water flooding.

4.89 Haringey has prepared a Surface Water Management Plan (SWMP), which identifies areas in the Borough that are at greatest risk of surface water flooding. These are known as Critical Drainage Areas (CDA), and within these areas, there are Local Flood Risk Zones (LFRZ), which represent the extent of predicted flooding in specific locations. The SWMP identifies 9 CDAs within the Borough. It is important that new developments appropriately respond to managing flood risk in these locations.

4.90 Proposals for sites located within LFRZ must include a planning statement addressing flood risk. The Council may require a further site-specific Flood Risk Assessment to assess the risk of flooding, subject to site location and extent of flood risk. Applicants are encouraged to liaise with the Council at the pre-application stage in order to help identify planning application requirements.

4.91 Planning statements and FRAs should be commensurate with the nature and scale of the proposed development as well as the assessed risk of flooding. In particular, emphasis should be placed on ensuring that surface water runoff from the site does not heighten flooding in the CDA, and providing assurance of safety in terms of development layout and design.



Map 4.5 Critical Drainage Areas

Policy DM27 Protecting and Improving Groundwater Quality and Quantity

A. The Council will seek to protect and improve the quality and quantity of groundwater resources within the Borough.

B. All proposals for new development will be required to identify existing and potential new sources of groundwater pollution and where appropriate, submit a relevant desktop study to demonstrate this has been fully considered, including on sites with an historic legacy of contamination.

C. All proposals for new development must ensure that:

- **a. There is no adverse impact on groundwater quality, either by design, construction or operation of the development; and**
- **b. Appropriate construction techniques are used in order to limit disturbance to natural groundwater flows.**

D. The Council will refuse proposals for new development in Source Protection Zones where there would be an unacceptable risk to groundwater quality.

4.92 The Water Framework Directive sets out objectives for improving groundwater quality. Groundwater bodies are classified under the Directive and the Council has a duty to ensure this important resource is protected.

4.93 Sites that have an historic legacy of contamination should be properly investigated and if contamination is found, developers will be expected to prepare and implement a remediation strategy in line with Policy DM23 Environmental Protection.

4.94 There are a number of groundwater abstraction points in Haringey which are used for public water supply. These require protection from existing and potential new sources of pollution so that groundwater quality can be maintained. The Environment Agency has identified and mapped Source Protection Zones (SPZs) and aquifers within the Borough. Managing risk to groundwater contamination is particularly important in these areas.

4.95 New development should not propose unsuitable drainage measures, such as infiltration, which could adversely impact on water quality. Furthermore, where development involves the construction of foundations and piling, these must not create pathways for contamination.

4.96 Further details on implementation of this policy are set out in Environment Agency guidance, currently Groundwater Protection: Policy and Practice (GP3).

Policy DM28 Protecting and Enhancing Watercourses and Flood Defences

A. New development must be set back at a distance of 8 meters from a main river and 5 meters from an ordinary watercourse, or at an appropriate width as agreed by the Council and the Environment Agency, in order to provide an adequate undeveloped buffer zone.

B. Development proposals on sites containing a main river or ordinary watercourse will be required to demonstrate how the objectives of the Thames River Basin Management Plan and London River Restoration Action Plan have been taken into account.

C. Having regard to (B) above all major development will be required to, and minor development should:

- **a. Investigate and secure the implementation of environmental enhancements to open sections of the river or watercourse; and**
- **b. Investigate and secure the implementation of measures to restore culverted sections of the river or watercourse.**

D. The Council will resist proposals that would adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.

E. Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements.

F. Development on or adjacent to a watercourse must not result in the deterioration of the quality of that watercourse.

4.97 Watercourses in Haringey form part of the network of rivers and streams within the London basin. They are an important resource which offer 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). However 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 will seek to stop and reverse such unsustainable alterations by requiring that proposals for site redevelopment fully exploit opportunities to restore and enhance the natural functioning of watercourses. This is in line with the London Plan objectives for the Blue Ribbon network and the Council will extend these policy principles to all watercourses in Haringey.

4.98 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.

4.99 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 'moderate' ecological status and steps are needed to enable them to reach 'good' status.

4.100 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. In addition, the River Restoration Action Plan sets out details on local opportunities to restore sections of the River Lee. It is updated regularly and applicants should refer the Action Plan accordingly.

4.101 The term watercourse applies to both main rivers and ordinary watercourses. Main rivers are all watercourses shown on the statutory main river maps held by the Environment Agency and the Department of Environment, Food and Rural Affairs. Ordinary watercourses are all other watercourses.

4.102 Culverts are considered flood defences. Sites with existing culverts will be expected to investigate the feasibility of deculverting within the Flood Risk Assessment. Where the implementation of measures to restore section of the watercourse is not considered possible, clear and robust justification must be provided. There are opportunities for deculverting within Tottenham and Northumberland Park, and in particular, the Moselle Brook and Stonebridge Brook which are both heavily modified waterbodies and largely in culvert.

4.103 New development needs to be set back from watercourses and flood defences in order 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 maintenance of flood defences. Buffer zones should be left free of any permanent structures and carefully integrated with new developments so as to maximise their amenity value.

4.104 There are sites in the Borough where built flood defence infrastructure may need to be retained and enhanced, particularly to maintain water flows and support network drainage systems. Where appropriate the Council will require developers to submit a condition survey of this infrastructure and if necessary, make provisions for its repair through legal agreement of planning conditions.

Policy DM29 On-Site Management of Waste Water and Water Supply

A. The Council will seek to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new development. All proposals for new development will be required to:

a. Demonstrate that the local public sewer network has adequate capacity to serve the existing and proposed development, or where such capacity does not exist, provide for suitable alternative arrangements for discharging water;

b. Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections; and

c. Implement sustainable drainage systems, in line with policy DM25.

B. The Council will give preference to mains foul drainage and will seek to restrict the use of non-mains drainage for foul water disposal, particularly in Source Protection Zones, in line with Environment Agency guidance. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented.

C. All proposals for new development will be required to:

a. Demonstrate that there is adequate water supply infrastructure capacity both on and off site to serve the development without adversely impacting on existing users; and

b. Make provision for the installation and management of measures for the efficient use of mains water.

D. All proposals for new residential development should be designed to meet the London Plan target for mains water consumption.

4.105 Effective sewerage and wastewater infrastructure is fundamental to sustainability. Sewerage infrastructure is essential for flood defence. Incremental misconnections between surface and foul water drainage systems can place add additional pressure on the sewer network and heighten the risk of flooding. As well, misconnections to the sewer system can contribute to water pollution where foul and waste water enter the surface water system.

4.106 The impact of sewer flooding is generally localised to where a blockage or failure of a sewer network occurs. Historic records indicate that areas in Tottenham, Crouch End, Highgate, and Muswell Hill have flooded due to sewers.

4.107 Where a proposed development increases the demand for sewerage and water supply infrastructure, it must be demonstrated that sufficient capacity already exists or that extra capacity will be provided. Where there is a capacity issue and no improvements are programmed by the water or sewerage undertaker, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development. In some circumstances, the Council may require that a water supply or drainage strategy is be prepared by the developer, in liaison with the water or sewerage undertaker.

4.108 With regard to drainage capacity enhancements, where Thames Water has raised concerns regarding the sewerage network capacity to serve future development (including on strategic sites in the Tottenham Area Action Plan) a drainage strategy will need to be produced by the developer in liaison with Thames Water. This is to include a detailed model of the network capacity to determine if mitigation is required. The drainage strategy is required to ensure any appropriate mitigation, including network upgrades, are undertaken ahead of occupation of the development.

4.109 Joint working will be necessary between the Council, Thames Water and Environment Agency to ensure that development proposals discharge into the sewer network in a suitable manner and that any planned infrastructure improvement works are considered in a coordinated way.

4.110 A major upgrade is being planned by Thames Water for the Deephams Sewage Works during the plan period. This is to meet new environmental standards and to accommodate growth within the catchment which includes Haringey. The principle of the upgrade is supported as being necessary to deliver infrastructure to meet existing and future wastewater demands.

4.111 In respect of surface water, 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.

4.112 Ensuring a sustainable and secure water supply is a key strategic priority of the London Plan. This is particularly important in the context of a growing population and increased demand for water. The Council will therefore seek to ensure that all new residential development is water efficient and designed to meet the London Plan target for water mains consumption.

Policy DM30 New Waste Facilities

A. Development proposals for all new waste facilities (including transfer and treatment facilities) will be required to demonstrate that any impacts caused by the operation of the facility can be controlled to achieve levels that will not have a significant adverse effect on human health and the environment.

4.113 The Council will seek to ensure that new waste facilities promote the principals of sustainable development, minimise their impact on climate change and ensure new waste facilities do not give rise to unacceptable impacts on the local and wider environment, including the amenity of residents. This policy supports the position set out in Haringey's Local Plan Policy SP6 Waste and Recycling.

4.114 To meet North London's waste needs the Council is working with North London partners to progress the North London Waste Plan. This plan will identify sites and areas suitable for waste management facilities. It will also include additional policies to manage the design and impact of new facilities.

5 Transport and parking

Policy DM31 Sustainable Transport

A. The Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.

B. The Council will support the protection, improvement and creation of pedestrian and cycle routes in the Borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities, particularly at transport hubs.

C. The Council will require the submission of a Travel Plan and a Transport Assessment/Statement in support of development proposals in accordance with the Transport for London thresholds[13]

5.1 Many of the Borough's roads suffer from high levels of traffic congestion over much of the working day. With demand for more housing and increases in employment the impact of such growth on the highway and public transport networks needs to be minimised. Measures such as travel plans and car clubs which reduce car ownership and usage can support this policy.

5.2 The provision of a safe walking and cycling environment is critical to encouraging the uptake of sustainable modes of transport. Measures such as cycle routes and cycle parking can support sustainable development.

5.3 The Council will require a Travel Plan or Transport Assessment in line with thresholds set out within Transport for London Travel Planning Guidance. In accordance with this guidance, the Council may still require a Transport Assessment and a Full Travel Plan to accompany applications for new developments that do not meet these thresholds, where a transport impact is expected from the development, or a cumulative impact is expected from different uses within a development or from a number of developments in the vicinity.

Policy DM32 Parking

A. Development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan.

[13] Transport for London website https://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans

B. The Council will strongly encourage contributions to car club schemes or the provision of car club bays as an alternative to on-site car parking

C. The Council will support proposals for new development with limited or no on-site parking where:

- **a. There are alternative and accessible means of transport available;**
- **b. Public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index;**
- **c. A controlled parking zone exists or will be provided prior to the occupation of the development;**
- **d. Parking is provided for disabled people; and**
- **e. Parking is designated for occupiers of developments specified as car capped**

5.4 The Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and people with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration.

5.5 The Council also supports the provision of electric charging points in new developments with the aim of encouraging greater use of electric vehicles. Levels of provision are detailed within chapter 6 of the London Plan.

5.6 The availability of car club vehicles has been shown to reduce the level of car ownership and usage. The Council considers this would contribute to sustainable development in the Borough. Car club bays can be placed on-site if they would be accessible to the public as well as for the occupants of the site or on the public highway close to the development.

5.7 The construction of new residential developments without car parking would support Council policies to reduce car dependency and the encouragement of other modes of transport. However, residential developments without car parking provision are only likely to be viable where there are alternative and accessible means of transport available, in particular a good level of public transport accessibility (PTAL rating of 4 or above) and where a Controlled Parking Zone (CPZ) is in existence or planned within the timescale of the proposed development.

5.8 Appropriately located on-site disabled parking will be required with at least one on or off-site disabled parking space for each car-free development. Disabled parking spaces should be provided for all wheelchair accessible housing in car-free developments. The Council will not issue residents on-street parking permits for car free or car capped developments, which have a limited number of on-site parking spaces. However, occupiers of defined car free or car capped developments would be eligible for visitor's permits. The Council will use legal agreements to require landowners to advise occupiers of the car free or car capped status of a development. For family sized dwellings [3 or more bedrooms] the Council would expect car parking provision in line with its car parking standards.

5.9 Although residents of car-free housing are less likely to park a long distance away from their home, the Council will seek, in the longer term, extensions to existing

controlled parking zones. Where public transport provision can be improved to increase the levels of public transport accessibility and facilitate car-free residential development, the Council may seek to augment provision through a section 106 or other legal agreement. The Council will require a section 106 or other legal agreement for all new car-free developments of more than 4 residential units.

5.10 For larger developments the parking requirement will be assessed on an individual basis as part of the Transport Assessment or Statement.

Policy DM33 Crossovers, Vehicular Access and Adopting Roads

A. The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- **a. A reduction in pedestrian or highway safety;**
- **b. A reduction of on-street parking capacity within a Controlled Parking Zone; or**
- **c. A visual intrusion to the street scene.**

B. New access roads to new development will only be permitted where they:

- **a. Serve a large number of residential dwellings (generally greater than 200 units);**
- **b. Form a link to the highway network; and**
- **c. Form a useful extension to an existing highway.**

5.11 Creating private off-street parking frequently involves the loss of on-street spaces and offers potential for increased pedestrian safety concerns, for example where kerbside parking is removed to enable vehicles to cross over the pavement to a garden or forecourt.

5.12 In considering an application for a crossover the Council will assess the need for safe and efficient operation of an existing Controlled Parking Zone. Applications will be refused where it is deemed that the construction of a crossover and subsequent loss of parking spaces would have a detrimental impact to on-street parking within the Controlled Parking Zone. 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.

Policy DM34 Driveways and Front Gardens

A. The Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. Any hard standing should seek to improve drainage and reduce flooding through the use of a permeable paving material.

5.13 Cumulative loss of front garden space can result in increased flood risk caused by surface water run-off because of the greater expanse of impermeable surfaces. The loss of vegetation can also contribute to increased air pollution in urban areas. The loss of front gardens can also impact the character and appearance of neighbourhood resulting in harm to established streetscapes and the uniform

appearances of groups of houses. Where the Council can manage the loss of gardens, not including development which is permitted, it will seek the retention of 50% of the garden as soft landscaping and any hardstanding should be constructed from a permeable material.

Policy DM35 Cycle Storage in Front Gardens

A. Cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following:

- **a. The size of the shed or storage shelter, the building and the garden;**
- **b. Its location;**
- **c. Level of screening; and**
- **d. The nature of the materials used**

5.14 Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. To ensure the existing character and appearance of the property and surrounding streetscape are protected, particularly in Conservation Areas, the appearance of cycle storage facilities visible from the public highway need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings.

5.15 In front gardens, all storage units require planning permission. The preferred location, to place/build the storage unit is where visual impact is minimal. Appropriate screening should be used - perhaps using plants. Materials should be used, which are in keeping with the locality – reflecting the original materials of the property. If the storage unit is painted, choosing colours already used on the property or dark or subdued colours such as dark green/black help minimise the visual impact. Access doors must not overhang the highway (pavement or road). The height should be the same or less than the boundary treatment (wall/fence) where feasible.

Policy DM36 Mini Cab Offices

A. Proposals for mini-cab offices should only be located within secondary frontages of town centres, in designated local shopping centres or adjacent to transport interchanges.

B. In considering applications for mini-cab offices (and driving school offices) the Council will have regard to whether the proposal would have an adverse effect on traffic conditions in the area in particular the safe and efficient operation of buses.

C. Where proposals are considered acceptable in principle:

- **a. The Council will impose conditions relating to hours of operation, and noise;**

b. Permission will normally be granted in the first instance for a limited period of 1 year, in order to assess and review the impact of the use, and made personal to the applicant.

5.16 Mini cabs offer an additional choice of transportation and provide a valuable service to certain sections of the community. In addition they could offer new business and employment opportunities for some local people.

5.17 They can however cause a loss of amenity to neighbours through noise, parking problems, customers visiting the office etc. and therefore relevant conditions will be imposed. These problems can be exacerbated by being located in inappropriate locations such as in residential areas.

6 Employment and Town Centres

Managing Haringey's Employment Land

6.1 The Strategic Policies Local Plan sets out the Council's approach to strengthening the local economy, helping to ensure provision for a wide range of businesses and jobs in the Borough, as well as improving residents' access to these jobs. It establishes a hierarchy of Designated Employment Areas and sites which will be safeguarded over the Plan period. This is necessary to ensure a sufficient amount of land for employment generating uses and local jobs. Policy SA2 sets out the latest employment Designations.

6.2 The following section sets out further detailed policies to assist in managing development within Haringey's employment land hierarchy. The policies are needed to ensure that the use of land is fully optimised, to enable the maximum amount of jobs and employment floorspace to be provided on sites, as well as to encourage and attract the types of businesses that are supported by the Council's economic and regeneration strategies.

6.3 The Council recognises that viability issues can hinder employment development. Appropriate mixed-used development offers an opportunity to overcome these issues, providing floorspace for business whilst delivering other uses that support sustainable communities, such as housing and social infrastructure. The following section sets out the framework for such enabling development.

6.4 Finally, this section introduces new policy requirements for the use of land currently in employment use but which is not within the designated employment land hierarchy.

Policy DM37 Maximising the use of employment land and floorspace

A. Within designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Area – Employment Land, as identified on Haringey's Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where the development:

- **a. Is consistent with the range of acceptable uses in Policy SP8;**
- **b. Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses;**
- **c. Makes adequate provision of space for on-site servicing and waiting goods vehicles;**
- **d. Improves and enhances the quality of the environment of the site and business area; and**
- **e. Makes a demonstrable improvement in the use of the site for employment purposes, having regard to:**
  - **i. The quality and type of employment floorspace provided;**
  - **ii. The quality and density of jobs to be accommodated on-site; and**

iii. The proposal's contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council's other key plans and strategies.

6.5 The Council is committed to meeting its London Plan employment target of 12,000 new jobs over the Plan period, and delivering a significant increase in the number of local jobs, providing more opportunities for residents to access good quality employment and share in the Borough's economic prosperity.

6.6 Technical evidence, including Haringey's Employment Land Study (2015), indicates that the Borough's stock of employment land will remain a key source for local business and jobs. Accordingly, Policy SP8 sets out a hierarchy of employment land that will be safeguarded to meet future need. However beyond such protection a gradual restructuring of the Borough's employment land portfolio is also required. This is to enable the modernisation of existing sites and older buildings, so as to attract a wider range of businesses to the Borough, make more efficient use of land and ultimately, to increase the number and quality of businesses and jobs that can be accommodated on sites.

6.7 The London Plan identifies the types of employment uses that are considered appropriate within Haringey's SIL. Policy SP8 sets out the range of acceptable uses in the Borough's LSIS and LEA. The following policies set out further detailed requirements for these designated sites. The policies should be considered alongside any other site specific requirements set out in other Local Plan documents such as the Site Allocations or Area Action Plans.

6.8 New business floorspace needs to be designed to both support growth and respond to changing economic circumstances. Proposals should therefore incorporate flexible design features to ensure that development is adaptable to the needs of a range of employment uses and end users over its lifespan. This is especially important to support the growth of smaller and new start up businesses. Local evidence indicates that Haringey has a strong concentration of Small and Medium Sized Enterprises (SMEs) including in the knowledge-based, creative and cultural sectors. SMEs perform a key role in the economy and local job offer and it is necessary to ensure a sufficient supply of premises for them.

6.9 It is vital that the Borough's employment areas are able to retain and attract new occupiers. All proposals will therefore be expected to engage with Haringey's Development Charter (see Policy DM1) to demonstrate how they will deliver a good quality, sustainable design that responds to local character and improves the overall quality, attractiveness and functionality of employment locations.

6.10 In addition, all proposals for employment development must demonstrate how they will promote inward investment and contribute to area regeneration, where appropriate, by positively engaging with the Council's key plans and strategies, including Haringey's Economic Development and Growth Strategy. Proposals will be considered having regard to their capacity to maximise employment floorspace and job densities on site, improve the quality and diversity of the local job offer and deliver positive economic outcomes.

Policy DM38 Employment-Led Regeneration

A. The Council will support proposals for mixed-use development within a Local Employment Area – Regeneration Area or on a highly accessible non-designated employment site where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must:

- **a. Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace;**
- **b. Maximise the amount of employment floorspace to be provided within the mixed-use scheme, having regard to a viability appraisal;**
- **c. Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to:**
  - **i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate;**
  - **ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development;**
  - **iii. Environmental quality of the site; and**
  - **iv. Provision for an element of affordable workspace where viable.**
- **d. Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs;**
- **e. Ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed use scheme;**
- **f. Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and**
- **g. Enable connection to ultra-fast broadband.**

6.11 The Local Plan seeks to protect and proactively manage Haringey's stock of industrial land. It is recognised that some of this stock may no longer be fully viable for employment development, or that certain sites need to change to better meet modern business requirements. In response to these issues the Council will apply a more flexible approach to the development of some employment sites, supporting mixed-use schemes where they will facilitate site regeneration and renewal. This approach is needed to help make employment development more viable, ensure sites continue to make a positive contribution to Haringey's economy and to achieve uplift in local jobs.

6.12 Mixed-use redevelopment of employment land will be restricted to Local Employment Area – Regeneration Areas and other highly accessible non-designated employment sites. The Strategic Policies Local Plan provides the basis for a more flexible approach to development in such Regeneration Areas. Further, the London Plan and Haringey's Strategic Policies require that more intensive land uses are directed to highly accessible locations. Mixed-use schemes proposed on non-designated employment sites will not be considered suitable if they are in areas of poor public transport accessibility.

6.13 Applicants will be required to submit a viability assessment which clearly demonstrates that the proposed mixed-use scheme is necessary to cross-subsidise

and enable the development of employment uses. The Council will also require that the viability assessment is independently appraised from an agreed RICS professional.

6.14 Mixed-use proposals will not be acceptable unless the introduction of a non-employment use is demonstrably necessary to make the employment development viable. The Council will seek the maximum reasonable amount of industrial and business floorspace possible on site, taking account of the minimum required non-commercial floorspace required to make the development viable.

6.15 Proposals will be assessed having regard to their contribution to delivering the Council's economic and regeneration strategies. This includes consideration of the number and quality of jobs provided, delivery of floorspace which meets local need, flexibility of design to enable adaptability to different users over the plan period, and other interventions which enhance the site's business function and help attract inward investment.

6.16 As identified in Haringey's Community Infrastructure Levy (CIL) Viability Study (2013), there is an expected significant uplift from existing to future use value where residential development is introduced. The Council believes the LEA – Regeneration Area sites will offer flexibility in terms of design and delivery of future use. They should therefore be considered for suitability to meet identified need for gypsy and traveller pitches, having regard to site viability and design considerations and other relevant Local Plan policies.

6.17 Where non-employment uses are introduced it is imperative that the employment and business function of the LEA or non-designated site remains intact. The key intention of this policy is to ensure that existing employment sites continue to help meet the Borough's business and employment needs. All proposals will need to consider impacts on amenity at an early stage and demonstrate that new uses will not prejudice the continuation of industrial and commercial activities. In considering proposals, the Council will also take into account the cumulative impact of non-employment uses.

6.18 Some uses, such as town centre uses, may not be appropriate for in certain locations. It is therefore important that mixed-use proposals have regard to the full complement of Local Plan policies, including those on town centres and community infrastructure, which provide additional considerations for locating new development.

6.19 Further detailed design requirements for employment enabling mixed-used schemes are set out in other Development Management policies, including those in the Chapter on Design and Character.

Policy DM39 Warehouse Living

A. The Council has made provision for proposals for warehouse living within the Harringay Warehouse District as defined in the Site Allocations

Document, and the Fountayne & Markfield Roads area as defined in the Tottenham Area Action Plan.

B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.

C. The preparation of a masterplan will have regard to the following matters:

- **a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;**
- **b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;**
- **c. The host community's existing and future accommodation needs for creative living and working;**
- **d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);**
- **e. The size and type of both the workplace space and residential accommodation to be provided, having regard to:**
  - **i. the needs of SMEs for smaller unit sizes (<100m^2);**
  - **ii. provision for communal work space, both internal and external;**
  - **iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.**
- **f. The interface with, and potential impact on, neighbouring uses;**
- **g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts;**
- **h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;**
- **i. The specific site requirements as identified in the individual site allocations;**
- **j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the living and working elements;**
- **k. Servicing and parking requirements; and**
- **l. Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).**

D. Applications for non 'warehouse living' proposals within the industrial estates identified in Part A of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate.

E. Proposals for warehouse living on industrial estates not identified in Part A of the Policy will be resisted as will proposals for Live/Work anywhere within the Borough.

6.20 The identified employment areas already contain varying elements of warehouse living. The policy seeks to further regularise/legitimise this use, and through the planning process, ensure existing and future occupants are provided with an appropriate standard of living; the existing creative industries and SME sectors are supported and given room to grow; and the creative living and working offer of these sites is maximised. The expected outcome is to secure a long-term sustainable economic future for these employment land sites.

6.21 A masterplan approach is advocated, as the Council considers that the outcomes sought through redevelopment of these sites for this bespoke product – warehouse living - is unlikely to be fully realised through criteria based policy assessment alone.

6.22 By legitimising warehouse living, the Council is also seeking to ensure that the outcomes sought are enforceable. Transparency is therefore required around the control and management of the different uses on these sites to avoid, in particular, the severance of the dependent working and living inter-relationship and the potential for the commercial floorspace becoming de facto residential use over time.

6.23 Warehouse living proposals on other employment sites will be resisted to avoid jeopardising the continued use of these estates for more traditional industrial activities.

Policy DM40 Loss of employment land and floorspace

A. Subject to other policy requirements, the loss of designated and non-designated employment land and floorspace to a non-employment use will only be permitted where:

- **a. It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use; and**
- **b. There is clear evidence that an open and recent campaign to market the site, covering a minimum continuous period of 3 years, has been undertaken without success.**

B. Where the Council is satisfied that the loss of employment land or floorspace is acceptable, it will require new development proposals to:

- **a. Provide the maximum amount of replacement employment floorspace possible, as determined having regard to viability; and**
- **b. Apply a sequential approach to delivering an alternative use through redevelopment as follows:**
  - **i. Strategic community infrastructure appropriate to the location;**
  - **ii. Mixed-use development that includes employment generating and/or community uses; and**
  - **iii. A higher value use, as determined by a viability study.**

C. Proposals involving the loss of employment floorspace will be required to make a financial contribution towards employment regeneration projects,

training schemes, job brokerage services or business support initiatives in line with Policy SP9.

6.24 It is important that the Borough has a sufficient amount of employment land to meet current and future need. The Council will therefore seek to protect the Haringey's existing stock and strongly resist proposals involving the loss of employment land and floorspace. However, in line with the National Planning Policy Framework, it is recognised that there is a need for the plan ensure sufficient flexibility and respond to changes in market conditions.

6.25 Throughout the Borough there are a number of non-designated employment sites in commercial and industrial use. The Council recognises the important contribution these sites make to the local economy, especially when their cumulative economic impact is considered. Unless these sites are given protection there is a risk they will be lost to other types of development, such as housing, without full consideration of their potential to support employment generating uses.

6.26 Where a loss of employment land or floorspace is proposed, the Council will require that applicants submit a statement and evidence demonstrating that the site is no longer suitable or viable for the existing or an alternative employment use. Considerations may include access, compatibility of adjoining uses, site size and potential development constraints.

6.27 All applicants will need to provide clear and robust evidence of a marketing campaign to demonstrate that the site is no longer suitable and/or viable for the designated use. This should include well documented evidence of an unsuccessful marketing or advertising campaign, normally over a period of 3 years (including details of commercial agents, adverts in publications, and lease terms offered to existing or previous occupants). In exceptional circumstances, where the vacancy period has been less than 3 years, the Council will require a robust market demand analysis which supplements other evidence.

6.28 Where it is demonstrated that the employment premises and site are no longer suitable for continued business use the Council will require applicants to re-provide an element of employment floorspace. This should be the maximum amount of floorspace possible as demonstrated through a viability assessment. Proposals will also be required to investigate opportunities for site redevelopment following a sequential approach. This approach prioritises local requirements for strategic social infrastructure, as identified in the Council's Infrastructure Delivery Plan (IDP), followed by other community facilities and employment generating uses. Some such uses may be more appropriate to town centres and may not be acceptable in all circumstances.

Town centres and related uses

DM41 New Town Centre development

A. Proposals for new retail, leisure and cultural uses within Metropolitan Town and District centres will be supported where they:

a. Are consistent with the size, role and function of the centre and its catchment;

b. Sustain and enhance the vitality and viability of the town centre network; and

c. Contribute to the delivery of Haringey's spatial strategy.

B. Proposals for new retail, leisure and cultural uses at edge-of-centre locations will be permitted where:

a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre sites available and the proposed location is the most preferable in light of alternatives considered; and

b. The proposal complies with (A) above.

C. Proposals for new retail, leisure and cultural uses in out-of-centre locations will only be permitted where:

a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre or edge-of-centre sites available;

b. Having regard to (a) above, consideration has been given to reasonable alternatives in terms of the format and scale of development in order to accommodate the use in town or edge-of-centre sites; and

c. The proposal has been subject to an impact assessment, where required by national policy, and will not demonstrably harm centres within its catchment.

6.29 The Borough's network of town centres comprises a metropolitan centre, six district centres (including a new centre at Tottenham Hale) and 38 local shopping centres. The role and function of these centres vary according to the scope of their catchment areas, with the metropolitan and district centres generally providing a wider range of shops, services and amenities than smaller local centres. The Council will seek to maintain and reinforce the town centre hierarchy by requiring proposals for new development to be compatible in terms of use and scale with the centres within which they are located.

6.30 This policy is consistent with the NPPF in seeking to ensure the vitality and viability of town centres by applying a sequential approach to the site selection process for appropriate town centre uses. The policy sets out a 'town centre first' principle for retail, leisure and cultural development. Where it is demonstrated that suitable town centre sites are not available, the Council will consider proposals at accessible and well connected edge-of-centre locations.[14] To support implementation of this policy, the Council has identified Primary Shopping Areas on the Policies Map where new retail development should be focused.

6.31 Only if suitable sites are not available in town or edge-of-centre locations will the Council give consideration to out-of-centre proposals for retail, leisure and cultural

[14] Edge of centre locations are defined in the National Planning Policy Framework – Annex 2: Glossary.

development. Such development, either individually or cumulatively over time, can undermine the town centre hierarchy by competing with established centres and adversely impacting on their vitality and viability. The Council will therefore seek to ensure that all efforts are made to identify and direct to development to suitable town or edge-of-centre locations. In line with NPPF paragraph 24, applicants will be expected to demonstrate flexibility on issues such as format and scale of development, so as to fully investigate the potential for accommodating the proposed use at the most sequentially preferable locations.

6.32 In assessing any proposed retail development, the Council will take into account the scale, location and nature of the proposed development. The submission of a retail impact assessment for proposals falling outside of the town centre hierarchy will be required in line with national policy.

DM42 Primary and secondary shopping frontages

A. Within Primary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for retail, financial & professional services, restaurants & cafes and pubs & bars will be permitted where:

- **a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 35% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre;**
- **b. The continuity of the centre's retail frontage will be maintained, normally with no more than two adjoining units in non-retail use; and**
- **c. An active frontage is provided.**

B. Within Secondary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:

- **a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and**
- **b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.**

C. Within Secondary Shopping Frontages, the Council will give consideration to proposals for community facilities where it can be demonstrated that the use will:

- **a. Enhance the vitality and viability of the centre by attracting visitors to it, including by encouraging linked trips for shops and services;**
- **b. Ensure access to visiting members of the public; and**
- **c. Not result in an overconcentration of similar community uses where this would detract from the diversity of uses in the centre.**
- **d. Having regard to the above criteria, proposals for community uses which meet identified local need will be viewed favourably.**

D. Within designated Primary and Secondary Shopping Frontages, the Council will give consideration to the granting of temporary permissions for meanwhile uses not compliant with (A-C) above where it can be demonstrated that the use will positively support the retail function of the town centre. The temporary use of a vacant ground floor unit will be supported where it can be demonstrated that the unit is being actively marketed.

6.33 Haringey's Strategic Policies Local Plan recognises the important role town centres have in supporting sustainable communities, providing local residents and visitors with good access to a full range of shops, services and amenities. Policy SP10 sets the Council's intention to proactively manage uses within the Borough's town centres so that they maintain their vitality and viability.

6.34 Haringey's Policies Map designates Primary and Secondary Frontages within the Metropolitan and District town centres. These frontages form the basis of policies for managing the mix of ground floor uses within these centres. The NPPF provides that primary frontages should be characterised by their predominantly retail function, with secondary frontages offering greater flexibility for a broader range of town centre uses.[15] A key priority of the Local Plan is to give effect to this policy framework, ensuring a suitable balance of uses across the designated frontages whilst recognising their respective roles in supporting town centre functions.

6.35 This policy applies a threshold approach to both monitor and maintain a healthy balance of uses in the Borough's town centre frontages. The Council considers that 35% is a reasonable indicator of the point at which the high proportion of retail uses appropriate to primary shopping frontage may be threatened, having regard to vitality and viability. This benchmark threshold, which is supported by Haringey's Retail and Town Centre Study (2013), will ensure that primary frontages both retain their principal retail function and provide the necessary retail capacity to help meet Haringey's future needs.

6.36 It is imperative that non-retail uses do not diminish the attractiveness of Haringey's town centres or weaken the effect of the retail function, character and appearance of the primary shopping frontage. The Council will therefore resist proposals which would adversely impact on the continuity of the frontage by seeking to ensure that, as a general guideline, no more than two adjoining units are in non-retail use. There is scope for flexibly applying this policy in exceptional circumstances. In such cases, proposals will need to suitably demonstrate that a use will maintain a contiguous primary shopping frontage by virtue of its retail related function, including scope for encouraging connected shopping trips, and through the creation of a lively and active daytime frontage.

6.37 Secondary shopping frontages offer the opportunity for a broader range of appropriate town centre uses, including the full range of A Class uses. It is important that these frontages contribute to the retail function of town centres. However, it is recognised that they play a more complementary role in accommodating uses which attract visiting members of the public. This includes banks and building societies, restaurants and cafes and other non-retail uses which are often directly linked to shopping trips. In

[15] National Planning Policy Framework – Annex 2: Glossary

order to deliver a balanced mix of uses to support town centre vitality and viability, the Council will allow non-retail uses to occupy up to 50% of secondary shopping frontage within a town centre, having regard to vitality and viability. This threshold is supported by the Haringey Retail and Town Centre Study (2013).

6.38 Active frontages are essential to maintaining the vibrancy of town centres and the Council will seek to ensure they are maintained throughout the designated shopping frontages. Where a new non-retail use is introduced in a shopping frontage the Council will expect the development to make a positive contribution to the townscape. This can be achieved through the creation of an active frontage associated with the use itself or where this is not suitable, through a window display or other appropriate feature creating visual interest.

6.39 The Strategic Policies Local Plan seeks to ensure that the Borough's town centres provide a focus for community life. To encourage a wider mix of uses, attract visitors and increase footfall the Council will support proposals for complementary community facilities - including places of worship, cultural facilities, education and training premises, and healthcare services - within designated secondary frontages of town centres. As with other appropriate town centre uses, community facilities should positively interface with the townscape by creating lively and active frontages.

6.40 National planning guidance states that local planning authorities should take full account of market signals when planning for town centres. Vacancy rates provide a useful indicator of market activity, which in turn reflects more broadly on town centre vitality and viability. Even healthy town centres will experience some level of vacancy, such as temporary vacancies that arise through the regular churn of shops and premises.

6.41 Recognising the need to respond to market signals, this policy sets out the Council's approach to managing development where vacancies are considered to pose a threat to a town centre's vitality and viability. Vacant shops can adversely impact on town centres, restricting the potential for visitor footfall and leaving inactive frontages which harm the townscape. The Council's priority is to bring vacant shops back into retail use, particularly within designated shopping frontages, where the impact on the health of the centre is most likely to be felt.

6.42 However, the temporary use of a vacant shop for a non-retail use will be supported, normally up to five years, whilst it is being marketed. This will help to ensure an active frontage in the town centre, encourage footfall and provide opportunities for short term economic activities, such as pop-up shops, which may not otherwise be attracted to such locations or premises. Town centre vacancy rates are monitored through the Authority Monitoring Report process. Applicants will be required to refer this and other information to demonstrate a proposal is policy compliant, along with evidence of an active marketing campaign

6.43 Economic cycles can also lead to fluctuations in the demand for town centre units. However sustained levels of high vacancy are likely to signal more significant structural issues within a town centre, thus justifying the approach for targeted strategic interventions. Where monitoring indicates significant structural decline of a town centre, this will signal the need for a review of the existing policy position.

DM43 Local shopping centres

A. Within local centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where:

a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and

b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.

6.44 There are a number of local centres in Haringey with designated shopping frontage which provide for the day-to-day needs of people living and working in their catchment areas. These centres are spread out across the Borough and vary significantly in size, with some smaller centres consisting of only a few shops compared to larger centres with upwards of 80 commercial units. Irrespective of their scale, the Council recognises the importance of maintaining and enhancing all local centres so that areas do not become deficient in provision of easily accessible shops and services.

6.45 The Council will seek to ensure that local centres continue to sustain their retail function. However in order to promote a balanced mixed of uses, it will allow non-retail uses to occupy up to 50% of designated shopping frontage within a local centre, having regard to vitality and viability. As with other town centre policies, the Council will seek to ensure that proposals for appropriate town centre uses maintain or create active frontages wherever possible.

6.46 Haringey's Retail and Town Centres Study (2013) indicates that some local centres are performing markedly better than others in terms of vacancy rates. The study does not advise that any centres should be de-designated but recommends careful monitoring of vacancies, and further encourages policies to support take up of vacant units. The Council will actively seek to manage the proportion of non-retail uses on designated frontages in local centres. However recognising the need for flexibility in applying this approach, the policy includes scope for considering proposals for non-retail uses, where the 50% threshold for such uses would be exceeded, having regard to overall impact on the centre's vitality and viability.

DM44 Neighbourhood parades and other non-designated frontages

A. Within neighbourhood parades and other non-designated shopping frontages, the use of ground floor premises for appropriate town centre, community and economic uses will be supported where an active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.

B. Having regard to (A) above, the change of use from retail to other appropriate uses will only be permitted where:

a. It is demonstrated that the unit has been marketed for a minimum of one year and there is no realistic prospect of it being used for a town centre use; and

b. There are adequate alternative shopping facilities for local residents within a reasonable walking distance of 400 metres.

6.47 Neighbourhood parades represent a key component of local retail provision. Within the context of the growth expected over the Plan period, and improving residential values in the Borough, pressure for changes of use for local retail premises to residential in a context of rising need for local facilities is forecast. This policy seeks to protect local parades for a range of Town Centre uses.

Ensuring a variety of town centre uses

6.48 Town centres are more than just places in which to shop. They are at the heart of Haringey's local communities, offering a variety of services and activities such as commercial uses, community and cultural facilities, and other amenities which support the visitor economy. They are also suitable locations for residential development. Pursuant to the Strategic Policies Local Plan objectives, the following policies seek to ensure that town centres fully contribute to supporting sustainable, healthy communities.

Policy DM45 Maximising the use of town centre land and floorspace

A. The Council will seek to maximise the use of land and floorspace within town centres by encouraging new mixed use development, including new or re-used space above shops and commercial premises, having regard to:

- **a. The role and function of the town centre;**
- **b. Impact on town centre vitality and viability;**
- **c. Compatibility of both the proposed and existing neighbouring uses; and**
- **d. Compliance with other policies.**

B. Subject to (A) above, where a proposal for residential use is acceptable the development must:

- **a. Provide adequate access arrangements, including separate access for the residential element of the proposal; and**
- **b. Not adversely impact on the function and appearance of the designated frontages and the town centre.**

C. Proposals requiring planning permission for the conversion of ground floor town centre premises to non-town centre uses, within designated and non-designated shopping frontages, will not be permitted.

6.49 Ensuring the needs for retail, leisure, office and other main town centre uses are met in full across the Borough is important to delivering Haringey's spatial strategy. Planning has a role to play in promoting vibrant and viable centres and helping them to be flexible, resilient and adaptable to change. To support the evolution and diversification of town centres in Haringey each centre should support a range of use and activities to meet the challenges they face having regard to the current and potential future roles of each centre.

6.50 To support a range of uses and activities in town centres, the Council is seeking to maximise opportunities for additional sources of land to come forward through the planning process, including underused or vacant upper storeys of town centre retail and other buildings, surplus office floorspace and airspaces above relatively low density commercial uses, especially in locations with good public transport access. Such sources could accommodation a variety of uses including storage, offices, community uses as well as flats.

6.51 Housing can play a key role in the current life and future growth potential of town centres. Housing can not only help meet housing needs in Haringey but also generate footfall to support town centres. Housing can also make better use of underused, surplus and vacant town centre buildings as well as better utilising spaces above relatively low density commercial uses. This policy seeks to proactively promote the appropriate potential of town centres in Haringey with good public transport accessibility as locations for residential development. The NPPF paragraph 23 supports the plan in seeking to realise town centre housing potential.

6.52 Mixed use developments in town centres may often involve the intensification and expansion of sites. Planning proposals for intensified mixed use town centre developments will need to draw on London Plan policy 2.15C in their proposal and demonstrate good levels of public transport accessibility and lower levels of car dependency in line with London Plan policy 3.4.

6.53 Proposals for residential development in town centres which adversely impact on the function and appearance of the designated frontages and the town centre will be resisted by the Council, including proposals for the conversion of ground floor retail units to residential accommodation within designated town centre frontages.

Managing clusters of town centre uses

Policy DM46 Betting Shops

A. Proposals for betting shops will only be permitted where:

a. They are appropriately located within the metropolitan town centre, a district town centre or a local centre, having regard to Policy DM42 Primary and Secondary Frontages and DM43 Local Centres; and

b. The total number of betting shops (including extant planning permissions) will not exceed 5% of the units within the town or local centre.

6.54 The policy seeks to manage the proliferation and overconcentration of betting shops, which has emerged as an important local issue.

6.55 The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of betting shops. It concludes there is sufficient evidence to demonstrate that access to gambling venues, including betting shops, leads to increased gambling behaviour and that this, in turn, is associated with poor health outcomes.

6.56 The Council is committed to improving the health and well-being of its residents along with visitors to the Borough. In light of the above evidence base, it is considered appropriate for the Local Plan to seek to manage betting shops. The policy approach is in conformity with the London Plan (Policy 4.8) which encourages local authorities to

set policies to manage clusters of uses having regard to their positive and negative impacts. This includes the impact on a town centre's vitality and viability, contribution to sense of place, as well as community safety, health and well-being.

6.57 The Council considers that the five percent threshold allowance for betting shops in town centres is reasonable to support economic development and meet demand for this use, whilst protecting against the adverse impacts that betting shops can have on the vitality and viability of town and local centres.

Policy DM47 Hot Food Takeaways

A. The council will resist proposals for hot food takeaway shops located within 400 meters of the boundaries of a primary or secondary school.

B. Subject to (A) above, proposals for hot food takeaway shops will only be permitted where:

- **a. The percentage of hot food takeaway shops will not exceed 5% of designated shopping frontage in the Metropolitan and District Town Centres and local centres;**
- **b. Within neighbourhood parades, other non-designated frontages and elsewhere in the Borough, it is suitably demonstrated that the proposal will not result in an overconcentration of hot food takeaways;**
- **c. It can be demonstrated that there will be no adverse impact on the vitality and viability of the centre;**
- **d. There is no unacceptable impact on the amenity of neighbouring uses, either adjacent to and surrounding the development; and**
- **e. Access, servicing and parking arrangements do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking.**

C. The Council may impose conditions on any planning permission granted for a hot food takeaway to ensure appropriate control over noise, vibration and odours, waste management, hours of operation and community safety.

6.58 The policy seeks to manage the proliferation and overconcentration of hot food takeaways, which has emerged as an important local issue.

6.59 The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The evidence identifies a correlation between the distribution of hot food takeaways in Haringey and levels of overweight and obese children across the Borough.

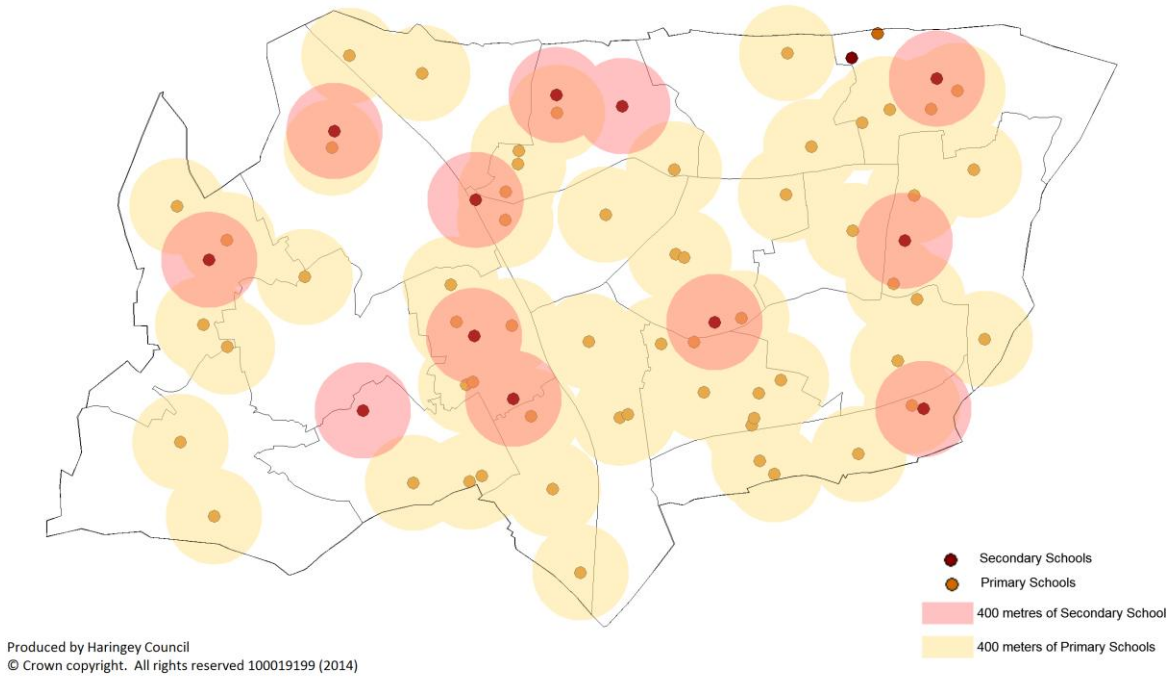
6.60 In light of the above evidence base, it is considered appropriate for the Local Plan to seek to manage the development of hot food takeaways, particularly around primary and secondary schools where they pose a significant health risk to children. The policy approach is in conformity with the London Plan (Policy 4.8) which encourages local authorities to set policies to manage clusters of uses having regard to their

positive and negative impacts. This includes the impact on a town centre's vitality and viability, contribution to sense of place, as well as community safety, health and well-being.

6.61 The Council considers that the five percent threshold allowance for hot food takeaways in town centres is reasonable to support economic development and meet demand for this use, whilst protecting against the adverse impacts that this use can have on the vitality and viability of town and local centres.

6.62 To assist with implementation of this policy, the Council has mapped a "Healthy Eating Zone" which reflects the extent of the 400 metre exclusion area around schools for hot food takeaways. This map may be revised over time to reflect changes in education provision across the Borough.

Map 6.1 Healthy Eating Zones



7 Community Infrastructure & Implementation

7.1 Community Infrastructure (also referred to as Social Infrastructure) is an all encompassing term which includes facilities such as schools, libraries, health facilities, cultural and religious facilities as well as parks, open spaces and recreation areas.

7.2 Community infrastructure is integral to the creation of sustainable communities, promoting social interaction and enhancing the quality of life within a community. The provision of core public services as well as the provision of shops, pubs, cafes and burial spaces can be an important part of the long term sustainability of an area and key infrastructure. The provision of good quality open and public space is also crucial to successful neighbourhoods.

7.3 For the purpose of this policy 'community infrastructure' should be taken to include facilities generally available to and used by the local community at large for the purposes of leisure, social interaction, health and wellbeing or learning. This will include, but not be confined to, community centres, premises for indoor sport, leisure and cultural centres, places of worship, doctor's surgeries/ health centres, public houses, crèches, playgroups, libraries, schools and other training and educational facilities.

Policy DM48 Use of Planning Obligations

A. Proposals that fail to make adequate provision for affordable housing, infrastructure and other requirements such as essential site-specific transport infrastructure, and employment contributions made necessary by the development, either through appropriate on-site provision or a planning obligation, will be refused.

7.4 Development in Haringey must be supported by new and improved facilities to meet the needs of the community. As part of determining planning applications the Council may seek to enter into agreements with developers where infrastructure is required to address the impact of development proposals.

7.5 The purpose of planning obligations is to make development acceptable in planning terms. Planning obligations will be sought to compensate and/or mitigate the impact of a development, which without that mitigation, would render the development unacceptable in planning terms.

7.6 This is about mitigation, rather than just identification, of any undesirable impact and is generally negotiated during the consideration of a planning application on a case by case basis.

7.7 Reduced contributions, where necessary (for example due to the exceptional costs of redeveloping a particular site) will be negotiated on an 'open book' basis based on the financial viability of the scheme.

7.8 The Council's Planning Obligations SPD (October 2014) provides guidance on the types and scale of planning obligations that are likely to be sought as a result of applying the Development Plan policies relevant to Haringey. The SPD also sets out the Council's expectations of the processes to be applied in the securing of appropriate obligations.

7.9 The funding to deliver a range of strategic infrastructure projects that support residential and economic growth in the Borough will be generated through the collection of Haringey's Community Infrastructure Levy (CIL). These projects are identified in the Infrastructure Delivery Plan (IDP), and prioritised through the Council's budget setting process and publicised on the Council's Regulation 123 list.

Policy DM49 Managing the Provision and Quality of Community Infrastructure

A. The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community.

B. Where a development proposal may result in the loss of a facility, evidence will be required to show:

- **a. That the facility is no longer required in its current use;**
- **b. The loss would not result in a shortfall in provision of that use; and**
- **c. The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.**

C. The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.

D. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need.

E. Proposals for new and extended social and community facilities and the sharing facilities will be supported by the Council provided they:

- **a. Are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change;**
- **b. Are located within the community that they are intended to serve;**
- **c. Provide flexible, multifunctional and adaptable space, where practicable;**
- **d. Do not have significant impact on road safety or traffic generation; and**
- **e. Protect the amenity of residential properties.**

F. Major Developments may be required to accommodate new infrastructure as part of mixed use proposals where feasible, where an acute deficiency is identified though the Infrastructure Delivery Plan.

G. Consideration should be given to the Council's Infrastructure Delivery Plan, and identify and plan for opportunities to provide local facilities on site and/or connections to existing facilities adjacent or close to the development site.

H. **Development proposals in locations where new infrastructure is planned must be compatible with, and provide the necessary safeguards and network links for, the future infrastructure project.**

7.10 Haringey's Local Plan Policy SP16 Community Infrastructure states that the Council will work with its partners to ensure the much needed infrastructure and community facilities and services are provided for local communities. Existing facilities will be protected and where possible, enhanced. This will be based on the projects identified in the Council's Infrastructure Delivery Plan (IDP).

7.11 To deliver the infrastructure needed to meet Haringey's expected population growth, a combination of the private sector, the public sector and the use of the Council's Community Infrastructure Levy (CIL) and planning obligation receipts will be used to secure the necessary funding. Significant development sites are likely to come forward over the next 15 years, particularly in the growth areas and areas of change, and these large sites may provide opportunities for provision of onsite local community facilities. The Haringey Site Allocations DPD and the Tottenham Area Action Plan are used to identify infrastructure uses on such sites. Discussions with the relevant providers, revising the IDP and a Haringey's growth projections have helped inform the allocation of sites for infrastructure.

7.12 The Haringey CIL was adopted in July 2014, and implemented from 1st November 2014. Receipts from CIL will help fund new infrastructure in accordance with the Council infrastructure priority list, listed in the IDP. CIL is charged on a per square metre basis on most new developments and can be spent on new infrastructure across the Borough. Infrastructure can also be secured from new development through Section 106 agreements generating local infrastructure improvements on or close to the new developments. CIL rates are currently constrained by viability, so as land values change in the Borough, CIL rates will be reviewed.

7.13 The physical, social and environmental infrastructure that can be progressed via CIL or Section 106 includes the following:

- Education/training facilities;
- Health Facilities;
- Community Halls/centres;
- Emergency services, including drop in police stations;
- Highways and footway reinstatement and road improvements;
- Public realm improvements;
- Utilities infrastructure;

- Telecommunications infrastructure;
- Neighbourhood combined heat and power networks;
- Decentralised energy networks; flood defences including local drainage improvements;
- Micro, small or affordable workspace or retail spaces; and
- Construction placements and procurement from local firms.

7.14 Haringey's Planning Obligations SPD (2014) provides guidance setting out the methods by which financial contributions will be required in new developments.

7.15 Critical decisions on planning applications to gain, lose or transfer infrastructure will need to be made in light of assessments of needs in specific locations and evidence that the provision is no longer needed. It is recommended that lack of need is demonstrated through an active marketing exercise which should reflect the type of provision, its state and location. Normally the exercise should be for a minimum period of 6 - 12 months, depending on perceived demand and market conditions.

7.16 Sites currently in community use can often come under pressure for redevelopment. The consolidation and modernisation of community facilities in accessible locations where multi-functional facilities can meet the needs of a range of users will be considered. This process, as well as the disposal of surplus or redundant assets will need to be managed to ensure that critical uses are not lost from the local area.

7.17 The loss or change of use of existing community facilities will be acceptable if it is shown that the disposal of assets is part of a wider programme to deliver public services and related infrastructure. Such a programme will be required to demonstrate that the facility under consideration is neither needed nor viable, and that adequate facilities are, or will be made available to meet the ongoing needs of the local population. In such cases no accounts or marketing information will be required.

7.18 The Localism Act 2011 introduced the listing of Assets of Community Value (ACV), nominated by community and voluntary bodies, assessed and agreed by the Local Planning Authority and placed on a list. Whilst the designation is important, and indicates the community value placed on a community use, it is not an objective assessment of community value and would be inappropriate to treat the designation as a material consideration. Nevertheless, development proposals which affect a listed ACV are required to consult the local community to ensure that new and enhanced community facilities of all types, best meet their needs and aspirations. The value of an ACV is assessed objectively on a case-by-case basis. For further details please see www.haringey.gov.uk/assets-community-value-and-community-right-bid.

Policy DM50 Public Houses

A. The Council will resist proposals for redevelopment or changes of use to non-permitted uses that will result in the loss of a public house, unless it can be demonstrated that:

a. The public house is no longer financially viable, as set out through a thorough marketing campaign;

b. All feasible options for re-provision of the public house on site have been explored; or

c. The redevelopment of the site would secure an over-riding public benefit.

B. Any permitted change of use from Use Class A4 involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, detract from the character and appearance of the building and the street scene and any significant features of historic or character value are retained and, where possible, enhanced.

7.19 Public houses are an important community asset. They are often closely associated with the life and identity of local communities, providing hubs for social interaction and venues for community functions, including informal meeting places for community groups. As such, public houses can contribute greatly to social cohesion, especially in residential neighbourhoods. They also help to support and promote the evening economy, enhancing the vitality of residential neighbourhoods and town centres.

7.20 Public houses can also act as repositories of social history and, if they are buildings of historic interest, can be valued heritage assets, forming an integral part of the streetscape. In recent years Haringey has experienced a steady decline in their provision, with many long-established public houses being converted to other uses or demolished altogether, often without the need for planning permission. Consistent with the NPPF, the Council considers that public houses are community facilities, and in accordance with Strategic Policy SP16, seeks to safeguard against their unnecessary loss.

7.21 In order to demonstrate a public house is unviable, applications proposing the loss should provide the following evidence of:

i. Patronage levels and trading accounts over the past 4 years or from previous management;
ii. The actions taken by the owner/operator to respond to falling profits/patronage, including maintenance, refurbishment and an evaluation of the potential for expansion, contraction and diversification;
iii. Suitable marketing activity of the business as an on-going concern over the past 12 months; and
iv. Adequate provision of public houses serving the local area.

7.22 The potential loss of a public house within a town centre will also need to be considered in relation to Policies DM42, DM43 and DM44 where it is likely to affect the vitality, viability or diversity of the centre concerned.

7.23 Assessing development proposals involving the loss of public houses listed as Assets of Community Value, should have regard to other relevant policies.

Policy DM51 Provision of day nurseries and child care facilities in dwelling houses

A. The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that:

- **a. The proposal does not result in the loss of a dwelling;**
- **b. The floorspace occupied by the activity is ancillary to the dominant residential use;**
- **c. The noise generated by activity would not adversely affect the amenities nearby properties;**
- **d. The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties;**
- **e. Traffic movements and parking arrangements of parents/carers and staff do not detrimentally affect road safety or traffic generation; and**
- **f. The property can accommodate satisfactorily the number of children proposed.**

B. The Council will expect all planning applications for day nurseries and child care facilities in residential buildings and other non-residential buildings to outline:

- **a. The numbers of staff and other visitors expected to attend the facility;**
- **b. The days of the week and the hours when the facility will operate;**
- **c. The nature of the activity;**
- **d. The car parking and transport patterns, including servicing of the use;**
- **e. Disabled access in and around the building to promote access for all; and**
- **f. The steps taken to minimise the noise impact of such uses.**

7.24 The Council recognises the value and important of suitable day care facilities for pre-school children and considers that demand for a range of facilities run either from dwellings or other premises is likely to increase over the plan period. However, to ensure that basic standards are maintained, appropriate locations must be used which protect the amenities of the surrounding area and properties. Consistent with the housing policies of this Plan, any loss of housing will be resisted by the Council.

Policy DM52 Burial Space

A. The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces where appropriate

B. In determining any application for the provision of new burial spaces, applications should demonstrate the following:

- **a. The provision meets the burial requirements of the various ethnic and religious groups within the Borough;**
- **b. The spaces are located within close proximity to the communities served by spaces to reduce the travelling distance to visit the deceased; and**

c. Any affect on the water table and the possibility of flooding or water logging cause by the new provision is minimised.

7.25 Meeting the needs of people at all stages of their lives including what happens to them post death is an important element of a successful community. Increased preference towards cremation has reduced the demand for burial spaces across London. Nevertheless Haringey's growing diverse population is likely to result in an increased demand for burial spaces to meet, in particular, the requirements of ethnic and religious groups for who burial is the only option.

7.26 In 2011, the Mayor of London published an assessment of burial capacity in London which demonstrated Haringey has 23.4 ha of burial land and a need for 8,961 graves between 2011 and 2031. There is no statutory duty for the Council to provide burial spaces, however, it is required to maintain its existing cemeteries, and as such the policy provides the protection of existing burial spaces in the Borough.

7.27 The Council will work with the Mayor, neighbouring authorities, cemetery providers and other key stakeholders to protect existing burial spaces and to promote and examine the potential for re-using graves or to identify opportunities for new provision. The concept of re-using burial spaces is actively encouraged by the London Plan and both Section 74 of the London Local Authorities Act (2007) and Section 25 of the Burial Act (1857) allow the re-use of graves in certain circumstances.

Policy DM53 Hotels and visitor accommodation

A. Hotels and other visitor accommodation are generally appropriate in locations within an existing town centre or at a location well served by public transport.

B. In these locations proposals for new hotel and visitor accommodation will only be supported where they:

- **a. Do not result in adverse impacts on residential amenity, including cumulative impacts;**
- **b. the proposal does not result in the loss of housing;**
- **c. Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches, appropriate to the size of the hotel or visitor accommodation;**
- **d. Provide an adequate standard of amenity for occupants;**
- **e. Are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards (the 10% wheelchair accessible standard rooms must be fully fitted from occupation);**
- **f. are not permanently occupied;**
- **g. Where appropriate, incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities; and**
- **h. Where appropriate, create active frontages on the ground floor.**

7.28 Hotels and visitor accommodation can create employment and economic activity both directly and indirectly. Haringey's location within the capital, including its rapid links to central London, provides an opportunity to support London's tourist industry while benefiting at a local level from increased visitors and job growth. The preferred location for hotels and visitor accommodation is in or close to town centres. Most importantly, care must be taken to ensure that they are at least well served by public transport. Proposals should not have an adverse impact on the environment by reason of noise, disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area. In general the local need for uses should be assessed in light of a strong presumption against the loss of residential accommodation.

7.29 The policy is intended to draw a distinction between apart-hotels and hotels which result in very different impacts. Permanent apart-hotel accommodation is considered to be C3 accommodation unless the lease lengths are controlled by planning condition which would be specified as an absolute minimum to distinguish its level of permanency. Other characteristics which would indicate the level of permanency could include: the presence of onsite staff / management; the presence of reception, bar or restaurant; provision of cleaning and administrative services; or ownership of units / ability to sell on open market. Planning applications demonstrating a distinction of permanency should consider these characteristics. Permanent C3 apart-hotel accommodation is not hotel or visitor accommodation and should be assessed via the other policies of the plan as they can often result in unsustainable development and put pressure on local services and infrastructure in the same ways as C3 accommodation.

Policy DM54 Facilitating Telecommunications Development

The Council will promote the development of advanced, high quality communications infrastructure to support economic growth and more accessible, inclusive communities. This will be achieved by requiring new development proposals to:

a. **Be designed in such a way as to be capable of facilitating delivery of high speed broadband technology;**
b. **Demonstrate how they will improve communications infrastructure in areas of poor broadband connectivity, as identified in Haringey's Infrastructure Delivery Plan, including through connection of the development to a nearby trunk network; and**
c. **Deliver "ultrafast" connections in Regeneration Areas; and**
d. **Be designed to meet the requirements of Policy DM3.**

7.30 The NPPF requires the Council to facilitate telecommunications development, including high speed broadband technology as essential for sustainable economic growth and in enhancing the provision of local community facilities and services, while ensuring as far as possible that any visual impact of the structure on valued features of the Borough's environment is minimised.

7.31 The Council will seek to ensure that all new development, and wherever possible all residents and businesses in the Borough have at least superfast (i.e. above 24MB/s in 2015 speeds) speeds of internet connectivity. There are currently areas of the Borough that have slow (i.e. below 10MB/s in 2015 speeds) speeds of internet connectivity. A live version of this map, and updates to the contemporary "superfast" and "ultrafast" internet speeds are included in the Infrastructure Delivery Plan.

7.32 Additionally, in areas in which the Council is proposing new workspace as a part of new development, "ultra-fast" (above 100MB/s and up to and beyond 1GB/s connections in 2015 speeds as technology allows) is considered to be a precondition of attracting knowledge-based firms into the Councils identified Regeneration Areas.

7.33 The Council expects developers to co-operate and contribute to the provision of high quality telecoms infrastructure. This will be delivered through partnership with an appropriate infrastructure delivery partner.

Policy DM55 Regeneration / Masterplanning

A. The Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in this Plan. Applicants will be required to demonstrate how the proposal:

1. **Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP.**
2. **Will integrate and complement successfully with existing and proposed neighbouring developments**
3. **Optimizes development outcomes on the site**

7.34 To ensure the spatial vision for the Borough is achieved, Policy DM56 seeks to ensure all development proposals submitted to the Council proactively respond to the vision and ensure the spatial vision of the Local Plan is achieved. At the same time, the Council also has a responsibility to proactively work with landowners, local communities and other parties to help deliver the aims of the Plan. The programme for growth is ambitious but with the support from the Mayor of London, the community, stakeholders, and the development industry, the vision for the Borough will be realised. DM56(B) provides the Council's commitment to helping facilitate and delivery the necessary change.

7.35 Private and public investment will be key to delivering the ambitious regeneration vision for the Borough. The Housing Zone in Tottenham is one example of investment which will contribute significantly to delivering the aims of the Plan. The housing zone monies will direct important investment into the AAP area supporting transport and public realm improvements which will benefit existing and future residents of Tottenham. Development will be expected to harness the benefits of such investment and maximise the opportunities this presents which could lead to more sustainable development outcomes. Another such example will be Crossrail which will redefine the accessibility levels of parts of the Borough.

Developers and the Council should utilise this to optimise housing delivery and more effectively meet the objectives of the Local Plan.

7.36 Ensuring development proposals are designed and submitted to Haringey as part of wider comprehensive developments will help to alleviate concerns associated with piecemeal development, and ensure that new development maximises benefit locally. The aim is to ensure landowners are talking to each other and are aware of the shared vision for the area, including the sites allocated for important infrastructure projects. Haringey wants to ensure development proposals do not prejudice each other, or the wider development aspirations for the Tottenham AAP area. Comprehensive redevelopment which is designed in consultation with the Council is likely to result in a faster planning consent being granted and will avoid any undue delays in the planning process, to the benefit of everyone involved.

7.37 Particular areas in which masterplans will be required in order to demonstrate that proposals

- Sites within the emerging Tottenham Hale District Centre to ensure a coherent Centre is created;
- Estate Renewal projects in which developments will need to be co-ordinated and community consultation held;
- Larger sites on which there are multiple landowners in order to ensure that proposals are not prejudicing development of the remaining parcels (including those with extant planning consent);
- Sites which fall within the Borough's Warehouse Living Areas (see Policy DM39).

The sites in which a masterplanned approach will be required are set out in Table 1 below:

Table 1: Example Sites with requirements for comprehensive development

Tottenham Hale District Centre
Station Square West
Station Square North
Tottenham Hale Retail Park
Tottenham Hale Station

Estate Renewal Sites
Turner Ave & Brunel Walk
Northumberland Park North
Northumberland Park
High Rd West
Park Grove& Durnsford Rd
Broadwater Farm Area
Leabank & Lemsford Close
Hillcrest

Large/Complex Sites
Gourley Triangle
Apex House
Wards Corner
Tottenham Hotspur Stadium
Hale Village
North of White Hart Lane
Alexandra Palace
Station Rd Offices/ Wood Green Bus Garage
Finsbury Park Bowling Alley
Myddleton Rd Local Centre
Clarendon Square
Wood Green Cultural Quarter (North/South/East)
Clarendon Rd South
Clarendon Gateway

Warehouse Living Sites
Constable Crescent
Fountayne Rd
Arena Design Centre
Omega Works
Vale/Eade Rds
Eade/Overbury Rds

16-54 Wood Green High Rd
L/b Westbury & Whymark Aves
Arena Retail Park
Highgate School
Highgate Bowl
The Roundway
Barber Wilson

Policy DM56 Supporting Site Assembly

A. The Council will support land assembly to achieve comprehensive development, and will use compulsory purchase powers, only where necessary, to assemble land for development within the borough where:

- **a. Landowners and developers can demonstrate that they have:**
  - **i. A viable, deliverable and Local Plan compliant scheme; and**
  - **ii. Have made all reasonable attempts to acquire, or secure an option over, the land/building(s) needed, through negotiation.**
- **b. Comprehensive redevelopment of the assembled site is required to deliver the site's allocation (including the requirements of a Masterplan where stated in the Plan); and**
- **c. The development proposed for the assembled site would contribute to the delivery of the Local Plan's objectives.**

B. Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability.

7.69 A comprehensive approach to development will often be in the public interest within the Borough. Whilst incremental schemes might be more easily delivered, the constraints posed by site boundaries, neighbouring development or uses, and below-ground services all have potentially limiting consequences for scale, layout and viability. Across the Borough as a whole, such consequences could depress the optimum use of land, the proper planning of development (in terms of layout, design, use etc) and the ability of development to support the achievement of wider regeneration initiatives or objectives.

7.70 The necessity to use compulsory purchase powers is more likely on sites with more complicated issues, which have land in multiple ownerships. These sites are set out in Table 1. These sites are considered to be the ones most likely to require Compulsory Purchase powers to be used. It is possible that other occasions may come forward that require site assembly to be carried out by the Council on sites other than those set out in Table 1.

8 Appendices

Appendix A: Schedule of Locally Significant Views

(To be read in conjunction with map 2.3)

Ref #	Viewing place and assessment point from - - - to	Type of view e.g. Panorama Linear River prospect Townscape Landmark vista	Source	Level and Importance (RAG)
1998 Unitary Development Plan				
1	Twyford Avenue - - - > across Fortis Mere School playing fields to Enfield	Panorama	1998 UDP	Local view
2	Alexandra Palace - - - - > to Highgate Ridge	Panorama	1998 UDP	Local view
3	Cranley Gardens - - - - > view along street and backdrop to West Green beyond	Linear	1998 UDP	Local view
4	Parkland Walk, bridge over St James Lane - - - -> Crouch End valley, ridge and central London landmarks beyond	Linear	1998 UDP	Local view
5	Archway Road north - - - - > Archway Bridge	Linear	1998 UDP	Local view
6	Archway Road south - - - - > Archway Bridge	Linear	1998 UDP	Local view
7	Ferme Park Road at junction of Ridge Road - - - - > Alexandra Palace	Linear	1998 UDP	Local view
8	Ridge Road at junction of Denton Road - - - - > Alexandra Palace	Linear	1998 UDP	Local view
9	Alexandra Park Road at junction Curzon Road and Windermere Road - - - - > to Enfield and Lea Valley	Linear	1998 UDP	Local view
10	Alexandra Palace - - - > Broomfield Park and beyond	Panorama	1998 UDP	Local view
2014 Urban Characterisation Study				
1	Hampstead Lane - - - - > view along the lane and towards Highgate village – glimpses between buildings	Townscape	2014 Urban Characterisation Study	Local view

2	Highgate Hill - - - - > view south towards Emirates and Central London	Linear	2014 Urban Characterisation Study	Local view
3	Alexandra Palace - - - - > Crouch End Ridge line	Panorama	2014 Urban Characterisation Study	Local view
4	Station Road, New Southgate - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
5	Broomfield Park - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
6	Bounds Green Road railway bridge - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
7	Devonshire Road, corner of Devonshire Hill Lane - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
8	Lordship Lane at Bruce Castle - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
9	Watermead Way railway bridge - - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
10	Downhill Park Road - - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
11	Adams Road - - - - > Alexandra Park	Linear	2014 Urban Characterisation Study	Local view
12	Corner of Seven Sisters Road, Amhurst Park and Eade Road - - - > Alexandra Palace	Linear	2014 Urban Characterisation Study	Local view
13	View along Inderwick Road	Townscape	2014 Urban Characterisation Study	Local view
14	View along Nelson Road	Townscape	2014 Urban Characterisation Study	Local view
15	Queenmore Road, Stapleton Hall Road junction - - - > Seven Sisters and Hale Village	Linear	2014 Urban Characterisation Study	Local view

Appendix B: Article 4 Directions for Historic Environment

Area	Addresses Covered	Types of development for which permission is required
TOWER GARDENS	Awlfield Road; Ballioll Road; Bennington Road; Cheshunte Road; Cumberton Road; De Quincey Road 1-31,2-30; Kevelioc Road; Lordship Lane 132-458(even); Risley Avenue 1-203,2-266; Shobden Road; Siward Road; Spigurnell Road; Teynton Terrace 1-31, 2-36; Topham Square; Tower Gardens Road; Turnant Road rear of the Roundway and Walden Rd; Waltheof Avenue; Wateville Road.	1. Enlargements improvements and alterations to the front of a house or any side facing a road. 2. Erection or alterations to porches outside any external door. 3. A hardstanding for a vehicle in a garden. 4. Gates, walls, or other means of enclosure in front of the building or facing a highway. 5. Painting any exterior brickwork, rendering or pebble dashing at the front or side.
NOEL PARK	Ashley Crescent; Darwin Road 1-47, 2-48; Farrant Avenue; Gladstone Avenue 35a-287, 60-276; Lymington Road 31-235, 42-300, Noel Park School, St Marks Church Hall and Vicarage; Morley Avenue; Moselle Avenue; Salisbury Road 19-81, 2-56; Vincent Road 1-49, 2-46.	1. Enlargements improvements and alterations to the front of a house or any side facing a road. 2. Erection or alterations to porches outside any external door. 3. Construction of any gates, fences, walls, or other means of enclosure or alteration or maintenance of these if they are in front of the building or facing a highway. 4. Painting any exterior brickwork, rendering or pebble dashing at the front or side.
ROOKFIELD ESTATE	Cascade Avenue; Cranmore Way; Etheldene Avenue 43-69 and 76-88; Muswell Hill 1-33 odd, 6; Hollybank; Hollybank cottage and garages; Grove Lodge and Victoria Public House; Park Road 205-209 odd; Rookfield Avenue; Rookfield Close; St.James's Lane 89-131, 108-132; The Chine; The Court.	1. Enlargements, improvements and alterations to houses. 2. Erection or alterations to porches outside any external door. 3. A hardstanding for a vehicle within the curtilage. 4. Construction of any gates, fences, walls, or other means of enclosure or alteration or maintenance of these if they are in front of the building or facing a highway 5. Painting any exterior brickwork or rendering.
PEABODY COTTAGES	Peabody Cottages: Nos. 1A, 1B and Nos. 1 to 12 (consecutive); Nos. 14 to 19 (consecutive); Nos. 43 to 50 (consecutive); Nos. 52 to 151 (consecutive); Lordship Lane: Nos. 80-130 (even).	1. Enlargements, improvements, removal or other altrations to the street elevations 2. Alteration to the roof slope fronting a street 3. Erection or alteration of porches outside any external door facing the street

		4. Formation of hardstanding within a garden area fronting a street 5. Installation, alteration or replacement of a satellite antenna or any part fronting the street 6. Erection, alteration or removal of a chimney 7. Demolition, erection, construction, improvment or alteration of a gate, dence, wall or other means of enclosure to the street frontage 8. Painting of the exterior (except windows, window frames, doors and door frames) 9. Demolition of any part of the street elevations or street boundaries

Appendix C: Town Centre Primary and Secondary Frontages

Town Centre Primary Frontages

Centre	Address
Wood Green Metropolitan Centre,N22	1-133 (odd) High Road, 2-74 (even) High Road 1-14 (cons) Cheapside, 1-9a (odd) Westbury Avenue 106 Alexandra Road Shopping City complex (including High Road frontages)
Crouch End District Centre, N8	1-61 (odd) The Broadway 6-8 (even) The Broadway 26-54 (even) The Broadway 1-26 (cons) Broadway Parade 1-44 (cons) Topsfield Parade 1-9 (odd) Park Road 2-24 (even) Park Road 1-4 Broadway House
Green Lanes District Centre, N4	1-80 (cons) Grand Parade 407-575 (odd) Green Lanes
Muswell Hill District Centre, N10	1-333 (odd) Muswell Hill Broadway 36-264 (even) Muswell Hill Broadway 318-420 (even) Muswell Hill Broadway 2-20 (even) Fortis Green Road (Sainsbury, Muswell Hill)
Tottenham High Road/Bruce Grove District Centre, N17	444-554 (even) High Road 467-549 (odd) High Road
West Green Road/Seven Sisters Road District Centre, N15	1a-95 (odd) West Green Road 2-110 (even) West Green Road 227-261 (odd) High Road 220-224 (even) High Road 230 High Road (Tesco Seven Sisters)
Finsbury Park District Centre	From the corner of Seven Sisters Road (number 263) to 10 (even) Stroud Green Road

Town Centre Secondary Frontages

Centre	Address
Wood Green Metropolitan Centre, N22	Secondary frontage (south) 17-35 (odd) Westbury Avenue 1-9 (cons) Turnpike Parade, Green Lanes including Cinema 2-8 (even) Westbury Avenue, 1-3 (cons) Westbury Arcade,

Centre	Address
	258-278 (even) Langham Road 1-4 (cons) Wellington Terrace Adj 1 Wellington Terrace
	Secondary frontage (East) 11-25 (odd) Lymington Avenue 10-18 (even) Lymington Avenue excluding Community Centre 30-32 Lymington Avenue 4 Glynne Road
	Secondary frontage (North) 136-240 (even) High Road 1-19 (cons) The Broadway Library Arcade 203-207 (odd) High Road 1-11 Station Road Safeway Store and arcade Spouters Corner Secondary frontage at Site Allocation 13: Mecca Bingo, 707-725 Lordship Lane Creation of new primary frontages at Site Allocation 16: Wood Green Library, 187-197A Wood Green High Road. Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Town Centre at Dovecote Avenue, 7 Cheapside & Lymington avenue through SA 18: 16-54 Wood Green High Road Creation of new secondary frontages through redevelopments of SA 12 Wood Green Bus Garage and SA 13 Station Road Offices.
Crouch End District Centre, N8	Secondary Frontage (South) 126-146 (even) Crouch Hill Floral Hall Crouch Hill 2-4 The Broadway 147-153 (odd) Crouch Hill 1-35 (odd) Crouch End Hill 71 Crouch End Hill 2-72 (even) Crouch End Hill
	Secondary Frontage (North/East) 27-38 (cons) Broadway Parade 45-55 (cons) Topsfield Parade 163A – 165 (odd) Tottenham Lane
	Secondary Frontage (North) 2-34 (even) Middle Lane
	Secondary Frontage (North/West) 11-59a (odd) Park Road 42-48 (even) Park Road 68-70 (even) Park Road
Green Lanes District Centre,	Secondary Frontage (South) 329-379 (odd) Green Lanes

Centre	Address
N4	385-405 (odd) Green Lanes 390 (even) Green Lanes to the Corner of Williamson Road
	Secondary Frontage (North) 577-593 (odd) Green Lanes 1-11 (cons) Salisbury Promenade including the Coliseum Salisbury Hotel, Green Lanes 430 Harringay Arena, Green Lanes MacDonald's Restaurant, Williamson Road, N4 444-452 (even) St Ann's Road 570 -572 Green Lanes
Muswell Hill District Centre, N10	Secondary frontage (Fortis Green Road) 22-230 (even) Fortis Green Road 1-121 (odd) Fortis Green Road
	Secondary Frontage (Muswell Hill Road) 107-123 (odd) Muswell Hill Road 2-30 (even) Muswell Hill Broadway
	Secondary Frontage (Muswell Hill Broadway-East) 266-314 (even) Muswell Hill Broadway The Hill PH, 56 Muswell Hill
	Secondary frontage (Muswell Hill Broadway - West) 422-522 (even) Muswell Hill Broadway
Tottenham High Road/Bruce Grove District Centre, N17	Secondary Frontage (Bruce Grove) 1 & 2 Station Buildings, Bruce Grove 1-4 (cons) Bruce Grove 68-119 (cons) Bruce Grove
	Secondary Frontage (High Road North) 551-577 Tottenham High Road 560-592 Tottenham High Road
West Green Road/Seven Sisters Road District Centre, N15	Secondary Frontage (Seven Sisters) 709-723 Seven Sisters Road
	Secondary Frontage (West Green Road) 97-111 (odd) West Green Road 112-126A (even) West Green Road
Finsbury Park District Centre	263 to 271 Seven Sisters Road 18b to 52 Stroud Green Road (even) Route through Finsbury Park Bowling Alley site.

Local Shopping Centres

Number	Centre	Addresses
1	Alexandra Park Road, N10	88-126 Alexandra Park Road, 111-121 Alexandra Park Road
2	Archway Road N6	247-269 Archway Road 271-395 Archway Road 169 Southwood Lane

Number	Centre	Addresses
		162-228 Archway Road 230-258 Archway Road 260-274 Archway Road 306-314 Archway Road
3	Aylmer Parade, N2	22-37 Aylmer Parade 14-21 Aylmer Parade
4	Bounds Green, N11	38-50 Bounds Green Road Latham Court 1-11 Queens Parade 5-7 Brownlow Road 1 Maidstone Road
5	Broad Lane, N15	73-87 Broad Lane 89-103 Broad Lane 2-8 Walton Road 2-8 Victoria Road
6	Commerce Road, N22	4-26 Commerce Road
7	Cranley Parade, N10	37-59 Muswell Hill Road
8	Craven Park Road, N15	109-117 Craven Park Road 1A Elm Park Avenue
9	Crescent Road, N22	1-11, 2-20 Crescent Road 2-26 Palace Gates Road
10	Ferme Park Road, N4	1-23, 2-10 Ferme Park Road, 64/64b/68 Stapleton Hall Road
11	Great Cambridge Road, N17	9-31, 18-56 Great Cambridge Road
12	Green Lanes, N8	643-661 Green Lanes
13	Hermitage Road, N4	285-293 Hermitage Road
14	Highgate High Street, N6	44-90 High Street 2-42 High Street
15	Hornsey High Street, N8	1-67 High Street 2-62 High Street 78 - 106 High Street 1-6 Campsbourne Parade 210-226 Middle Lane
16	Lordship Lane East, N17	134-138, 183-205 Lordship Lane
17	Lordship Lane Roundway, N17/N22	387-483 Lordship Lane 460-520 Lordship Lane 532-576 Lordship Lane
18	Lordship Lane West, N22	608-642 Lordship Lane 1-25 Salisbury Road
19	Lordship Lane Central	342-384 Lordship Lane
20	Midhurst Parade, N10	1-6 Midhurst Parade, Fortis Green
21	Myddleton Road, N22	74-136a Myddleton Road 65-143 Myddleton Road
22	Park Lane, N17	102-126 Park Lane 161-195 Park Lane
23	Park Road/Priory Road, N8	298-316 Park Road 159-187 Priory Road

Number	Centre	Addresses
24	Philip Lane East, N15	176-208 Philip Lane
25	Philip Lane West, N15	187-211, 260-278 Philip Lane
26	Quernmore Road, N4	34-48, 41-47 Quernmore Road
27	Seven Sisters Road, N15	483-531 Seven Sisters Road 600-616 Seven Sisters Road
28	Stroud Green Road North, N4	178-202 Stroud Green Road
29	Stroud Green Road South, N4	74-104 Stroud Green Road
30	Tottenham Lane, N8 (East)	29-99 Tottenham Lane
31	Tottenham Lane, N8 (West)	121-157 Tottenham Lane
32	Tottenham High Road North, N17	793-811, 804-838 High Road 1-21 Northumberland Park
33	Turnpike Lane	1-137 Turnpike Lane, 60-84 Turnpike Lane, 8-38 Turnpike Lane
34	Westbury Avenue, N22	28-44, 57-79 Westbury Avenue
35	West Green Road Central, N15	293-341 West Green Road 1-9 Vicarage Parade 261-269 West Green Road
36	West Green Road West, N15	432-470, 437-451 West Green Road 410-430 West Green Road
37	Weston Park, N8	85-93, 96a-104 Weston Park 113/5 Inderwick Road
38	Wood Green High Road North, N22	336-362 High Road

Appendix D: Saved Unitary Development Plan (UDP) Policy Replacement

8.1.2 The table below shows which policies within the Local Plan: Development Management Policies are proposed to replace those within Haringey's Unitary Development Plan (UDP) Saved Policies.

8.1.3 The Strategic Policies Local Plan has already replaced many of the previous Saved UDP Policies. A full schedule is included in Appendix 1 of the Strategic Policies Local Plan.

UDP Policy	Policy Name	Policy Superseded by Local Plan: DM Policies	Policy Name
DEVELOPMENT AND URBAN DESIGN			
UD1	Planning Statements	Superseded	In line with the Town and Country Planning (Development Management Procedure) (England) Order (Amendment No 3) 2012, Haringey produces a Planning Application Validation Checklist.
UD3	General Principles	DM1, DM2, DM23	Delivering High Quality Design; Accessible and Safe Environments; Environmental Protection
UD7	Waste storage	DM4	Provision and Design of Waste Management Facilities
UD10	Advertisements	DM3	Public Realm, including public art, privately owned spaces, advertisements and telecommunication equipment.
UD11	Telecommunications equipment	DM3	Public Realm, including public art, privately owned spaces, advertisements and telecommunication equipment.
ENVIRONMENT			
ENV5	Works affecting the water course	DM24, DM28	Managing and Reducing Flood Risk; Watercourses and Flood Defences
ENV6	Noise pollution	DM1, DM23	Delivering High Quality Design; Environmental Protection
ENV7	Air, water and light pollution	DM1, DM23, DM27	Delivering High Quality Design; Environmental Protection; Protecting and Improving Groundwater Quality and Quantity
ENV11	Contaminated land	DM23	Environmental Protection
ENV12	Development at or near premises involving use or storage of hazardous	DM23	Environmental Protection

	substances		
HOUSING			
HSG2	Change of use to residential	DM10, DM12, DM38,	Housing Supply; Housing Design and Quality; Employment-led Regeneration
HSG5	Hostel accommodation	DM15	Specialist Housing
HSG6	Houses in Multiple Occupation	DM17	Houses in Multiple Occupation
HSG7	Housing for special needs	DM15	Specialist Housing
SHG11	Restricted Conversion Areas	DM16	Residential Conversions;
EMPLOYMENT			
EMP4	Non employment generating uses	DM38, DM39, DM40	Employment-led Regeneration; Warehouse Living; Loss of Employment Land and Floorspace
EMP5	Promoting employment uses	DM37, DM38, DM40	Maximising the Use of Employment Land and Floorspace; Employment-Led Regeneration; Loss of Employment Land and Floorspace
EMP6	Car repair workshops, garages and car washes	N/A	Deleted and not replaced.
EMP7	Live/work units	DM39	Warehouse Living
TOWN CENTRE			
TCR2	Out of town centre development	DM41	New Town Centre Development
TCR3	Protection of shops in town centres	DM41, DM42, DM45	New Town Centre Development; Primary and Secondary Frontages; Maximising the Use of Town Centre Land and Floorspace
TCR4	Protection of local shops	DM41, DM43, DM44	New Town Centre Development; Local Shopping Centres; Neighbourhood Parades and Other Non-Designated Frontages
TCR5	A3 restaurants and cafes, A4 drinking establishments and A5 hot food takeaways	DM1, DM23, DM41, DM47	Delivering High Quality Design; Environmental Protection; New Town Centre Development; Hot Food Takeaways
MOVEMENT			
M8	Access roads	DM33, DM37	Crossovers and Vehicular Access; Maximising the Use of Employment Land and Floorspace
M9	Car free residential developments	DM32	Parking
M10	Parking for development	DM32	Parking
M12	Minicabs	DM36	Mini Cab offices
OPEN SPACE			

OS3	Significant Local Open Land	DM20	Open Space and Green Grid
OS4	Alexandra Park and Palace	DM9, DM20	Management of the Historic Environment; Open Space and Green Grid
OS5	Development Adjacent to Open Space	DM1, DM2, DM20	Delivering High Quality Design; Accessible and Safe Environments; Open Space and Green Grid
OS8	Heritage Land	DM2, DM9	Accessible and Safe Environments; Management of the Historic Environment
OS17	Tree protection, tree masses and spines	DM1, DM19	Delivering High Quality Design; Nature Conservation
CREATIVE, LEISURE & TOURISM			
CLT3	Social clubs	DM1, DM42, DM49	Delivering High Quality Design; Primary and Secondary Frontages; Managing the Provision and Quality of Community Infrastructure
CLT4	Hotels, boarding houses and guest houses	DM53	Hotels and Visitor Accommodation
CONSERVATION			
CSV4	Alterations and extensions to listed buildings	DM9	Management of the Historic Environment
CSV5	Alterations and extensions in conservation areas	DM9	Management of the Historic Environment
CSV6	Demolition of listed buildings	DM9	Management of the Historic Environment
CSV7	Demolition in conservation areas	DM9	Management of the Historic Environment
CSV8	Archaeology	DM9	Management of the Historic Environment

Appendix E: Supplementary Planning Document & Guidance Replacement

8.1.4 When adopted, this document will supersede certain supplementary guidance, specifically:-

- SPG1a Design Guidance. This document was adopted in January 2006. It will be superseded by the Design Policies contained in this DPD.
- SPG1b Parking in Front Gardens This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG1b is effectively withdrawn.
- SPG 6a - Shopfronts, Signage & Security This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the design policies contained in the DM DPD, and SPG6a is effectively withdrawn.
- SPG 6b – Advertisements This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG6b is effectively withdrawn.
- SPG 7a - Vehicle and Pedestrian Movement This document was drafted in 2006 and not adopted. The guidance contained in this document will be replaced by the parking policies contained in the DM DPD, and SPG7a is effectively withdrawn.

Appendix F: Glossary of Terms

- **Accessibility**: Ability of people or goods and services to reach places and facilities.
- **Accessible Development:** A building, facility etc. and its wider environment which can be reached and used, in particular by people with disabilities.
- **Accessible Transport:** Transport services and vehicles designed and operated to be usable by people with disabilities and other transport disadvantaged people, with characteristics possibly including affordable fares, wheelchair user accessibility and easy reach of final destination.
- **Active Frontages:** street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and open towards the street. This is not the same as attractive frontages, such as art walls, green walls or display boxes. Active frontages are often taken to mean continuous rows of highly-glazed shop fronts with frequent entries and cafes.
- **Affordable Rent:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
- **Affordable Housing:** Affordable housing includes social rented and intermediate housing provided to specific eligible households whose needs are not met by the market (See entry for affordable rent, intermediate and social rented for further details).
- **Amenity:** A positive element or elements which contribute to the overall character or an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.
- **Authority Monitoring Report (AMR):** Report published by the Council which provides updates on the preparation of the Council's Local Plan and other planning documents and assesses performance of adopted planning policies.
- **Area Action Plan (AAP):** Development Plan Documents used to provide a planning framework for areas of change (e.g. major regeneration) and areas of conservation.
- **Area of Archaeological Importance:** Areas with known archaeological potential where the Council's archaeology policies will normally be strictly applied.
- **Area for Intensification:** These are areas which have significant potential for increases in residential, employment and other uses through development for regeneration of available sites and exploitation of potential for regeneration, through higher densities and more mixed and intensive use. These areas have good existing or planned public transport.
- **Area of Change:** these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.
- **Area of Opportunity**: London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and /or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
- **Article 4 Direction**: A power available under the 1995 General Development Order allowing the Council, in certain instances, to restrict permitted development rights.

- **Backland Development**: Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominately residential areas.
- **Biodiversity:** Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.
- **Biodiversity Action Plan (BAP) – Haringey:** The Biodiversity Action Plan includes policies and actions that will contribute towards conserving, enriching and celebrating the wildlife in Haringey.
- **Blue Ribbon Network**: Policy covering London's waterways, water spaces and land alongside them.
- **Building Research Establishment Assessment Method (BREEAM):** used to assess the environmental performance of new and existing buildings.
- **Brownfield Land:** Previously developed land which is or has been occupied by a permanent structure.
- **Borough Roads:** Roads for which the Borough is the Highway Authority.
- **Building Line**: The line formed by frontages of buildings along a street.
- **Car Club:** Schemes which facilitate vehicle sharing.
- **Central Activity Zone (CAZ**): The CAZ is the area where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions.
- **Care in the Community:** This enable people in need of care, whether because of old age, disability, illness or other reasons, to continue to live in their own homes or in homely settings within the community.
- **Census**: A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in March 2011.
- **Cluster:** Geographical concentration of interconnected companies, specialised supplies, service providers in related industries, and associated institutions (for example universities, standard agencies, and trade associations) in particular firms that compete but also co-operate.
- **Code for Sustainable Homes**: The national standard for the sustainable design and construction of new homes.
- **Combined Heat and Power (CHP):** The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
- **Community Facilities:** Community facilities can be defined as including children's play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, facilities for emergency services, including police facilities, education facilities, libraries, community halls, criminal justice facilities meeting rooms, places of worship, public toilets, pubs and post offices.
- **Community Infrastructure Levy (CIL):** A per square metre tariff on new development seeking to raise revenue to fund new infrastructure.
- **Community Transport:** A range of voluntary sector, non profit-making transport services designed to meet the needs of people who do not have access to private transport and for whom public transport is unsuitable.

- **Comparison Goods:** Goods for which the purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of size, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.
- **Compulsory Purchase Order (CPO):** An order which enables a statutory authority to purchase an area of land compulsory for an approved project.
- **Conservation Area:** Area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historic interest. The Council will seek to preserve and enhance the character and appearance of these areas.
- **Contaminated Land**: Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. Because substances in or on the land may be hazardous and likely to affect its proposed development, a quantitative risk based assessment is required to determine whether the proposed development should proceed and whether some form of remedial action is required.
- **Context:** In urban design terms the character and setting of the immediate local area within which a building or site is situated or to be sited. The context will take into account any local distinctiveness of an area i.e. the particular positive features of a locality that contribute to its special character and sense of place and distinguish one local area from another.
- **Convenience Goods:** Good purchased on a regular basis which meet the day to day needs of local residents. They require minimum effort in selection and buying e.g. food, newspapers and other goods of a standardised type of which there is a wide sale.
- **Conversions:** The sub-division of residential properties into self-contained flats or maisonettes.
- **Core Strategy**: The Core Strategy was the former title of the Strategic Policies Local Plan document.
- **Culture:** A way of life including, **but not** limited to language, arts and science, thought, spiritual activity, social activity and interaction (the Roshan Cultural Heritage Institute).
- **Cultural Quarter:** Area where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environment.
- **Decent Homes Standard:** A Government standard for housing which requires both Councils and Registered Social Landlords (RSLs) to bring up their property standards to a defined minimum by 2010.
- **Density:** The number of habitable rooms per hectare.
- **Designated Views** - views which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces
- **Development Management Development Management Document (DMDPD):** These are the policies which are required to ensure that all development in the Borough meets the spatial vision and objectives set out in the Local Plan.
- **Development Plan Documents (DPD**): Statutory planning documents that form part of the Local Development Framework including the Strategic Policies Local Plan, Development Management Policies and Site Allocations Document.

- **District Centre:** District centres have traditionally provided convenience goods and services for more local communities and accessible by public transport, walking and cycling.
- **Ecological Corridor**: Ecological Corridors are relative areas of green space running through built up areas that allow the movement of plants and animals to other areas and habitats.
- **Emergency Services:** Includes Fire, Police and Ambulance services.
- **Employment Land Review (ELR):** A study providing evidence of the macroeconomic circumstances driving the need for provision of employment land in the Borough.
- **Environmental Assessment:** A method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level 'strategy' (a policy, plan or programme), with the aim of taking account of these effects in decision-making.
- **Fluvial:** Water in the Thames and other rivers.
- **Form:** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
- **Garden Land** – (including back gardens and private residential gardens) is the area within a defined dwelling curtilage used for amenity purposes from which the public is excluded.
- **General Development Order (GDO):** Identifies the certain types of usually minor development for which planning permission is not required and which therefore do not require a planning application to be submitted to the Council.
- **Greater London Authority (GLA):** The GLA is a strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.
- **Green Belt:** Green Belt is an area of land which has been given special status to restrict inappropriate development.
- **Green Chain/Link:** Linked green spaces composed of such elements as open land, footpaths, canals and rivers which provide public access, play valuable recreational, conservation, ecological and general amenity role. Green chains can also be Ecological Corridors.
- **Green Industries**: This business sector that produced goods or services, which compared to other more commonly used goods and services, are less harmful to the environment.
- **Green Infrastructure**: A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.
- **Green Roofs:** Planting on roofs to provide climate change, amenity and recreational benefits.
- **Growth Area:** Specific areas for new residential development to accommodate future population growth. In Haringey, there are two including Tottenham Hale, Opportunity Area, and Haringey Heartlands, Area of Intensification.
- **Gyratory:** A road junction at which traffic enters a one-way system around a central island.
- **Health Impact Assessment (HIA):** A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on

health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.

- **Heritage Land:** Heritage Land is open land of strategic importance to London of significance for its landscape, historical and nature conservation interest. The only Heritage land at the present time is Highgate Golf Course which forms part of the wider area of Hampstead Heath.
- **Highway Authority:** An authority responsible for a highway, whether or not maintainable at public expenses.
- **Historic Parks and Gardens**: Parks and gardens containing historic features dating from 1939 or earlier registered by English Heritage. These parks and gardens are graded I, II or II* in the same way as Listed Buildings. Only Alexandra Park and Finsbury Park are registered in Haringey.
- **Homes and Community Agency (HCA):** HCA is the national housing and regeneration agency for England.
- **House in Multiple Occupation (HMO):** Housing occupied by members of more than one household, such as student accommodation or bedsits.
- **Housing Association:** see Registered Provider.
- **Housing Trajectory:** Graph illustrating the supply of projected completion housing completions up to 2026.
- **Industrial Business Park (IBP):** Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and some small scale distribution. They can be accommodated next to environmentally sensitive areas.
- **Intermediate Housing**: Housing available at prices and rents above those of social rent but below market prices or rents.
- **Landmarks** - Buildings and structures, other than Strategically Important Landmarks, that are visually or culturally prominent in Designated Views
- **Landscape**: The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.
- **Lifetime Home**: Ordinary homes designed to provide accessible and convenient homes for a large segment of the population.
- **Linear View***:* A view seen through narrow gaps between buildings or landscaping
- **Listed Building**: Locally listed buildings are those which satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II* or with grade I being the highest. English Heritage is responsible for designating buildings for statutory listing in England.
- **Local Development Documents (LDD**): The collective term for Development Plan Documents, Supplementary Planning Documents (does not form part of the statutory development plan) and other documents including the Statement of Community Involvement.
- **Local Development Framework (LDF):** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the

community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plans or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.

- **Local Development Scheme (LDS):** The LDS sets out the programme/timetable for preparing the LDD.
- **Local Implementation Plan (LIP):** Statutory transport plans produced by London Boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.
- **Local Nature Reserve (LNR):** Sites which offer special opportunities for people to see and learn about wildlife in natural surroundings. LNRs are a statutory designation made under the National Parks and Access to the Countryside Act 1949.
- **Strategic Policies Local Plan**: The Strategic Policies Local Plan is a Development Plan Document setting out the vision and key policies for the future development of the Borough up to 2026.
- **Local Shopping Centre:** The level of shopping centre below District Centre level, providing services for local communities.
- **Local Strategic Partnership (LSP**): A partnership of people that bring together organisations from the public, private, community and voluntary sector within a local authority area.
- **London Development Agency (LDA**): Organisation acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.
- **London Plan (The Spatial Development Strategy**): The London Plan is the name given to the Mayor's spatial development strategy for London.
- **Main River**: All watercourses shown on the statutory main river maps held by the Environment Agency and the Department of Environment, Food and Rural Affairs (see also Watercourse, Ordinary Watercourse).
- **Market Housing:** Private housing for rent or for sale, where the price is set in the open market.
- **Metropolitan Open Land (MOL):** Strategic open land within the urban area that contributes to the structure of London.
- **Metropolitan Town Centre:** Metropolitan centres serve wide catchments areas and can cover several Boroughs. Typically they contain at least 100,000sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, leisure, service and civic functions.
- **Mixed tenure:** A mix of affordable and market housing.
- **Mixed Use Development**: Provision of a mix of complementary uses, such as residential, community and leisure uses on a site, within the same building or within a particular area.
- **National Planning Policy Framework (NPPF)**: Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.
- **Neighbourhood and more local centres**: Typically serve a localised catchment often most accessible by walking and cycling. They include local parades and small cluster of shops, mostly for convenience goods and other services.

- **Open Space:** All land in London that is predominately undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
- **Ordinary Watercourse:** All other watercourses which are not shown on the statutory main river maps help by the Environment Agency and the Department of Environment, Food and Rural Affairs. (See also: Watercourse, Main Rivers)
- **Panorama** - A broad prospect seen from an elevated public viewing place
- **Planning Obligations Supplementary Planning Document:** A guidance document offering support in the implementation of planning obligations on planning applications subsequent to the adoption of the Haringey CIL.
- **Primary Care Trust (PCT):** PCTs decide what health services a local community needs, and they are responsible for providing them.
- **Public Realm:** This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
- **Public Transport Accessibility Level (PTAL**): Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network.
- **Quietways:** A network of radial and orbital cycle routes throughout London which overcome barriers to cycling, targeting less confident cyclists who want to use low-traffic routes while also providing for existing cyclists who want to travel at a gentler pace.
- **Regeneration:** The economic, social and environmental renewal and improvement of a rural or urban area.
- **Registered Provider:** non-profit making organisations that provide low-cost housing for people in need of a home.
- **River Prospect***:* Short and longer distance visual experiences of a rivers cape (in HGY case Lee, Moselle or New River)
- **Section 106 Agreements (S106)/Planning Obligations:** These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990.
- **Secured by Design:** The planning and design of street layouts, open space, and buildings so as to reduce the likelihood or fear of crime.
- **Self-Build Housing**: As defined in the Community Infrastructure Regulations (Amendment) 2014. A dwelling built by a person (including where built following commission by a person, and occupied by a person as the person's sole or main residence.
- **Site Allocations Development Plan Document**: This will form part of Haringey's LDF and will guide land use and future development in the Borough until 2026.
- **Sites of Importance for Nature Conservation (SINC):** SINCs are areas protected through the planning process having been designated for their high biodiversity value.
- **Site of Specific Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

- **Small and Medium Enterprises (SMEs)**: Small and Medium Enterprises (SMEs) comprise businesses with more than 11 but less than 250 staff.
- **Social Infrastructure**: Facilities and services including health provision , early years provision , schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
- **Social Rented Housing**: Rented housing owned and managed by local authorities or registered social landlords, or be provide by other bodies under equivalent rental agreements.
- **Spatial Vision**: A statement of long term shared goals for the spatial structure of an area.
- **Statement of Community Involvement (SCI):** The Council's policy for involving the community in the preparation, review and alteration of LDDs and planning applications. It includes who should be involved and the methods to be used.
- **Strategic Environmental Assessment (SEA**): Expression used by the European Union to describe environmental assessment as applied to policies, plans and programmes.
- **Strategic Housing Land Availability Assessment (SHLAA**): An assessment of land availability for housing which informs the London Plan and Borough local development documents, as set out in section 48 of the NPPF
- **Strategic Housing Market Assessment (SHMA**): An assessment of housing need and demand which informs the London Plan and Borough local development documents.
- **Strategic Industrial Location (SIL):** These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including logistics, waste management, utilities, wholesale markets and some transport functions.
- **Supplementary Planning Document (SPD**): Provides supplementary information about the policies in DPDs. They do not form part of the development plan and are not subject to independent examination.
- **Supplementary Planning Guidance (SPG**): Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies.
- **Sustainability Appraisal (SA**): This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment.
- **Sustainable Urban Drainage Systems (SUDS**): An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.
- **Tall Buildings:** The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.

- **Townscape View** - Unfolding close view of built up environment with spaces between and in each case views might or might not contain (but will be more significant if they do):

- **Tree Preservation Order (TPO):** Made under the Town and Country Planning Act 1990 by the local planning authority to protect trees of importance for amenity, landscape and nature conservation.
- **Urban Characterisation Study (UCS):** An appraisal of the character of the Borough in terms of built urban form, topography, conservation and heritage value.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987, as amended, lists 15 classes of use. A change of use within the same Class does not constitute development and thus does not require planning permission.
- **Unitary Development Plan (UDP**): A UDP is a land use plan that seeks to make the most efficient and effective use of land in the public interest. The LDF will eventually replace Haringey's UDP 2006.
- **View Corridor:** Strategic important views designated in the London Views Management Framework.
- **Warehouse Living**: Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sectors.
- **Watercourse**: Term which applied to both main rivers and ordinary watercourses.
- **Windfall Development**: Any residential development that is granted consent on land or buildings not specifically allocated for residential development in Haringey's Local Plan documents.

Appendix G: Making Representations to the Plan

Introduction

The Development Management Policies development plan document (DPD), the 'Plan', is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when submitted to the Secretary of State for examination by an independent Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) states that the purpose of the examination is to consider whether the Plan complies with the legal requirements and is 'sound'.

Legal Compliance

The Inspector will first check that the Plan meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

Before making a representation please consider the following:

- The Plan in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents it proposes to produce over a three year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If this DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.

- The process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.

- The Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.

- On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify statutory bodies (as set out in the regulations) and any persons who have requested to be notified.

- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

- The Plan should have regard to national policy and conform generally to the London Spatial Development Strategy, i.e. the London Plan. This sets out policies for the Greater London region in relation to development and use of land, and forms part of the development plan for LPAs.

- The Plan must have regard to any Sustainable Community Strategy (SCS) for its area. The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area.

Soundness

Soundness is explained fully in the National Planning Policy Framework in paragraph 182.

The Inspector must be satisfied that the Plan has been **positively prepared** and is **justified, effective** and **consistent with national policy**. To be sound the Plan should be:

Positively Prepared
The Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified
This means that the Plan should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area.
- Research/fact finding: the choices made in the plan are backed up by facts

The Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective
This means the Plan should be deliverable, embracing:
- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities.

The Plan should also be flexible and able to be monitored.

The Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the Plan should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Authority Monitoring Report.

Consistent with national policy
The Plan should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach.

Conversely, respondents may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are which justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of the Plan is not sound because it does not include a policy where it should, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the London Plan (2015)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other DPD in the Local Plan. There is no need for repetition between documents in the Local Plan.
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a change to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Plan should be changed. It will be helpful if you also say precisely how you think the Plan should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see the Plan changed, it would be helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to submit separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in The CLG Plan Making Manual.

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SITE ALLOCATIONS DPD

Haringey's Local Plan

Regulation 19 Consultation

October 2015



www.haringey.gov.uk

Haringey LONDON

Foreword

The Local Plan: Strategic Policies document was adopted by Council in March 2013. This document sets out the strategic vision and objectives that the Council will seek to achieve through its planning decisions in the period 2011-2026.
In order to deliver the objectives of the Plan to deliver new homes, jobs, economic growth and improve our social infrastructure, significant sites will need to be developed across the borough. This is currently being reviewed in light of the new housing and jobs targets

The Site Allocations DPD, in conjunction with the Tottenham Area Action Plan, introduces the key development sites which will accommodate the majority of development in the borough over the plan period 2011-2026. In order to deliver the improvements that Haringey residents aspire to, the Council must have the appropriate powers necessary through the statutory planning system.

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

The Council has considered the responses received to the preferred options consultation document and published this Proposed Submission document. Responses at this stage are invited for where parties have reason to challenge the soundness or legality of the Local Plan document. The document will go through Examination in Public, by an independent planning inspector, to consider the soundness of the document.

4

Statutory Information

Planning and Compulsory Purchase Act 2004, Sections 17 to 23

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

Regulation 19

London Borough of Haringey

Sites Allocation Development Plan Document

PROPOSED SUBMISSION VERSION

December 2015-January 2016

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How to respond to the consultation?

The Council will consult on the proposed submission of the Site Allocations Development Plan Document for six weeks from **1st December 2015 to the 29th January 2016**. At this stage of the Plan's preparation the consultation is primarily concerned with the 'soundness' of the document.

A sound Plan must be:

Positively prepared – it must be based on a strategy which seeks to meets objectively assessed development and infrastructure requirements;

Justified – it should be based on robust evidence and should be the most appropriate strategy when considered against reasonable alternatives;

Effective –it should be deliverable over the plan period and be based on effective joint working; and

Consistent with national planning policy – it has to have regard to, and give effect to, the policies contained within the National Planning Policy Framework as well as extant national planning policy statements and guidance.
Further guidance on this criteria, how to make your comments and the type of information required is provided in Appendix B.

In particular, if you wish to make a representation seeking a change to the Plan you should:

- Be clear about which policy or paragraph, figure or part of the plan your representation relates to;
- State clearly why you consider the Plan is not sound having regard to the above tests;
- Provide supporting information or evidence to justify why the Plan should be changed; and
- Put forward the changes that you consider necessary to make the Plan sound.

The Plan and all supporting documents can be found at
www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/development-management-dpd

Hard copies are also available for inspection at the following locations:

Planning Department Level 6 River Park House 225 High Road Wood Green N22 8HQ	Civic Centre High Road Wood Green N22 8LE	All public libraries

You can submit your comments:
By email to ldf@haringey.gov.uk
In writing to Planning Policy Team, Level 6, River Park House, 225 High Road Wood Green, London N22 8HQ.

All comments should be submitted by 29th January 2016.

Introduction

This Site Allocations development plan document (DPD) forms part of Haringey's Local Plan. It allocates sufficient sites to accommodate the objectively identified development needs for the borough. It covers sites outside the growth area of Tottenham which is covered by the Tottenham Area Action Plan (AAP).

The Site Allocations document identifies strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan Strategic Policies. This document will not set out all of the sites that will be developed in the borough over the plan period. Many developments will take place which can be satisfactorily managed using policies included in the Strategic Policies Local Plan and Development Management Policies document. Generally only sites which are over 0.25 hectares have been identified in this document.

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

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

Development in Haringey is currently guided by planning policies including those set out in:

- National Planning Policy Framework (2012);
- The London Plan (2015);
- Haringey's Strategic Policies Local Plan (2013); and
- Haringey's Saved Unitary Development Plan Policies (2013).

The National Planning Policy Framework 2012 (NPPF) sets out Government policy on planning matters in England and Wales. Where local planning authorities prepare development plan documents there are required to be consistent with the policies in the NPPF.

The London Plan sets out a regional spatial development strategy and includes policies to guide development on strategic matters in all London boroughs. Haringey's Local Plan documents must be in general conformity with the London Plan.

In addition, there are emerging regional and local policy documents which, once adopted, will form part of Haringey's Development Plan and be a material consideration in planning decisions. These include Minor Alterations to the London Plan, proposed Alterations to Haringey's Strategic Policies Local Plan and four emerging Local Plan Documents:

- Site Allocations;
- Development Management Policies;
- Tottenham Area Action Plan; and
- Wood Green Area Action Plan.

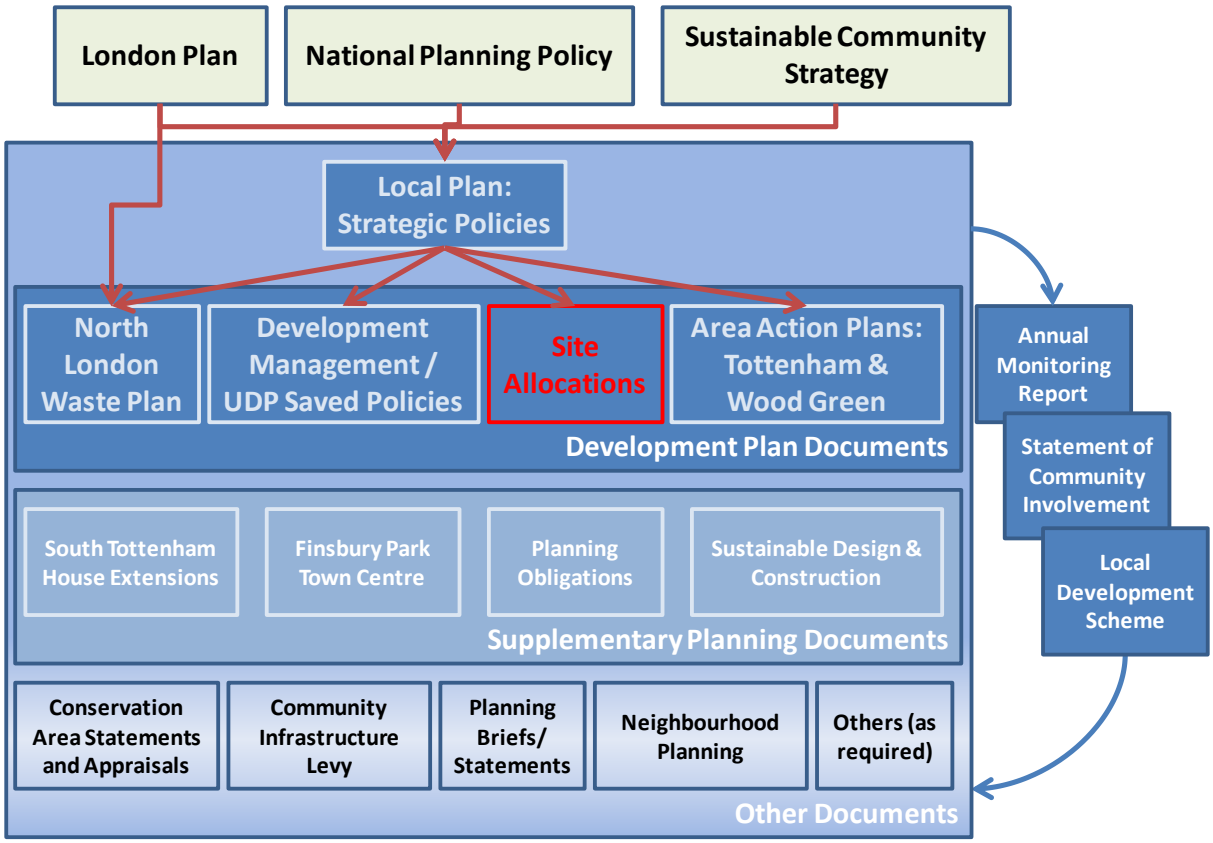


Figure 1.1 Local Plan diagram

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

This document will enable:

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

Sources of Sites

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

- Unitary Development Plan 2006 - Site Specific Proposals (UDP Appendix 1);
- Call for Sites (March-May 2013);
- Greater London Authority Strategic Housing Land Availability Assessment 2013, including a separate Call For Sites;
- Major planning permissions;
- Previous Supplementary Planning Documents (SPDs), Guidance (SPGs), planning briefs, and masterplans; and
- Internal stakeholder workshops.

Major strategic sites which already have planning consent are included within this document. The purpose of allocating these major sites upon which planning consent has already been granted is to ensure that they are protected in the long term for development as granted.

Over time it is possible that the value of these sites may increase, as house prices rise in the

area. Where this can be proven to have happened, and a fresh (or amendment to the extant) planning permission is required, some potential enhancements are listed that will be considered when an application is submitted. Where there is an extant planning consent on an Allocation it will be referenced in this document. For further updates, please see the latest Authority Monitoring Report.

Sites with extant planning permissions will be included as deliverable sites in the Council's five-year housing land supply. Further sites with planning permission are included in the Tottenham AAP.

Consultation stages

A Call for Sites was issued in March 2013 to seek inputs into this document. This was in line with standard practice for a document of this type. Where sites were received they were reviewed for their potential to be included in this document. A list of all sites nominated can be found on the Council's website.

Following this a draft "Preferred Option" document was prepared and consulted from January to March 2015. Consultation responses were considered and used to inform this version of the document. Public examination of this Plan is expected to take place in Summer 2016. Documents which are found to be sound by the Inspector will be adopted by resolution of the Council. This is expected for Summer/Autumn 2016.

Supporting documents

The Site Allocations document gives effect to Haringey's Local Plan Strategic Policies and is therefore justified by the evidence base gathered in the preparation of that document. Additional studies have been carried out in relation to flood risk, employment land, retail and town centres, urban character, and open space and biodiversity. All of the evidence base documents are available to view on the Council's website.

In addition to the evidence base studies, this document is supported by a Sustainability Appraisal, including a Habitats Assessment and an Equalities Impact Assessment. The Sustainability Appraisal tests the policies and proposals to identify the likely social, environmental and economic impacts that may arise, and evaluates options for mitigating negative impacts and enhancing positive impacts. The Habitats Assessment determines whether the proposals in the Plan might have a significant effect on a European designated natural habitat. The Equalities Impact Assessment examines how the Plan meets the needs of the whole community and makes sure that the proposals and policies being advocated through the Plan do not result in any disproportionate disadvantage to any group in the community.

Additionally the Infrastructure Delivery Plan (IDP) sets out the infrastructure that will be required over the next 15 years to support the anticipated residential and commercial growth in Haringey. The IDP identifies types of infrastructure required, where it should be located and how it will be funded.

Structure of this document

This document contains two types of policy designations, overarching designations, and site allocations. The overarching designations are set out first covering safeguarding of employment areas, designating town centres, ensuring Crossrail is appropriately planned for, and licensed waste capacity is safeguarded. Then follows a list of proposed Site Allocations

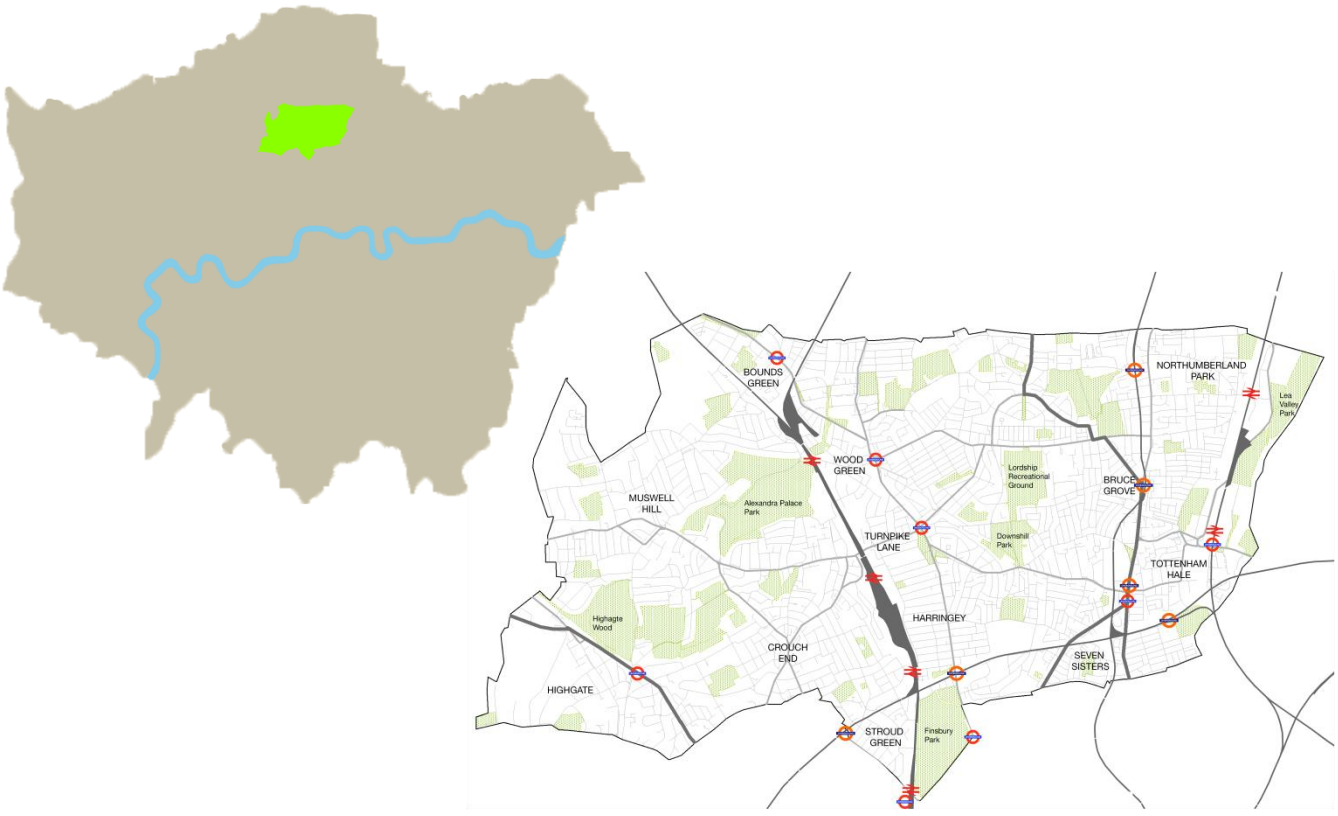
which together with those in the Tottenham AAP will meet the housing and employment needs of the borough over the Plan period.

Sites with significant opportunities for development and change have been allocated, including key sites that have an extant but unimplemented planning permission. Each site represents brownfield land that is suitable and available for redevelopment over the plan period, including sites key to achieving wider regeneration objectives or necessary to deliver infrastructure improvements.

For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. There are then a list of Site requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy-compliant proposal. Following this there are “Development Guidelines” which offer further guidance on the most appropriate development on each of the sites.

A leading use(s) and supporting uses are specified to direct the nature of the acceptable mix of uses for the site. Leading uses are those that make an essential contribution to delivering the objectives of this Plan and should form principal components of proposals for each site. Supporting uses are uses compatible with the leading use(s) that may form ancillary components of the overall mix of uses proposed on a site. Where appropriate, details of the mix of uses for the site are accompanied by further guidance on options and dependencies, including site assembly and phasing.

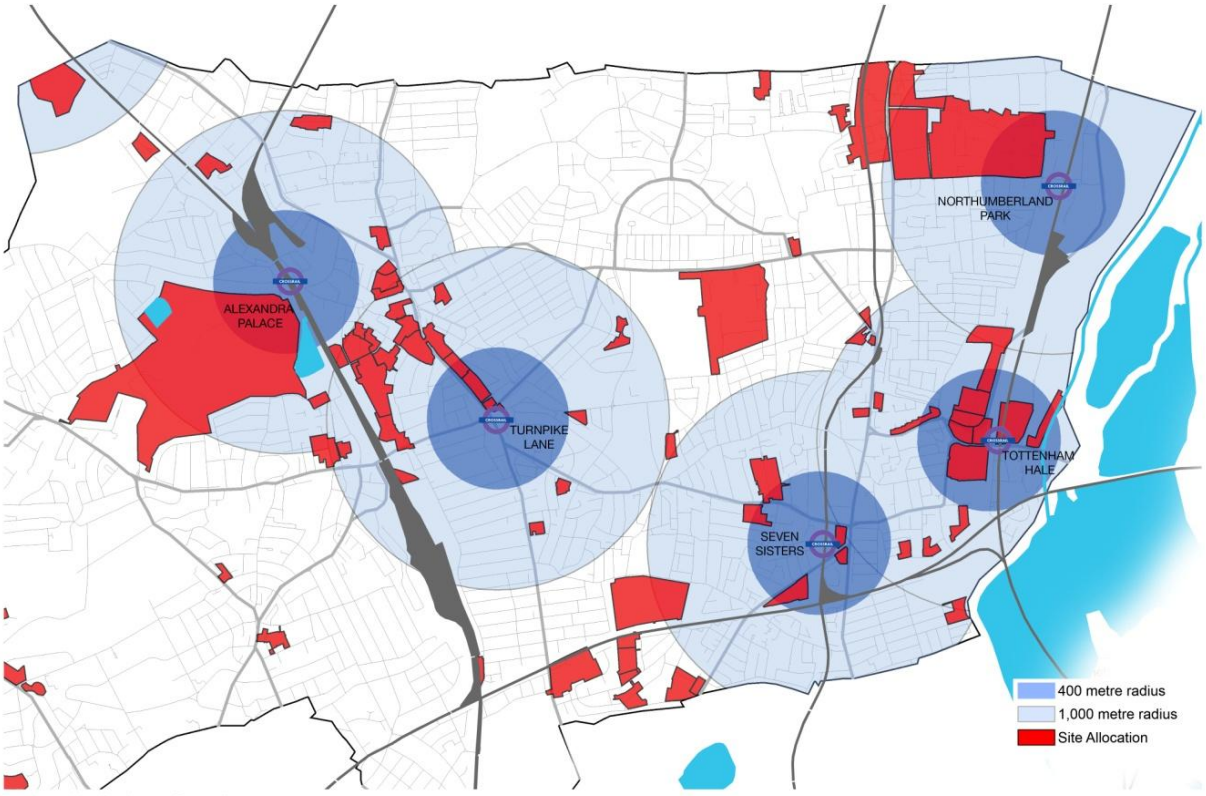
Figure 1.2



Overarching Designations

SA1: Indicative Crossrail 2 Areas

- Sites required for the construction of Crossrail 2 safeguarding will be protected as necessary.
- Sites within 400 metres (approx 5 minute walk) of a proposed Crossrail 2 station will be closely scrutinised to ensure the proposed development optimizes the future accessibility provided by the introduction of Crossrail 2. This may include ensuring that a mix of uses and potentially enhanced infrastructure may be required from proposals in this area.
- Sites within 1,000 metres (approx 10 minute walk) of Crossrail will be scrutinised for how they can complement the introduction of Crossrail 2. This may include design issues such as provision of routes to and from the stations, and consideration of density to include future PTAL increase.



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Figure 1.3 Indicative Crossrail 2 areas

Reasoned Justification

On 24th March 2015 the Department for Transport introduced a set of safe-guarded areas for the delivery of Crossrail 2. Safeguarding is a formal process, undertaken by the Department

for Transport (DfT), to protect land required for major new infrastructure projects from future development. The Safeguarding Directions, made by the Secretary of State for Transport, instruct local planning authorities to consult TfL on planning applications for land within the safeguarded area.

Prior to issuing the Safeguarding Directions, the Department for Transport (DfT) consulted on the documents and areas to be included. More information can be found at http://crossrail2.co.uk/areas-safeguarded/ It is not expected that there will be any changes to the area the safeguarding covers without further significant public consultation.

Areas of Surface Interest are areas where the Crossrail 2 proposals have a greater effect at ground level, such as stations, temporary worksites or ventilation and emergency shafts.

Safeguarding Limits relate mostly to underground infrastructure, particularly tunnels. These are areas where local authorities will need to consult DfT when planning applications are received.

SA2: Changes to Designated Employment Areas

The proposed set of Designated Employment Areas is set out in Table 1 below. The policy requirements of each designation are set out in Local Plan policy SP 8.

Name of Site/Area	Level of Designation
Arena Design Centre, N4	Local Employment Area: Regeneration Area
Crusader Industrial Estate, N4	Local Employment Area: Regeneration Area
Omega Works, N4	Local Employment Area: Regeneration Area
Vale/Eade Rd, N4	Local Employment Area: Regeneration Area
Eade/Overbury Rd, N4	Local Employment Area: Regeneration Area
Vale/Tewkesbury Rd, N4	Local Strategic Industrial Land
Queen St, N17	Local Strategic Industrial Land
White Hart Lane, N17	Local Strategic Industrial Land
Wood Green, N22	Local Employment Area: Regeneration Area
Cranford Way, N8	Local Employment Area: Regeneration Area
Cross Lane, N8	Local Employment Area: Regeneration Area
Bounds Green Industrial Estate, N11	Local Employment Area: Employment Land
Pinkham Way	Local Employment Area: Employment Land

Additional changes to DEAs are included in the Tottenham AA

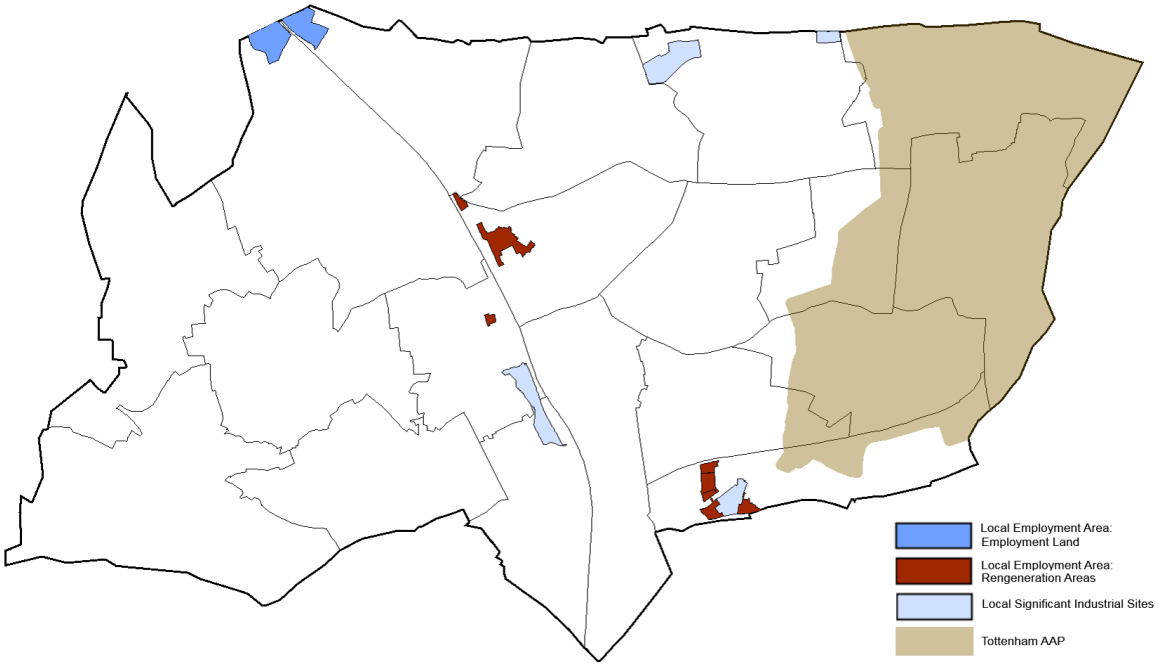


Figure 1.4 Employment Land

Reasoned Justification

The London Plan 2015, and the Council's Employment Land Study show a significant increase in the number of jobs expected in Haringey. In light of this, the Council is looking into how it can make the best use of its employment designations. The Council's employment site hierarchy is set out in SP8 of the Local Plan: Strategic Policies and the policies for deciding applications on non-allocated sites are set out in Policies DM 37 – 40.

Haringey contains a number of areas where the stock is no longer suitable or viable for which the use was originally built. The implications for these sites are that they require investment to bring either the existing building, or a new development into employment use. Where viable, buildings will be protected, and where increases in the numbers of jobs can be created, sites will be allocated for uses that will enable this to happen. This may include allocating them for mixed use redevelopment where a cross subsidisation through residential development can increase employment numbers, or significantly improve the quality or utility of provision on the site.

Broadly there are three approaches the Council is taking, and these are set out in policies DM37 - 40:

- Sites in Regeneration Areas across the borough will create new jobs and provide new high quality workspace as part of mixed use redevelopment;
- In Warehouse living areas, as part of the regulation of these area, the original floorspace before conversion to residential use began will be replaced as part of new developments;
- Existing industrial sites will be encouraged to modernise and create greater economic output through increasing job densities.

Job creation

The average job density across Haringey's employment areas is currently 44m^2/worker. The new stock created will provide employment opportunities at far higher densities, example of this is office use which is occupied at 12-16m^2/job. As such the renewal of existing employment sites for mixed use development at higher densities enables the creation of increased job numbers, while also enabling the release of less strategically located sites for residential use.

SA3: Changes to Town Centre Boundaries

The control of uses on sites within town centre boundaries can be found in the Development Management Policies.

The existing District Centre and Local Centre boundaries in the UDP will be retained, with the following amendments:

- Addition of Finsbury Park as a District Centre to complement the existing designation of the centre in the area falling into the London Borough of Islington;
- Tottenham Hale is allocated as a future District Centre (for more information see the Tottenham AAP);
- The Crouch End District Centre boundary is proposed to be expanded to include 71 Crouch End Hill (Marks & Spencer Simply Foods) and 163A-165 Tottenham Lane.
- In Wood Green the town centre boundary will be expanded to include the Wood Green Bus Garage and Station Rd Offices sites (SA 13 & 14).

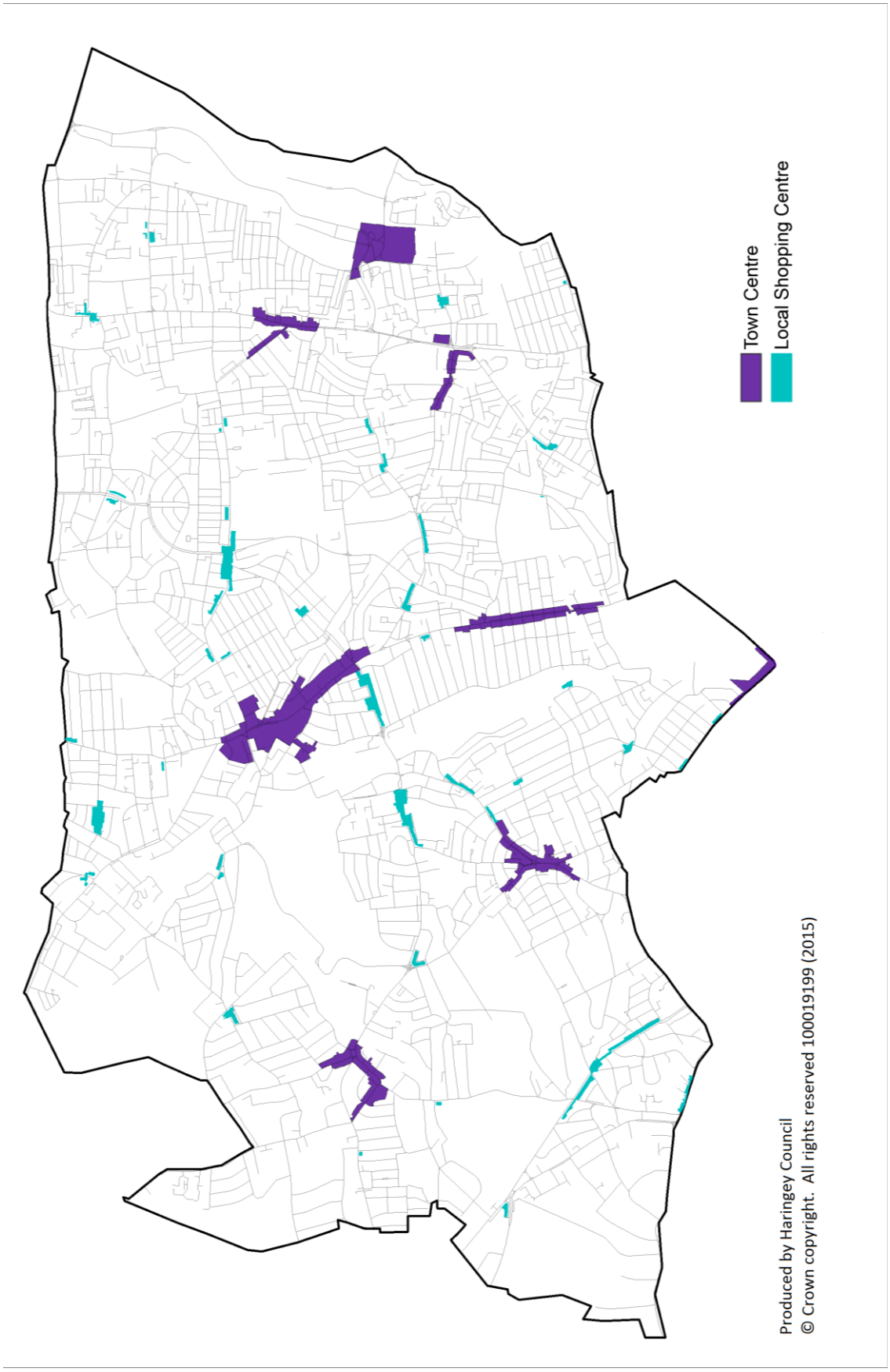
Existing Primary and Secondary town centre frontages are retained, with the following proposed changes:

- Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Town Centre at Dovecote Rd, 7 Cheapside & Lymington avenue through SA 18.
- Creation of new secondary frontages on Wood Green High Rd at SA 12: Wood Green Bus Garage, and SA 13: Station Rd Offices.
- Creation of new primary frontages at SA 15: Wood Green Library.
- Creation of new secondary frontage at Mecca Bingo.
- Creation of new primary frontage at the Finsbury Park Bowling Alley Site, and creation of secondary frontages on a route through the site.
- Creation of new secondary frontage on Stroud Green Road.
- Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary frontage at the southern end of Green Lanes, with a reduction of the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lanes frontage.
- Expansion of the secondary shopping frontage in Crouch End District Centre to include 71 Crouch End Hill (Marks & Spencer Simply Foods) and 159-165 Tottenham Lane.

Primary shopping areas are designated, as shown in yellow on the maps overleaf.

A schedule of addresses for primary and secondary frontages, primary shopping areas, and town centre boundaries are set out in Appendix C of the DMDPD.

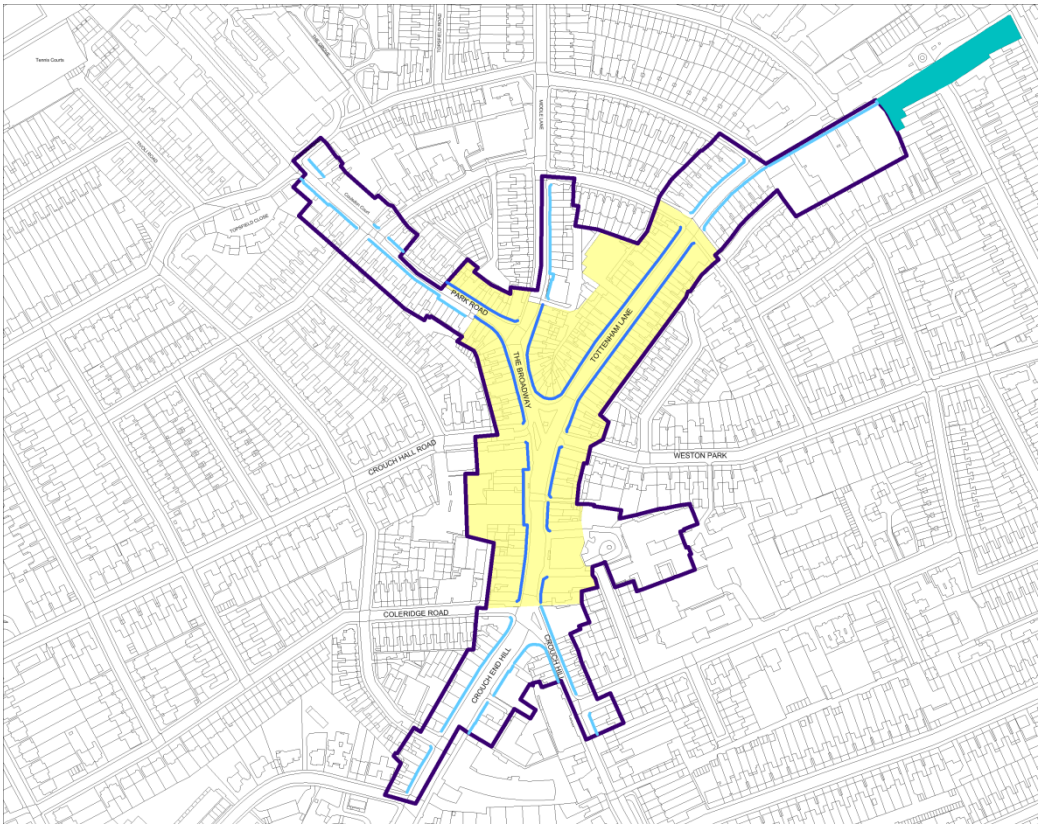
Map of Proposed District and Local Centre Boundaries



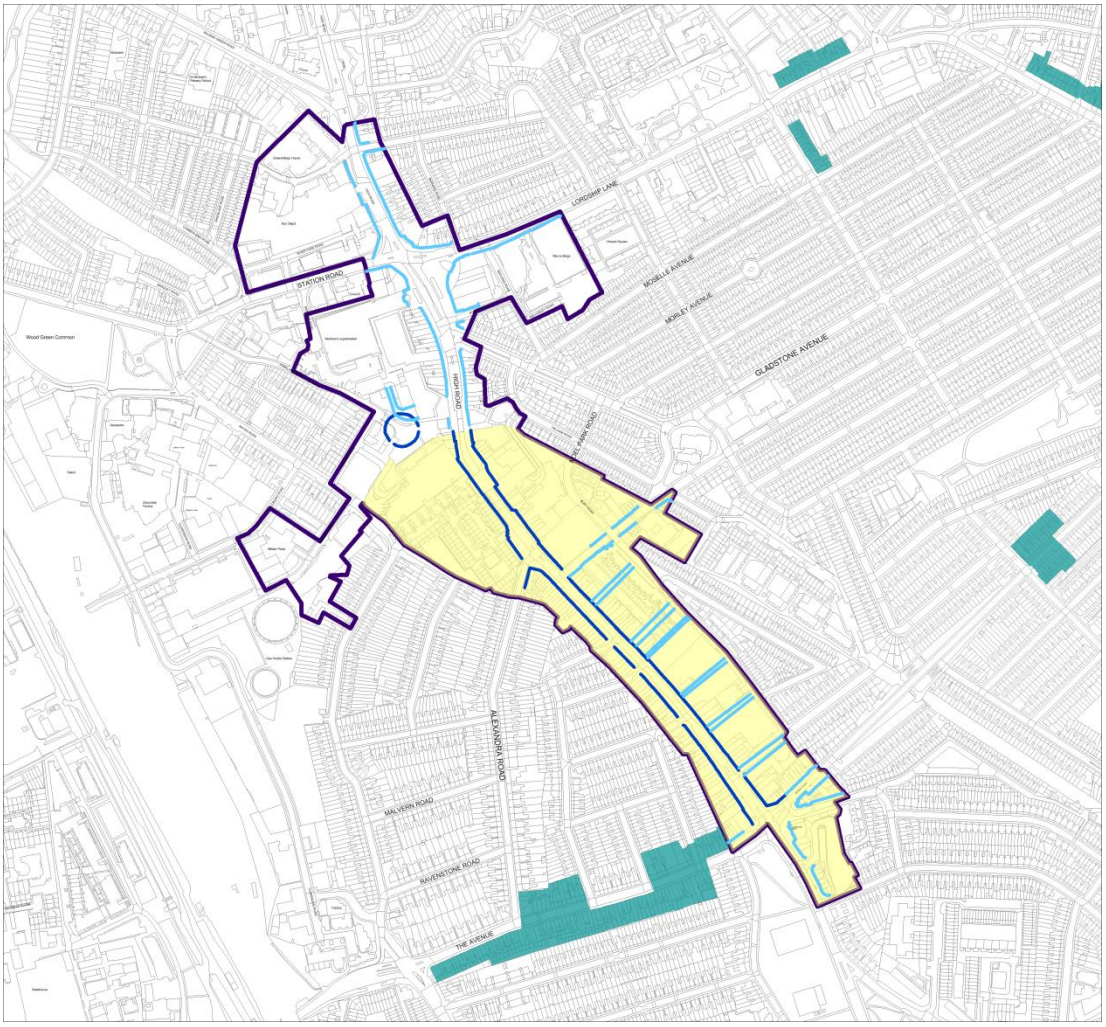


Muswell Hill
District Centre

Crouch End
District
Centre

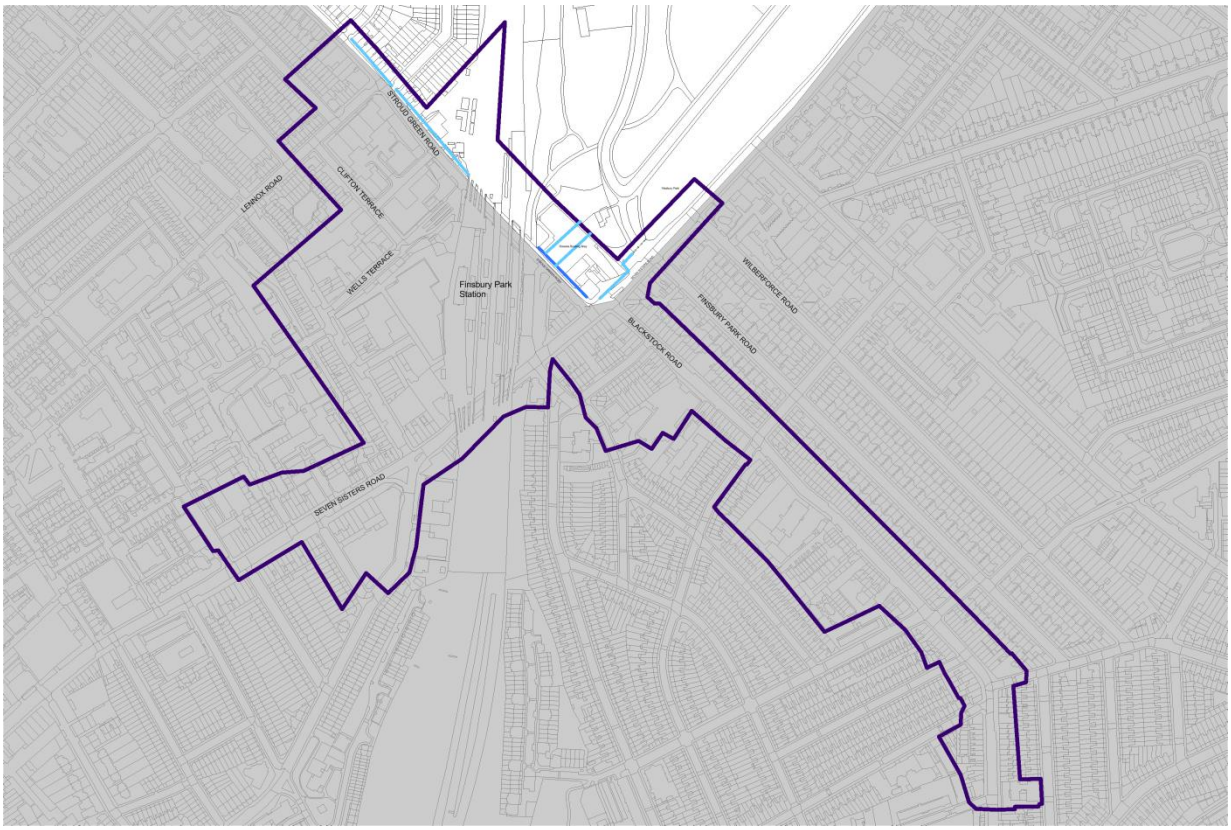


14



Wood Green Metropolitan Town Centre





Finsbury Park District Centre

SA4: Safeguarded Waste Sites

The waste sites identified in the schedule below, will be safeguarded for waste until alternative provision has been made.

Site and address	Size (Ha)	Current use	Licensed waste capacity (tonnes/annum)
Western Rd Depot, Wood Green, N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non-Hazardous Waste Transfer Station	24,999
81, Garman Road, Tottenham, N17	0.2	A11 : Household, Commercial & Industrial Waste Transfer Station	75,000
O'Donovan, 100a Markfield Road, Tottenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	24,000
44 White Hart Lane, Tottenham, N17	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	74,999
Brantwood House, 175 Willoughby Lane, Tottenham, N17	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	Not Known
O'Donovan , 82 Markfield Road, Tottenham, N15	0.1	A11: Household, Commercial and Industrial Waste Transfer Station	75,000
Civic Amenity Site, Park View Road, Tottenham, N17	0.1	A13: Household Waste Amenity Site	6,525

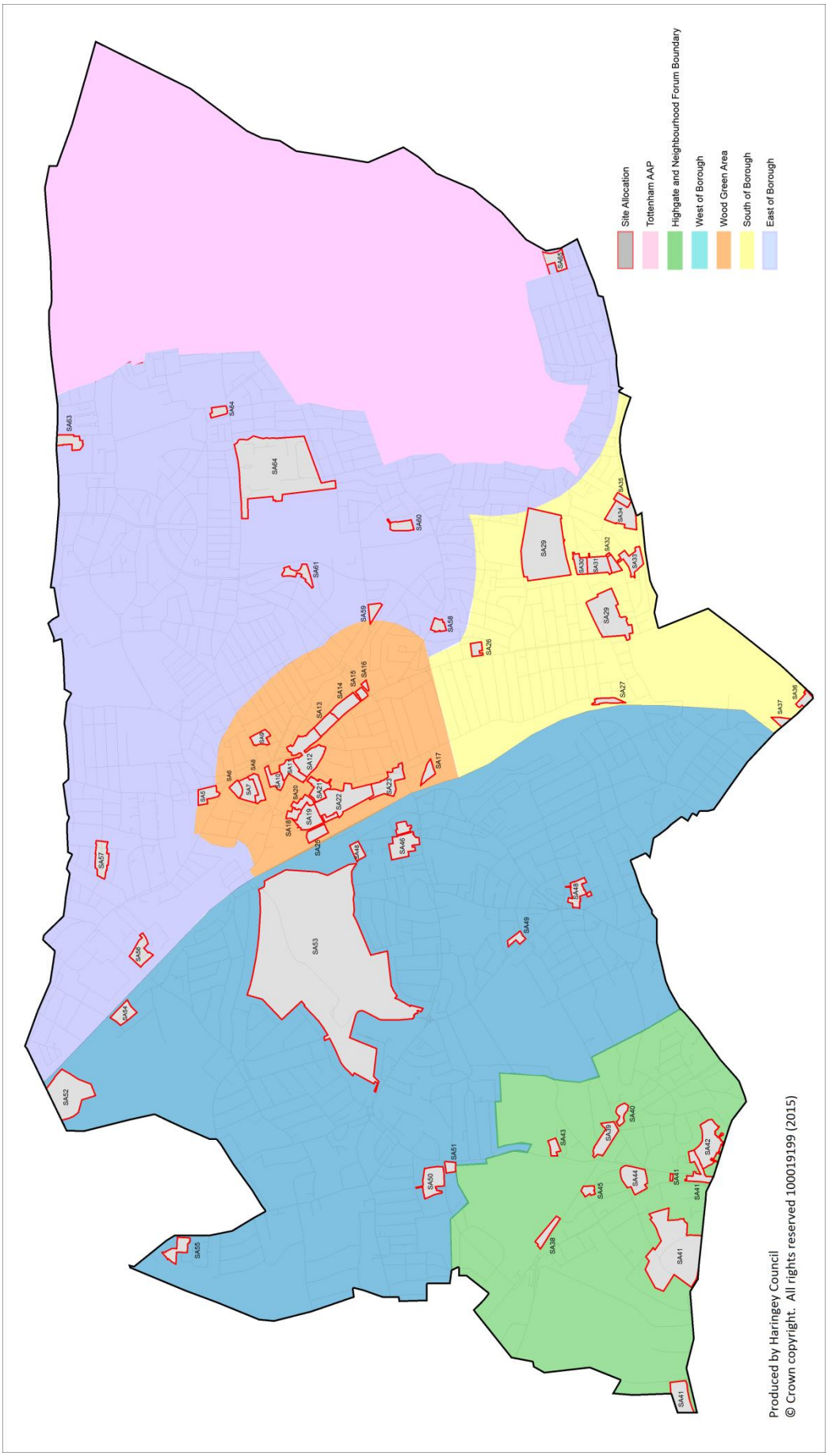

Waste Facilities
Licensed Waste Facilities
Briantwood Willoughby Lane
Garman Road
White Hart Lane
Park View Road Reuse and Recycle Centre
O'Donovan Markfield Road
20 Western Road
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Introduction to Site Allocations

This section sets out the site allocations which will accommodate growth in the borough. Sites are grouped by area as outlined below. Sites in Tottenham are addressed separately in the Tottenham Area Action Plan.

Sites in Wood Green Metropolitan Town Centre and it's heartland (pp 38—85) The sites in this area extend from north of Wood Green underground station, to sites within a 400m catchment of the future potential Crossrail 2 station at Turnpike Lane. Additionally sites in this section to the west of the town centre will combine to form a new metropolitan heartland linked with Wood Green Metropolitan Town Centre.
South of the borough (pp 86—113) Sites in the Harringay, St. Ann's and parts of Seven Sisters and Stroud Green Wards. Particular nodes in this area include Green Lanes District Centre, and Finsbury Park.
Highgate (pp 114—127) In recognition of the emerging Highgate Neighbourhood Plan, a section for sites in this area has been created.
West of the Borough (pp 128—147) There are a number of strategic sites which fall outside of the above areas, but are west of the great northern (King Cross-Edinburgh) train line. These are included in this section.
East of the Borough (pp 148—169) There are a number of strategic sites which fall outside of the above areas, but are east of the great northern (King Cross-Edinburgh) train line. These are included in this section.
Tottenham Sites in the Tottenham AAP area are addressed in the separate Tottenham AAP document.

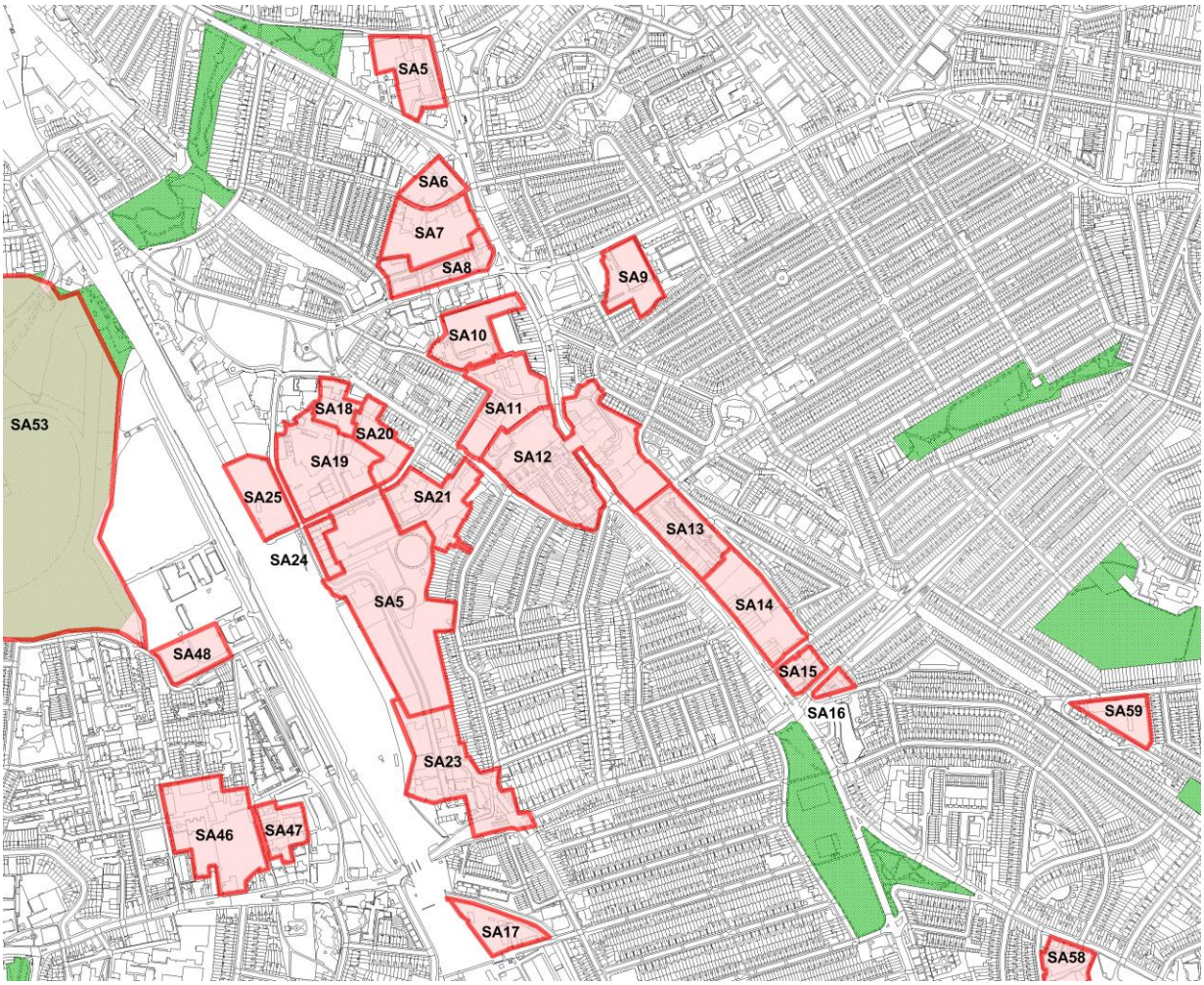
Table 3: Borough Wide Areas


Site Allocation
Tottenham AAP
Highgate and Neighbourhood Forum Boundary
West of Borough
Wood Green Area
South of Borough
East of Borough
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Ref	Site Name	Ward	Page
Sites in Wood Green Metropolitan Town Centre			
SA 5	LBH Civic Centre	Woodside	46
SA 6	Green Ridings House	Woodside	48
SA 7	Wood Green Bus Garage	Woodside	50
SA 8	Station Rd Offices	Woodside	52
SA 9	Mecca Bingo	Noel Park	54
SA 10	Morrison's Wood Green	Noel Park	56
SA 11	Wood Green Library	Noel Park	58
SA 12	The Mall	Noel Park	60
SA 13	Bury Rd Car Park	Noel Park	62
SA 14	16-54 Wood Green High Rd	Noel Park	64
SA 15	L/b Westbury & Whymark Avenues	Noel Park	66
SA 16	Turnpike Lane Triangle	West Green	68
SA 17	North of Hornsey Rail Depot site	Harringay	70
SA 18	Wood Green Cultural Quarter (north)	Noel Park	72
SA 19	Wood Green Cultural Quarter (south)	Noel Park	74
SA 20	Wood Green Cultural Quarter (east)	Noel Park	76
SA 21	Clarendon Square Gateway	Noel Park	78
SA 22	Clarendon Square	Noel Park	32
SA 23	Clarendon Rd South	Noel Park	80
SA 24	NW of Clarendon Square	Noel Park	82
SA 25	Land Adjacent to Coronation Sidings	Noel Park	84
Sites in the South of the borough			
SA 26	Hawes & Curtis, Green Lanes	Harringay	88
SA 27	Wightman Rd	Harringay	90
SA 28	St. Ann’s Hospital Site	St. Ann's	92
SA 29	Arena Retail Park	Seven Sisters	94
SA 30	Arena Design Centre	Seven Sisters	98
SA 31	Crusader Industrial Estate	Seven Sisters	100
SA 32	Omega Works	Seven Sisters	102
SA 33	Vale/ Eade Rd	Seven Sisters	104
SA 34	Overbury & Eade Rds	Seven Sisters	106
SA 35	L/b Seven Sisters & Tewkesbury Rds	Seven Sisters	108
SA 36	Finsbury Park Bowling Alley	Harringay	110

SA 37	18-20 Stroud Green Road	Stroud Green	112
Sites in Highgate			
SA 38	460-470 Archway Road	Highgate	116
SA 39	Former Highgate Rail Station	Highgate	118
SA 40	Gonnermann Antiques	Highgate	
SA 41	Highgate School	Highgate	120
SA 42	Highgate Bowl	Highgate	122
SA 43	Summersby Road	Highgate	124
SA 44	Hillcrest	Highgate	126
SA 45	Highgate Magistrates Court	Highgate	37
Sites in the west of the borough			
SA 46	Hornsey Depot	Hornsey	34
SA 47	Cross Lane	Hornsey	132
SA 48	Hornsey Town Hall	Crouch End	36
SA 49	Lynton & Park Road	Muswell Hill	136
SA 50	St. Luke's Hospital Site	Muswell Hill	35
SA 51	Cranwood Care Home	Muswell Hill/ Highgate	140
SA 52	Pinkham Way	Alexandra	138
SA 53	Alexandra Palace	Alexandra	144
SA 54	Tunnel Gardens	Alexandra	142
SA 55	Coppetts Wood Hospital	Fortis Green	146
Sites in the east of the borough			
SA 56	Park Grove & Durnsford Rd	Bounds Green	150
SA 57	Myddleton Road Local Centre	Bounds Green	152
SA 58	Red House	St. Ann's	154
SA 59	Haringey Professional Dev^{t} Centre	West Green	156
SA 60	Keston Centre	West Green	158
SA 61	Barber Wilson	West Green	160
SA 62	Broad Water Farm area	West Green	162
SA 63	The Selby Centre	White Hart Lane	164
SA 64	The Roundway	White Hart Lane	166
SA 65	Leabank and Lemsford Close	Seven Sisters	168

Sites in Wood Green Metropolitan Town Centre



Wood Green Metropolitan Town Centre

Wood Green is the borough's sole Metropolitan Town Centre, and as such is the single biggest retail centre in Haringey. Located in the centre of the borough, this area benefits from excellent connectivity, and has a large retail hinterland, much of which is in Haringey, making it a significant strategic asset in the borough. The principal use in Wood Green is retail, but it is also the biggest office location in the borough, and provides significant administrative, legal, and community functions for the borough's residents.

Wood Green is a bustling town centre, with generally high levels of footfall, and low levels of vacant shop fronts. There is a wide range of comparison and convenience retail in the centre.

However, Wood Green has the potential for much improvement. A diversification of the town centre's uses to include a wider range of entertainment, leisure, and community facilities, with the introduction of new housing, will help to enable Wood Green to thrive, and make it a great place for people to live in and to visit from across London.

Further Plans for the area

There is an indication from the Greater London Authority that Wood Green has compatibility with the requirements to qualify as an Opportunity Area in the future. A Wood Green Area Action Plan is being prepared with the aims of enabling growth, generating increased employment and types of employment, adding new housing and redesigned public spaces. That document will refresh the site allocations in this section. The document is at an early stage, but includes the following vision for Wood Green:

> *Wood Green will be a dynamic, distinctive and accessible town centre, offering new homes, a choice of high-quality shops and vibrant leisure and cultural attractions all of which local people are proud to call their own, with clear accessible links from the town centre to Haringey Heartlands, Alexandra Palace and the rest of the borough.*

Crossrail

The arrival of Crossrail 2 stations will stimulate investment and growth in the Wood Green area. The construction of Crossrail will require land to be safeguarded in the short term, and will offer opportunities for redevelopment in the longer term. In particular, Turnpike Lane provides development potential to enhance the southern end of Wood Green High Rd.

The Council will seek to secure a new Crossrail station entrance on Wood Green High Road to optimize the impact of the improved public transport improvement on the town centre. It is expected that a set of developments providing new premises for retailers, and a set of laneways for a range of town centre uses will be created. New homes and offices above will ensure that the area feels busy all through the day and during the evening, and will help local businesses to thrive.

Tall buildings clusters

Wood Green is a suitable location for taller buildings, which will mark the area as a location for people to visit, invest in, and navigate around. High rise buildings may be appropriate in limited and specific locations, marking either end of the town centre and a new connection towards Alexandra Palace. As a part of more detailed design work for such buildings, each potential taller building will need to be assessed for any potential townscape and views impact.

Taller buildings may reach up to 25 storeys, but will need to demonstrate exceptional design quality. Their locations have been carefully considered through the Urban Characterisation Study and further validated in the Potential Tall Buildings Locations Validation Study (2015) to ensure views from, and importantly, to Alexandra Palace and St. Michael's Church, are protected. There are four proposed taller building locations which can form a network of taller buildings:

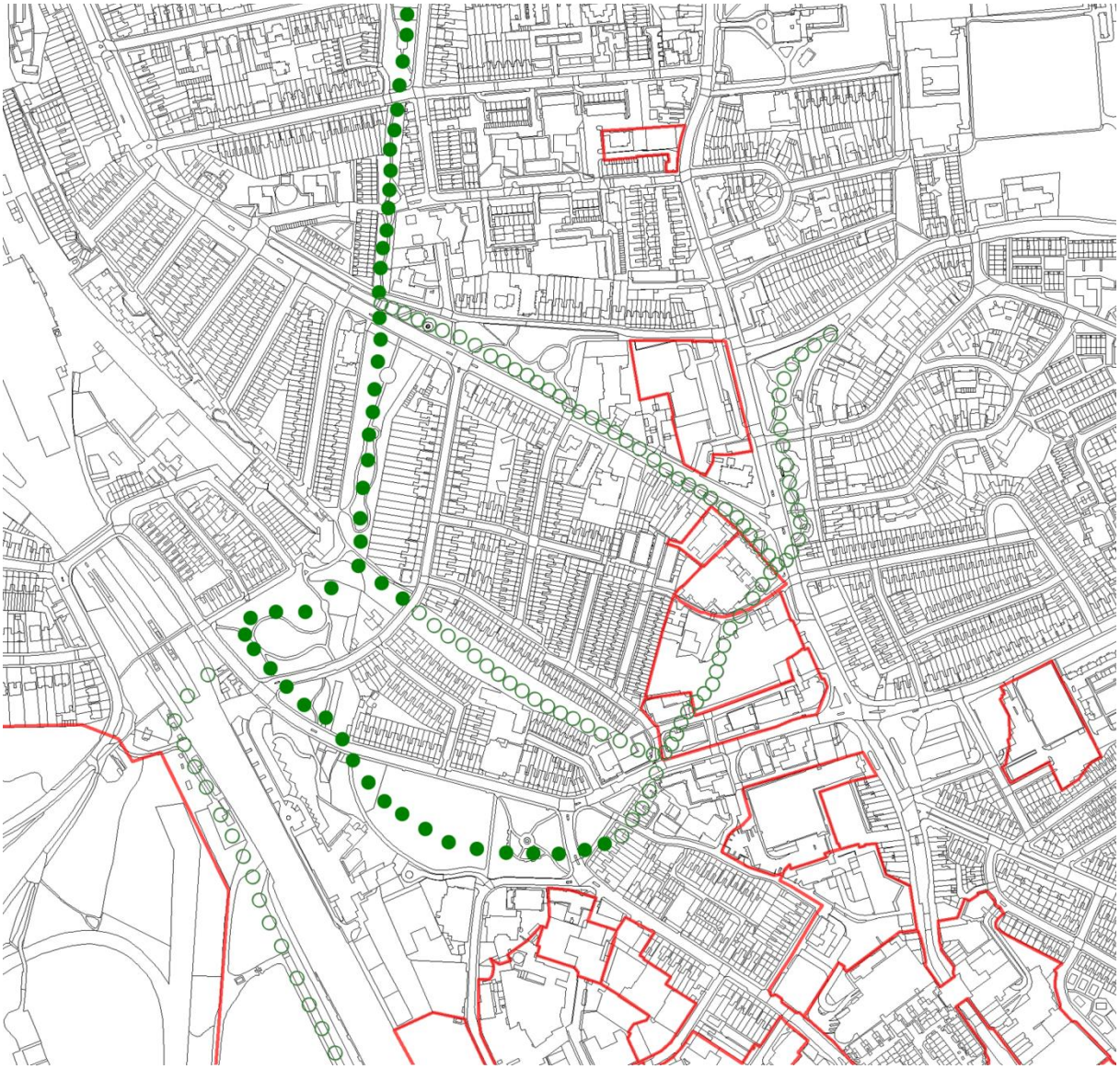
- At Turnpike Lane, marking the new Crossrail station and the southern end of the shopping precinct;
- At Wood Green underground station, on the site of the existing River Park House, marking the Piccadilly Line station and the northern end of the shopping precinct;
- At the site of Wood Green Library, signalling the connection between Wood Green and it's western heartland, a new urban realm and entertainment location;
- At Penstock foot tunnel, signalling the connection between Wood Green and Alexandra Palace Park.

Potential Locations for Tall Buildings



New Green Chain

There is a new green chain proposed linking Wood Green Common to the old rail line between Cumberland/Wolseley and Bradley/Barrett roads, and Trinity Gardens.



Alexandra Palace

The ongoing regeneration of Alexandra Palace will benefit the whole borough, and in particular Wood Green. Methods will be explored to optimize the connection between Wood Green and the Palace, both via Alexandra Palace station and Wood Green underground station, but also by foot through Wood Green's western heartland. Uses in these areas should complement the often large crowds that Alexandra Palace draws for events.

The western heartland area

Policy Context

The area formerly identified as Haringey Heartlands is proposed to be folded into Wood Green in the emerging revisions to the Strategic Polices. For the purposes of this document, the area formerly known as the Haringey Heartlands Growth Area will be merged with the Wood Green Area of Change to form a single Wood Green Growth Area.

The aim of the Growth Area will be to bring back into use underused brownfield land and maximise capacity for housing and employment growth, including 3,000 new homes, and 2,000 new jobs.



Cultural Quarter

An enhanced Cultural Quarter centred on the site of the existing retained Chocolate Factory building will be created. This will take the form of an improved urban realm, and the creation of additional space for creative industries to grow and share ideas. Connectivity to the Cultural Quarter will be improved by replacing the current dead end of Clarendon Rd with a pedestrian and cycling connection through to Wood Green Common, and Alexandra Palace station.

Connectivity

Provision of a new east-west connection linking the west of the borough and Alexandra Palace Park through the Penstock tunnel (including improved lighting) and the new Clarendon Square through to Wood Green and beyond, to the east of the borough, will be a key aim of development.

Clarendon Square

In 2011, planning consent was granted for a mixed-use residential scheme at Clarendon Square. This consent approves the demolition of the existing gas holders, and replacement with a new urban square, including some local retail uses, and up to 1,080 new residential units.

This urban square should continue to act as a local node for this area in the future, with the link between Alexandra Palace and Wood Green passing through it. In the future scheme it will be important that any town centre type uses will complement, not compete, with Wood Green Metropolitan Town Centre.

Buildings in this area are permitted up to nine storeys. It may be possible to add a taller buildings cluster at the junction of Western and Coburg Roads to mark the entrance to Wood Green from Alexandra Palace Park and the west of the borough. (SLR WORK)

SA 5: LBH Civic Centre

Address	Haringey Civic Centre, High Rd, Wood Green, N22			
Site Size (Ha)	1.1	**PTAL Rating**		6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Civic Centre, Offices, Traveller site			
Ownership	LBH			
How site was identified	Existing 2006 UDP SSP			
Planning designations	Haringey Civic Centre is locally listed Adjacent to: Church of St Michael and All Angels (grade II), War Memorial, Wood Green High Rd (grade II), Wood Green fountain and cattle trough (grade II). Site falls within the Trinity Gardens Conservation Area Adjacent to Green Chain (proposed)			
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	**Town centre m^{2}**	
	108	2,156	1,078	

Proposed Site Allocation

Continuation of the building's civic role, exploiting the site's capacity to develop onto the car park area, or, subject to alternative premises for the Council's civic functions being secured, redevelopment for residential use.

Commentary

The Council is investigating how best to utilise its landholdings, and it is clear that this site has capacity within it. There is potential for development on the extensive car parking at the rear of the site. The Civic Centre is a locally listed building of merit, but there is potential for conversion to introduce residential use. Any comprehensive redevelopment requiring demolition would need to justify that the replacement building would make a significant contribution to the Trinity Gardens Conservation Area.



Site Requirements

- The Civic Centre building is locally listed and careful consideration regarding its retention and potential enhancement should be given through any redevelopment. It could be suitable for conversion for use as a community/cultural/art space.
- There is potential to develop the currently underused land to the rear of the Civic Centre.
- The building at 247 High Rd should also be retained, with the southern and eastern facades visible.
- The public realm to the front of the site will be designed to enhance the Trinity Gardens Conservation Area.
- The need to retain the Traveller pitches adjacent to the site will be considered within the context of any development on this site.
- Any development on this site should enhance the overall setting of Trinity Gardens Conservation Area.
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained if not improved.

Development Guidelines

- The setting of St. Michael's Church should be preserved, in particular views from the High Street to the south, Trinity Gardens to the west, and to the east from Crescent Gardens.
- Access to the site by car should be from Trinity Road. Height of development along Trinity Road will be limited to complement the residences opposite.
- The current offices could be converted to residences, with the car parking and open space to the rear of the site will provide opportunities for new residential blocks.
- The existing façade along the High Road will be preserved, including the urban realm between the building and the street.

- There is potential for development between the Church and the Travellers site on Bounds Green Road, but this must be sympathetic to both uses. Additionally development of this block must preserve the viewing corridor from Trinity Gardens Park to St. Michael's Church.
- A new residential block is expected behind the Civic Centre built in a style that complements the modernist Civic Centre (should it be retained), and is sympathetic to the adjacent Travellers site.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should be managed to improve water quality.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 6: Green Ridings House

Address	Green Ridings House, Wood Green High Rd, N22		
Site Size (Ha)	0.6	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Offices (former telephone exchange)		
Ownership	Private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Proposed green chain Adjacent to Trinity Gardens Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	106	1,855	

Proposed Site Allocation

Redevelopment of existing Telephone exchange and offices for residential and employment mixed use development.

Commentary

This site is identified as having the potential to intensify uses of both employment in terms of number of jobs, and additional residential.



Site Requirements

- No buildings should be retained, but the open space to the front of the building should be retained and enhanced.
- The corner of Watsons Road and Wood Green High Road should have an active employment use, with the remainder of the site being residential.
- A financial compensation for any net loss of employment floorspace will be expected in line with SP9, DM48 and the Planning Obligations SPD.
- All development should contribute positively to the Trinity Gardens Conservation Area.

Development Guidelines

- Building line should address the street frontage on to Watsons Road.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site can complete the green chain from Wood Green Common through to Trinity Gardens.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Planning Obligations will be sought to improve the public space fronting the site, and enhance its ecological credentials.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

SA 7: Wood Green Bus Garage

Address	Wood Green bus garage and ancillary buildings, High Rd, N22		
Site Size (Ha)	1.3	**PTAL Rating**	6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Bus Garage and ancillary buildings		
Ownership	Arriva		
How site was identified	GLA SHLAA 2013		
Planning designations	Area of Archaeological Importance Proposed green chain		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	310	2,412	

Proposed Site Allocation

Reprovision of bus stabling on the site, with the construction of a podium level above, creating opportunities for development for a mix of town centre, residential uses, increased permeability, and a new urban space.

Commentary

Wood Green Bus Garage provides a key infrastructure within Haringey, and the site is a significant employer in Wood Green. Redevelopment to make a more intensive use of the space will be considered, but the continuation of the bus stabling facility within the Wood Green area will be required as part of this development. If this can be achieved, the benefits will be significant; due to the size of the site, new town centre uses, a public urban square, and new homes can be created. This site should be considered alongside the Station Road offices site.



Site Requirements

- Development should be masterplanned with the Wood Green Bus Garage site. A masterplan detailing how development on the Station Road site is complemented through any proposed design will be required.
- Comprehensive redevelopment of the site must retain or enhance the capacity for buses and associated facilities on site, or alternatively a similar well located site in the vicinity of this site should be identified prior to any development being undertaken
- No buildings need to be retained.
- This site should be considered together with site SA8, and a finer-grain street layout should be created, including a new north south, and east-west links, and a proposed green chain linking Wood Green Common and Trinity Gardens.
- New uses will include secondary town centre uses facing Wood Green High Road on the ground and first floor level, and residential above and behind.
- Open space will be created on this site through the connection of a green chain linking Wood Green Common through this site, the Station Road offices site, and the Green Ridings House site to the chain of green spaces in the Trinity Gardens area.
- A new urban square will be created on the podium above the bus stabling. This will be delivered as part of the residential over-station development.

Development Guidelines

- The site sits on a slope rising from south to north. While development at Ringslade Road will be at grade, there may well be an opportunity for undercutting towards River Park Road, providing the opportunity to stable buses at lower ground level. This could ultimately lead to buses entering the site from Station Road or from the High Road, with a decking providing the ground level for development above.
- Heights will be restricted next to the properties on Ringslade Road. This will be achieved through the introduction of mews-style development between the new green

link, and these residential properties.

- Development should provide a sensitive interface to the rear of the properties on Ringslade Road.
- New north-south, and east-west pedestrian connections linking Station Road, Wood Green High Road, and Watsons Road will frame the new urban square, ensuring permeability in multiple directions.
- Parking should be minimised on this site due to the excellent local public transport connections.
- New private courtyards will be created as part of the developments fronting onto Wood Green High Road.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The issue of rat running through Watsons Road and Ringslade Road will need to be considered as part of this application.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Management of air quality and noise will be required to ensure that the transport and residential uses are complementary.

SA 8: Station Road Offices

Address	225 Wood Green High Rd, 10-48 Station Rd, 40 Cumberland Rd, Wood Green, N22			
Site Size (Ha)	0.9	**PTAL Rating**		6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Predominantly B1a office use			
Ownership	Mix of public & private freeholds			
How site was identified	GLA SHLAA 2013			
Planning designations	Proposed green chain Area of change Haringey Heartlands and Wood Green Area of Archaeological Importance			
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	**Town centre m^{2}**	
	241	4,823	2,412	

Proposed Site Allocation

Redevelopment of existing office buildings to create new residential led mixed use development with town centre uses at ground floor, and new public realm layout.

Commentary

This predominantly Council-owned collection of office blocks is one of the largest by floorspace in Wood Green. While capable of accommodating a large number of jobs, they are of limited architectural merit, and may be approaching the end of their commercial life. Together with the adjacent Bus Garage site, they represent an opportunity for comprehensive redevelopment to create a more legible street layout, new open space, improved town centre frontages, and new residential development into the Metropolitan Centre.



Site Requirements

- Development should be in accordance with a masterplan which includes consideration of the potential redevelopment of the Wood Green Bus Garage site.
- There will be town centre uses, potentially including an element of employment, on the ground and first floor of all frontages to Wood Green High Road and Station Road. Above this, residential will be acceptable.
- A finer-grain street layout should be created, including a new north-south, and east-west pedestrian links.
- No buildings need to be retained.
- A tall building may be acceptable at the junction of Station Road and Wood Green High Road, but height should be reduced away from the tube station.
- Open space will be created on this site through the connection of a green chain linking Wood Green Common through this site, the Wood Green Bus Garage site, and the Green Ridings House site to the chain of green spaces in the Trinity Gardens area.
- The requirements for optimising provision for bus stabling may impact on this site. Provision of access to an underground bus garage with access from Station Road or the High Road may be considered.
- Any development on this site should be aware of the provision of a bus facility on the adjacent site (SA7).

Development Guidelines

- A tower will be permissible on the corner of Wood Green High Road and Station Road. This should be of an exemplar design, and will mark the location of Wood Green underground station.
- New private courtyards should be considered as part of the developments fronting onto Station Road and Wood Green High Road.

- New north-south and east-west pedestrian connections linking Station Road, Wood Green High Road, and Watsons Road will be created. These will be separate to the potential bus entrance.
- Active frontages should be considered on the new north-south and east-west pedestrian routes.
- Parking should be minimised on this site due to the excellent local public transport connections.
- In line with policy SP9, any redevelopment resulting in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- The development should consider the impact of views of Alexandra Palace from Lordship Rec.

SA 9: Mecca Bingo

Address	Mecca Bingo, Lordship Lane, Wood Green N22		
Site Size (Ha)	0.8	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Bingo Hall		
Ownership	Private freehold		
How site was identified	2013 GLA SHLAA		
Planning designations	Blue ribbon network Area of change Haringey Heartlands and Wood Green Wood Green town centre Adjacent to Noel Park Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	191	1,484	

Proposed Site Allocation

Redevelopment of Bingo Hall for town centre uses with residential above.

Commentary

This site represents an underutilised opportunity in a highly accessible town centre location. There is scope for comprehensive redevelopment to bring new residential development into the town centre with a town centre frontage onto Lordship Lane with a significant reduction in surface car parking.



Site Requirements

- No buildings need to be retained.
- The alignment of Wellesley Road will be extended, with townhouses provided on the southern side of the road.
- The ground floor uses fronting Lordship Lane will be secondary town centre uses.
- The Moselle runs in a culvert along the south edge of the site, and investigations around it's suitability for future use, and potential deculverting should be facilitated through any development.

Development Guidelines

- Heights in the south of the site should be respectful of the existing properties on Moselle Avenue.
- Development should front onto Lordship Lane, with heights rising from east to west to match the buildings on either side.
- The building line along the southern edge of Wellesley Road should be continued.
- Development should demonstrate no adverse impact on the adjacent residential properties.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.

SA 10: Morrison's Wood Green

Address	Morrison's, Wood Green High Rd, N22		
Site Size (Ha)	1.0	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Supermarket, shopping mall, surface and multi-storey car parking		
Ownership	Single private freehold		
How site was identified	Review of Wood Green opportunities for development in light of Crossrail 2.		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Haringey Heartlands growth area Area of Archaeological Importance Adjacent to listed building: Gaumont Cinema		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	239	1,855	

Proposed Site Allocation

Redevelopment of the supermarket and car parks to create mixed use development comprising of town centre uses on the ground floor, with residential above, and improved pedestrian connections within Wood Green.

Commentary

As with the Mecca Bingo site, this site is underutilised considering its public transport access and town centre location. The extensive car parking space could be redeveloped, with the retail offer improved by aligning it more closely with the High Road and potentially the creation of a new route through the centre towards the heartlands where the existing covered arcade is located.



Site Requirements

- Any planning application will be required to be accompanied by a site-wide masterplan showing how the development complements other development proposed and/or permitted on surrounding sites.
- No buildings in the site need to be retained, but, the Gaumont Cinema to the south of the site is Grade II* Listed and the terraces adjacent on the High Road (nos. 1-19 incl. The Broadway), make a vital contribution to the setting of the listed building and should be enhanced through redevelopment of the High Road frontage.
- The adjacent Wood Green Library site will provide a new urban open space, which this site will create a new pedestrian link into, creating a circuit within the centre.
- Ground floor town centre uses will be required. Primary frontage will be retained on Wood Green High Road, while secondary/ active frontages should be provided on all other frontages. Upper floors will be residential.

Development Guidelines

- Heights should be restricted facing existing houses on Parkland and Caxton Roads.
- The building line along the High Road frontage should respond to the building line of The Goose public house and the remainder of The Broadway terrace.
- Development heights should build up to the former cinema; which can be treated as a boundary wall and as a marker of maximum height for this site.
- A new pedestrian route should be created through the site, from Station Road to the new open space within the Wood Green Library site.
- Existing semi-mature trees along the western and north-western boundary should be retained and protected in the development.
- The Gaumont Cinema to the southeast of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated,

reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained.

- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The impact of development on the overall parking needs of the town centre should be identified through this application.

SA 11: Wood Green Library

Address	Wood Green Library and Shopping Centre, Wood Green High Rd; Asian Centre, Caxton Rd, Wood Green, N22		
Site Size (Ha)	1.4	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Library, shopping centre, Asian Centre		
Ownership	Mix of public and private freeholds and leases		
How site was identified	GLA SHLAA 2013, Existing UDP 2006 SSP		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Haringey Heartlands growth area Secondary frontage Adjacent to listed building: Gaumont Cinema		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	358	2,783	

Proposed Site Allocation

Subject to reprovision of the existing library use, redevelopment to create a new urban square with pedestrian and cycling link to Alexandra Palace, enhanced town centre uses, a new library, and residential development.

Commentary

The Wood Green Library site incorporates a number of uses including the small retail premises to the north of the Mall and the library itself which also has a retail function within it. The library is one of the best used in London, and this function must be reprovided within the Metropolitan Centre. Development will create an opportunity to deliver a new central public space with active uses to form a gateway to the redevelopment sites to the west and Alexandra Palace, and provide a key marker and destination on Wood Green High Road.



Site Requirements

- No buildings need to be retained, but an enhanced library use and improved active frontages will be provided as part of the new development.
- A new urban square will be created, with primary town centre uses addressing the urban realm.
- A new connection through the site will be created establishing a clear, visible, link from Wood Green High Road, through the new urban square, to Wood Green's western heartland.
- Subject to the consideration of long range view, the site is considered a suitable location for a tall building.
- First and ground floor uses will be town centre uses (including the new library), with residential above.

Development Guidelines

- The new urban square, including an entrance to a new library facility will serve as the new civic heart of Wood Green.
- Height should be restricted on parts of the site directly opposite residential buildings on Caxton and Mayes Roads to respect their amenity.
- A distinctive building to mark the library site and act as a wayfinding point at the intersection of other tall buildings at Wood Green Station, Turnpike Lane Station, and Penstock foot tunnel.
- This site must provide an attractive, safe and generous east west pedestrian and cycling connection linking into the wider cycle network.
- The Moselle River runs in a culvert under this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored. It may be possible that a deculverted river could be a focal point for the new

urban square.

- In addition to the main east-west route through the site, a pedestrian loop towards Station Road should be facilitated through the Morrison's site.
- The Gaumont Cinema to the north of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained.
- The Mall can also be used as a boundary wall to the south eastern edge of the site, creating a development parcel south of the new east-west route.
- Parking should be minimised on this site due to the excellent local public transport connections.
- The potential for the excellent views of Alexandra Palace should be explored, including the provision of a “sky café/restaurant”.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council’s Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 12: The Mall

Address	The Mall, Wood Green High Rd, N22		
Site Size (Ha)	4.0	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Shopping centre with multi-storey car parking, and houses on top.		
Ownership	Single private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Haringey Heartlands growth area Primary shopping area Primary frontage Adjacent to Noel Park Conservation Area		

Proposed Site Allocation

Improvements to the public realm around this building on the current town centre improvements on and on the site to improve visitor and resident amenity and the feel of Wood Green as a town centre.

Commentary

The Mall represents the focal point of the Wood Green Metropolitan Town Centre. Opportunities to improve the public realm around this building will be supported, and limited infill developments will be supported that benefit the Metropolitan Centre overall.



Site Requirements

- Buildings will be retained on this site for their current uses over the plan period.
- Improved opportunities to make the site less dominating to its surrounds will be considered through improving the public realm around this site, particularly focusing on Wood Green High Rd and the new route connecting Wood Green and its western heartland.
- A new, legible east-west link will be created at the northern edge of this site.
- The developable part of the site should optimise the local cycling and pedestrian transport network.

Development Guidelines

- Greater open space for circulation should be created in order to make the “middle” section of the High Road a more pleasant place to visit.
- The Moselle River runs in a culvert under the north eastern corner of this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe.
- Removal of the existing footbridge could be considered in the longer term.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- The amenity on the Mayes Road side of the Mall should be improved where feasible.
- A flood risk assessment is required for any development. The Council’s Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.

SA 13: Bury Road Car Park

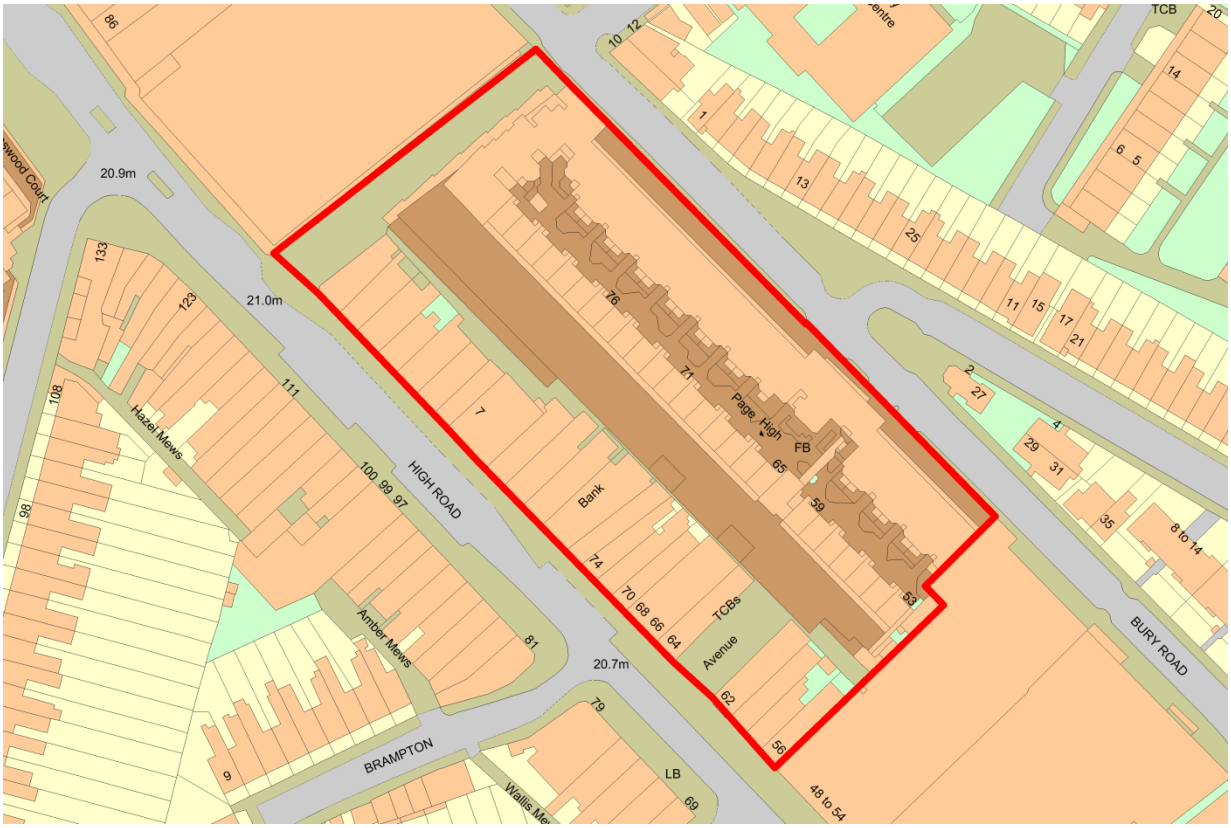
Address	Bury Road Car Park, Bury Rd, Wood Green, N22		
Site Size (Ha)	1.1	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Multi-storey car parking, with large floor plate retail at ground floor level, and residential on top.		
Ownership	Single public freehold		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Primary shopping area Primary and secondary frontage		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	99	1,484	

Proposed Site Allocation

Comprehensive masterplanned redevelopment including new through linkages to Wood Green High Road creating new mixed use development comprising town centre and residential uses including consideration of a potential new Crossrail 2 station entrance onto Wood Green High Road.

Commentary

The Bury Road car park is a mix of town centre uses, residential, and significant quantum of multi-storey car parking. The Council considers that it is appropriate that the use of this site is expanded, and that car parking is reduced in line with a clear strategy for town centre parking to make the best use of the space within a highly accessible Metropolitan Town Centre. This site will also be able to make an additional positive contribution to the High Road through the provision of smaller roads with complementary town centre uses running perpendicular from the High Road.



Site Requirements

- Buildings fronting the High Road at this point are of significant conservation value, particularly the Cheapside Arcade, and will be retained. Any demolition should ensure that the existing High Road frontage buildings are unaffected, or the setting of the High Road is improved.
- Dovetail Avenue should be extended through to Bury Road as a pedestrian route to enhance permeability.
- The opening up of new secondary town centre frontages should be created along Lymington and Dovecote Avenues to enhance the town centre offer within Wood Green.
- Ground and first floor primary town centre uses will continue to be supported on the High Road frontage.
- The scope to accommodate a new Crossrail station entrance on the High Road as part of this development will be explored.

Development Guidelines

- Development should complement the buildings in the Noel Park Estate Conservation Area to the north/east of the site across Bury Road. Heights should be restricted along this interface, and have entrances that present onto the street.
- Existing social housing will need to be reprovided on this site or another local site.
- Parking levels should be reduced on this site due to the excellent local public transport connections.
- The new secondary frontages on Lymington and Dovecote Avenues should provide complementary uses to the primarily retail offer on Wood Green High Road. These should be pedestrianised spaces.
- The feasibility of opening up the old arcade building in the Cheapside parade to create

an additional set of secondary frontage should be considered.

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 14: 16-54 Wood Green High Rd

Address	16-54 Wood Green High Rd, N22		
Site Size (Ha)	1.4	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Ground and some first floor town centre uses with mix of uses including residential above.		
Ownership	Mix of public and private freehold and leasehold interests.		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Primary shopping area Primary frontage		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	334	2,597	

Proposed Site Allocation

Comprehensive redevelopment of current High Road frontages for mixed use development consisting of town centre uses at ground and first floor level, with residential above, and a potential new Crossrail 2 station entrance onto Wood Green High Road.

Commentary

This is a collection of buildings which are of mixed architectural quality at the southern end of Wood Green High Road. Development is likely to come forward in phases due to the multiple land ownerships on this site, but all applications should be co-ordinated through this policy. There is an opportunity to improve the High Road frontage, introduce a fine graining of the site to introduce new town centre uses off the High Road, and increase residential development within the centre.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation.
- No buildings need to be retained.
- Ground and first floor town centre will be required uses on the High Road frontage.
- Height will be limited facing the High Road, with the possible exception for the site adjoining the potential tall building on the Whymark/Westbourne Road site.
- Secondary frontages will be supported on suitable future east-west laneways off the High Road.
- The standard of architecture and urban realm on the High Road frontage should be of the highest order.
- 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.
- A Crossrail station entrance on the High Road as part of this development will be supported.

Development Guidelines

- Heights of buildings at the rear of the site should be sympathetic to the residential properties on the east side of Bury Road.
- Private open space will be provided in internal communal courtyards, private balconies and roof gardens.
- Parking should be minimised on this site due to the excellent local public transport connections.
- The Victorian shopping parade immediately north of the site on Wood Green High Road should be retained, and enhanced by this site's development.
- This site will in all probability come forward in phases due to the differences in

ownership. Landowners will need to demonstrate how their schemes affect neighbouring properties, including their future redevelopment as part of their proposed design.

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted prior to any development proceeding.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 15: Westbury & Whymark Aves

Address	Land between Westbury Avenue, Whymark Avenue, and the High Rd, Wood Green, N22		
Site Size (Ha)	0.4	**PTAL Rating**	6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Predominantly residential		
Ownership	Multiple private freeholds and leaseholds		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Primary shopping area		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	95	742	

Proposed Site Allocation

Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Crossrail Station, with town centre uses at ground and first floor levels and residential above.

Commentary

Continuing the trend of development along the East side of the High Road, there may be an opportunity to provide a distinctive new landmark building marking Turnpike Lane tube station at this point. New town centre uses, an improved public realm, and residential development will be encouraged through comprehensive development in line with a site-wide masterplan.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- No buildings need to be retained.
- Ground and first floor town centre uses will be expected on Wood Green High Road. Ground floor town centre uses will also be expected on the north side of Westbourne Avenue.
- Development will accommodate the fulcrum of the Turnpike Lane tall buildings cluster facing the High Road opposite Turnpike Lane station.
- Development of a tall building could be achievable here.
- Building should be set back at ground floor level to increase space for circulation along Wood Green High Road, while also providing active frontages.
- The urban realm in front of this site should be representative of the site's gateway location from Turnpike Lane Tube to Wood Green centre.

Development Guidelines

- Height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue.
- The frontage to the High Road needs to create a high quality active frontage. The opportunity for additional town centre uses at first floor level should also be exploited.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Opportunity to enable an improvement to the cycle network between Wood Green and the south/west at the junction of The Sandlings and Whymark Avenue should be considered. There may be an opportunity to improve the existing small open space

open space at the junction of The Sandlings and Whymark Avenue.

- The urban realm around Turnpike Lane station should be of a high quality, and new development should enable this as it occupies a key gateway location into Wood Green.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted as part of any planning application.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings.

SA 16: Turnpike Lane Triangle

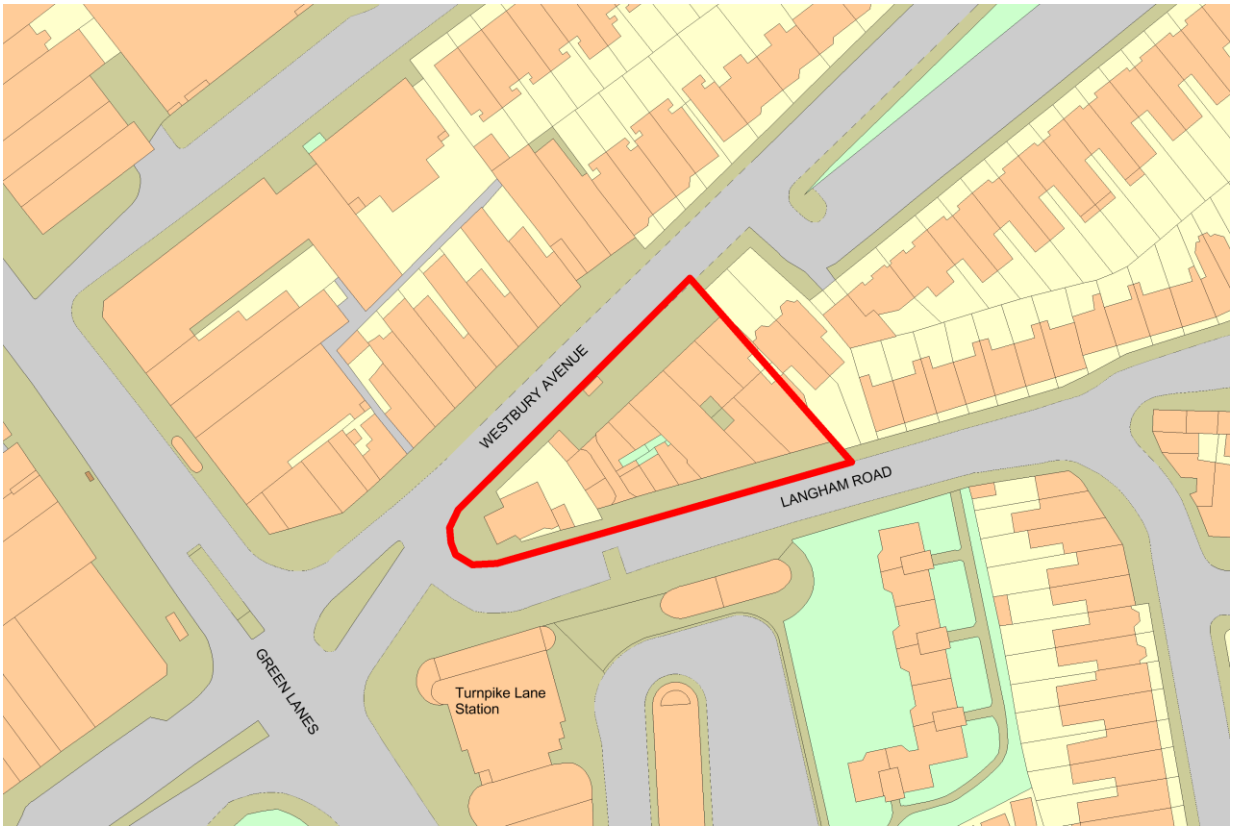
Address	Triangular piece of land between Westbury Avenue, Langham Rd, Turnpike Lane, N22		
Site Size (Ha)	0.2	**PTAL Rating**	6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Mixture of A1, A2, A5, and D1 uses, with some residential above.		
Ownership	Mixture of private freeholds and leaseholds		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Haringey Heartlands and Wood Green area of change Wood Green town centre Primary shopping area Secondary frontage Adjacent to Listed Turnpike Lane building		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	48	371	

Proposed Site Allocation

Comprehensive redevelopment creating a mix of town centre and residential uses adjacent to Turnpike Lane tube station.

Commentary

This site is ideally located to create a positive impression of Wood Green upon arrival at Turnpike Lane station. New town centre uses will be created, with residential development above. There is an opportunity to create a cycle store point which will serve the hinterland particularly to the north east of the station where public transport is generally poorer.



Site Requirements

- No buildings on this site need to be retained.
- Town centre uses will be located at ground and first floor level, with residential uses above.
- The ground floor of the Westbury Avenue frontage of the building could be a suitable location for a secure cycle storage facility linked to Turnpike Lane station.

Development Guidelines

- Heights should be restricted at the interface with the residential buildings to the east on Langham Road and Westbury Avenue.
- Design of the site should be sympathetic to the Grade II listed Turnpike Lane station buildings across Langham Road.
- Creation of new high quality urban realm between the new building and Turnpike Lane station.
- Site could contribute to providing an important node on the borough's cycling network by enabling a connection from Frome Road through the bus station, and Duckett's Common towards Hornsey and the West of the borough.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site should provide a distinctive new building when exiting Turnpike Lane station. Subject to environmental and architectural justification, a high quality, tall building with a sleek appearance will be supported.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or

requiring part of the site to provide an easement for the network.

- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted prior to any development proceeding.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings.

SA 17: North of Hornsey Rail Depot

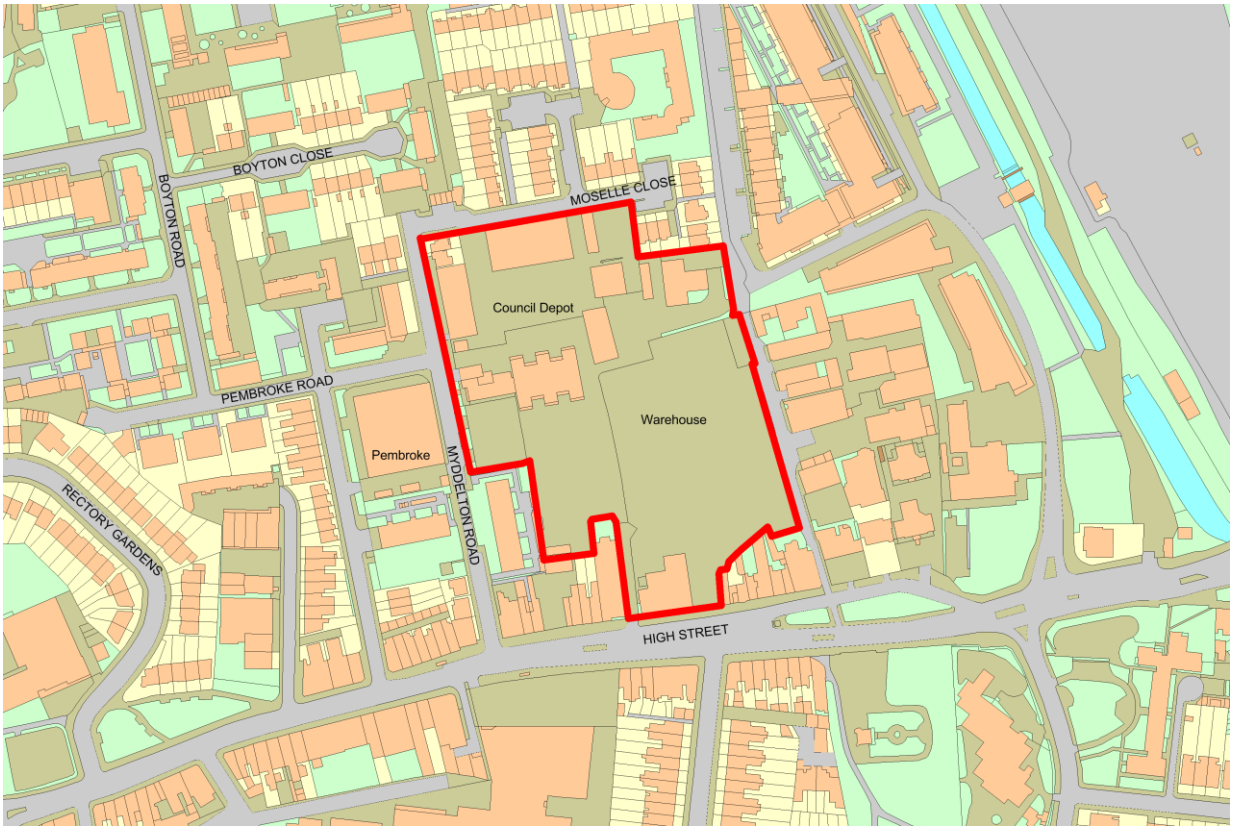
Address	Land between the New River, the Great Northern Rail Line, and Hampden Road, Harringay N8		
Site Size (Ha)	0.7	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Range of B1/B2 and Sui Generis commercial uses		
Ownership	Multiple private freeholds		
How site was identified	Existing pre-application site		
Planning designations	Ecological corridor SINC Metropolitan importance: New River Locally listed buildings: King Road Adjacent to the proposed green chain		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	56	980	

Proposed Site Allocation

Mixed use residential and employment enabling development securing improved pedestrian and cycling link to Hornsey rail station and the west of the borough, and improvements to the New River Path.

Commentary

This site, in close proximity to Hornsey Rail station has a low density employment use in a highly accessible area by public transport. A development which increases employment on the site, and creates a positive residential development which can improve pedestrian access to, and between Hornsey rail, and Turnpike Lane tube station, will be supported.



Site Requirements

- No buildings need to be retained.
- New employment space should be provided. This should be the maximum quantity of new flexible workspace feasible on this site.
- Enhancement of the New River path should be provided as part of the development.
- Residential development will be acceptable on this site.
- Development should be used as an enabler to improve access to the bridge over the rail line between the site and Hornsey station. This will involve improvements to Hampden Road and consideration of how access to Hornsey Station can be made more accessible.
- Development should enhance the currently poor quality ecological corridor on this site.
- In line with policy SP9, if the redevelopment of a part of the site within a single application results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.

Development Guidelines

- Height of development should be at its maximum adjacent to the rail line and Hampden Road, with the amenity of residential properties on the northern bank respected.
- The pedestrian bridge over the rail line should be improved to create improved access across the railway line, including if feasible, by bicycle.
- Buildings along Hampden Road should create an appropriate street frontage, providing passive surveillance for users of Hornsey station.
- Development should create improved and clearer access to the New River

along the northern edge of the site.

- Opportunities to enhance access, safety, and appearance of the New River Path through development and design of this site should be explored on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Although this site is currently part of an ecological corridor, the current uses do not positively contribute to the aims of this designation. Any future uses should ensure that they enhance the overall biodiversity value of the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 18: Wood Green Cultural Quarter (north)

Address	Haringey job centre, Mayes Rd; and Guillemot Place, Clarendon Rd, Wood Green, N22		
Site Size (Ha)	0.5	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Job centre, Self storage		
Ownership	Mix of public and private ownership		
How site was identified	GLA SHLAA 2013, Existing Cultural Quarter and SSP designation		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Wood Green Common Conservation Area Local Employment Area: Wood Green regeneration area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	89	3,061	

Proposed Site Allocation

Enhancement of the Wood Green Cultural/creative Quarter, including creation of a new north south link between Clarendon Rd and Wood Green Common.

Commentary

The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green area. The redevelopment of the existing employment area will play a key role in supporting the realisation of new employment floorspace within the borough through attractive and complementary employment uses with ancillary residential use. Development will create a high quality public realm which supports opportunities to visit and gather. A new connection from the Cultural Quarter towards Alexandra Palace Station should be created as part of comprehensive redevelopment on this site.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The Wood Green job centre and Guillemot Place are of limited architectural quality, and will be permitted for redevelopment.
- An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created.
- In collaboration with other local sites, an enhanced public realm will be created at the south of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.
- The maximum quantum of employment floorspace feasible should be provided on this site.
- Uses that positively support the enhancement of the cultural quarter will be expected as part of this redevelopment.
- Residential development may be suitable on site in order to subsidise new workspace
- Development should follow the principles set out in any future Council-approved masterplan for the area, and/or the Wood Green AAP.
- Capped commercial rents will be expected in this area in line with Policy DM38.
- 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 Alexandra Primary School, and 109 Mayes Rd.

Development Guidelines

- Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green common, and Alexandra Palace rail station.
- The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 19: Wood Green Cultural Quarter (south)

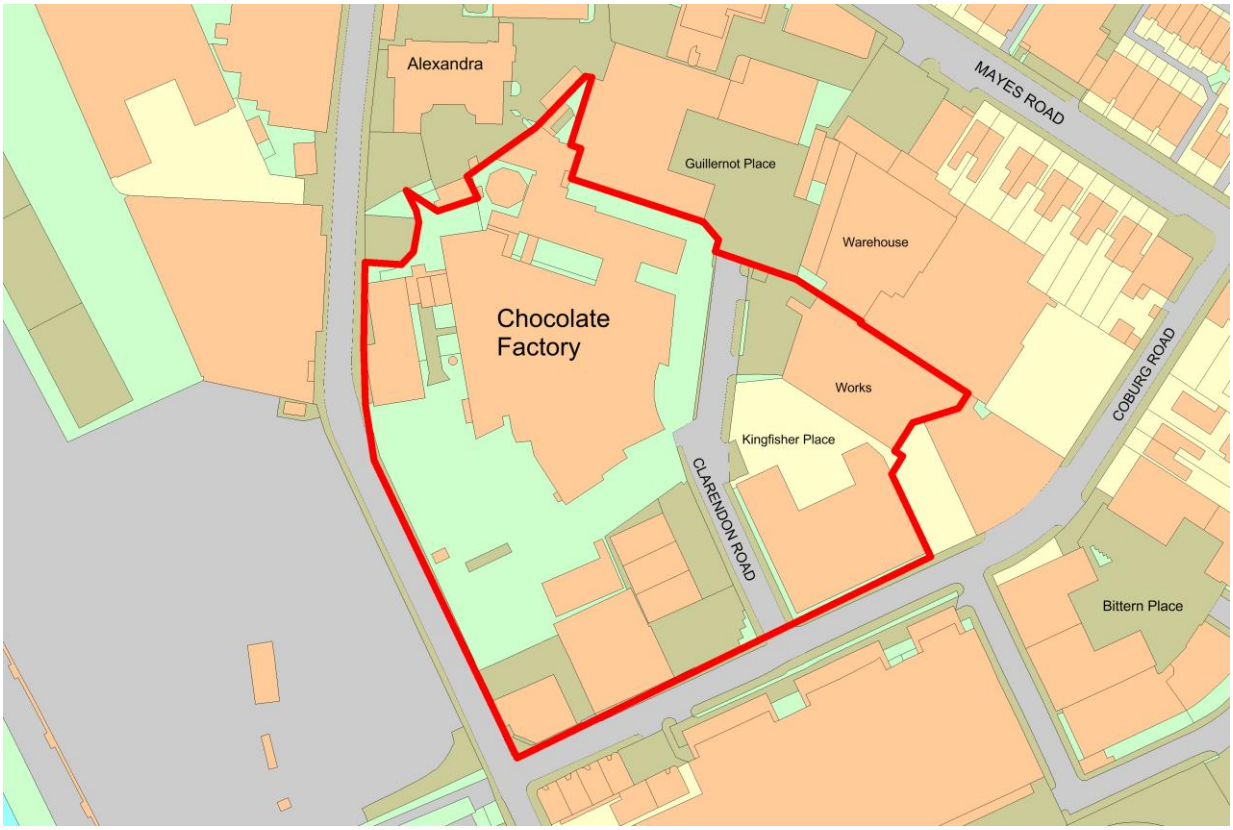
Address	Chocolate Factory, 1-3 Clarendon Rd, Mallard Place, Olympia Business Estate and John Raphael House, Wood Green N22		
Site Size (Ha)	2	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Existing Cultural Quarter		
Ownership	Mix of private freeholds		
How site was identified	Call for Sites 2013		
Planning designations	Wood Green growth area Local Employment Area: Regeneration area Adjacent to Wood Green Common Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	355	22,000	

Proposed Site Allocation

Enhancement of the Wood Green cultural quarter through improvements to Chocolate Factory and creation of high quality urban realm. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.

Commentary

The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green area. The Council will seek that the area creates new employment opportunities, while creating a high quality public realm which supports opportunities to visit and gather.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The original Chocolate Factory building will be retained.
- Parma House, the Mountview academy building, the buildings fronting Coburg Road east of Clarendon Rd, and the extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable uses to being retained and/or reprovided.
- The aim of this allocation will be to increase employment use on this site. Some residential will be permitted to enable increases in employment floorspace and jobs creation in the area.
- Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment.
- A public realm will be created that will act as the focal point for the Cultural Quarter in this the site around Clarendon Road. A Public Realm Strategy which engages with the wider requirements for the area (for example including how this site interfaces with Clarendon Square) will be required.
- Active frontages to both sides of Clarendon Road will be required, which contribute to the cultural output of the area.
- Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green AAP.
- Clarendon Rd will be enhanced and provide a north-south pedestrian and cycling connection through the site.

- Capped commercial rents will be expected in this area in line with Policy DM38.

Development Guidelines

- Development should be set back adjacent to the Western Rd/Coburg Rd to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.
- New development here will form a key site in the creation of a new suburb of Wood Green, with a requirement to engage with distinctive new architecture.
- Clarendon Road will be extended through Guillemot Place to connect Wood green Cultural Quarter to Wood Green Common, and Alexandra Palace Station.
- A new active frontage to Western Rd should be created.
- Coburg Rd may become part a predominantly cycle & pedestrian route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- Development contributions for a dedicated cycle and pedestrian crossing of Western Rd into the Penstock Tunnel should be secured through development on this site.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 20: Wood Green Cultural Quarter (east)

Address	105-107, and land rear of 83-103 Mayes Rd; and 2 Coburg Rd, Wood Green, N22		
Site Size (Ha)	0.7	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Commercial uses		
Ownership	Multiple private freeholds and leaseholds		
How site was identified	Heartlands Development Framework		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Local Employment Area: Wood Green regeneration area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	124	4,285	

Proposed Site Allocation

Redevelopment of existing buildings to create employment-led mixed use development with residential.

Commentary

The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green area. The Council will seek that the area creates new employment opportunities, while creating a high quality public realm which supports opportunities to visit and gather.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The Chocolate Factory 2 building on Coburg Road should be retained, and secondary town centre uses protected.
- The aim of this allocation will be to increase employment use on this site. Some residential will be permitted to enable increases in employment floorspace and jobs creation in the area.
- Development should follow the principles set out in any future Council-approved masterplan
- Capped commercial rents will be expected in this area in line with Policy DM38.

Development Guidelines

- Heights should be reduced to the north east of the site to minimise the effect on residential properties on Mayes Rd.
- New pedestrian links from Coburg Rd to the extended Clarendon Rd should be created through this site.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub,

as a customer, or requiring part of the site to provide an easement for the network.

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 21: Clarendon Square Gateway

Address	Iceland and land behind and Bittern Place, Brook Rd, Wood Green, N22		
Site Size (Ha)	1.1	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Iceland supermarket, vacant land, industrial estate		
Ownership	Mix of public and private freeholds		
How site was identified	Heartlands Development Framework		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Local Employment Area: Wood Green regeneration area Wood Green town centre Blue ribbon network		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	195	6,734	

Proposed Site Allocation

Creation of a new link between Wood Green and Clarendon Square. Mixed use redevelopment of existing buildings to create a legible streetscape along this link with employment-led mixed use development with residential.

Commentary

This site plays an important role in linking the Haringey Heartlands area to Wood Green High Rd. The future development will cross subsidise a safe pedestrian and cycling link from Wood Green to Alexandra Palace Park via the Heartlands area, and Cultural Quarter.
New commercial and residential development will be permitted along this route.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- No buildings are required to be retained.
- A new high quality pedestrian /cycle connection linking Wood Green and Clarendon Square should be incorporated along the entire length of the site.
- The maximum quantum of employment floorspace feasible should be provided on this site once the connection has been secured.
- The frontages to the new east-west route should be active non-residential uses facing onto the street.
- The east-west linkage should be as straight as possible between Wood Green High Rd and Clarendon Square.
- Capped commercial rents will be expected in this area in line with the Policy DM38.

Development Guidelines

- Height of new buildings where they back onto the residential properties on Hornsey Park Road should be considered carefully to respect their residential amenity
- New development along the new east-west route should frame the space creating a positive and safe town centre feel along its length.

- The Moselle River runs in a culvert under this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- New street trees should be provided in this area.
- This site is suitable for car free development due to its good, and improving public transport access.

SA 22: Clarendon Square

Address	Clarendon Square, Hornsey Park Rd, Mayes Rd, Clarendon Rd, N8			
Site Size (Ha)	4.8	**PTAL Rating**		3-4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Vacant former gas works			
Ownership	Mix of public and private freeholds			
Planning designations	Wood Green/Haringey Heartlands Growth Area Adjoins Regeneration Area Adjoins Cultural Quarter Adjoins Ecological Corridor Blue Ribbon Network Adjacent to Article 4 direction for Heartlands rail corridor			
Indicative Dev^{t} Capacity (HGY/2009/0503)	**Net resi units**	**Commercial m^2**	**Town Centre m^2**	**Other m^2**
	1,080	700	920	550

Development granted Permission (HGY/2009/0503)
Outline planning application for demolition of existing structures and redevelopment to provide a residential led, mixed-use development, comprising between 950 to 1,080 residential units (C3); with 460sqm to 700sqm of office uses (B1); 370sqm to 700sqm of retail/financial and professional services uses (A1/A2); 190sqm to 550sqm of restaurant/cafe/drinking establishment uses (A3/A4); 325sqm to 550sqm of community/assembly/leisure uses (D1/D2); new landscaping, public and private open space, and energy centre, two utility compounds, up to 251 car parking spaces, cycle parking, access and other associated infrastructure works.

A Section 73 application relating to the enabling works to deliver this site including the dismantling of the gas holders was granted in 2014.

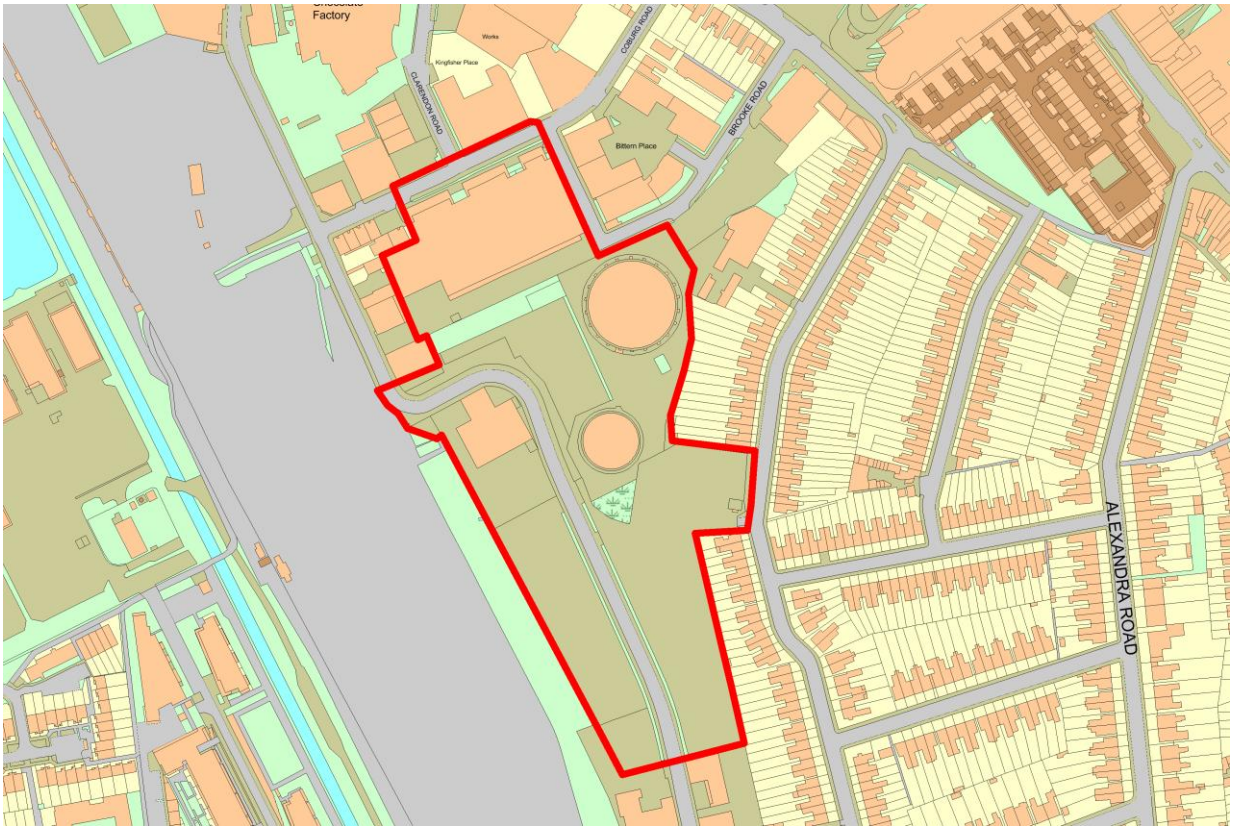
Proposed Site Allocation

Creation of employment, residential and education uses, a new urban square, and improved linkages through the area.

Commentary

Planning consent was granted in 2012 for a mixed use development creating 1,080 new residential units, town centre uses, and a new urban square. While extant, it is anticipated that a new application may come forward over the plan period. Due to the size of the site, this development will be expected to make a significant contribution to the creation of a new

suburb for Wood Green Metropolitan Centre. It will need to create new jobs and homes in the area, a positive urban realm including new publically accessible open space. Crucially, improved east west pedestrian and cycling links between Alexandra Palace Park and Wood Green, as well as north south links between Turnpike Lane and Alexandra Palace Station, will facilitate movement through the area.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The development of town centre type uses will be supported around the new open space, but these will be expected to demonstrate how they collectively complement the retail offer in Wood Green through a Retail Impact Assessment.
- There will be a requirement for an element of employment floorspace to be provided through the scheme.
- Provide an optimized north south link through the site improving the link to Alexandra Palace Station.
- Optimize a new east-west pedestrian and cycling route from Wood Green to Penstock tunnel.
- Establish Clarendon Square as a destination that complements Wood Green Metropolitan Town Centre.
- Straighten the existing kinks in Clarendon Rd/ Mary Neuner Way
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

Development Guidelines

- A high quality new public realm will be created which creates spaces for new residents to relax, meet and interact.
- Development should respect the amenity of properties on the west side of Hornsey Park Rd.
- New entrances to the site should be provided from Hornsey Park Rd.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 23: Clarendon Rd South

Address	27-33 & 9-70 Clarendon Rd, Wood Green, N22		
Site Size (Ha)	2.2	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	West Indian Cultural Centre, commercial premises		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Heartlands development framework		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Ecological corridor Adjacent to: • Article 4 direction for Heartlands rail corridor • Area of Archaeological Importance		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	206	7,115	

Proposed Site Allocation

Realign Clarendon Rd and create employment-led mixed use development to complement the Clarendon Road Square development site.

Commentary

Following the completion of Clarendon Square development, the southern end of Clarendon Road has potential for some new development. This should create an increase in job numbers and densities, to which the proceeds from residential development can contribute financially. A realignment of Clarendon Rd to improve traffic flow at the Hornsey Park Rd/ Turnpike Lane junction will be considered.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- No buildings need to be retained.
- Consideration should be given to how Clarendon Road can best be aligned to provide a straight alignment into Wightman Rd across Turnpike Lane.
- The maximum quantum of employment floorspace feasible should be provided on this site.
- Residential development may be suitable on site in order to subsidise new workspace
- Alternative reprovision of the West Indian Cultural Centre will need to be agreed before development can proceed.
- Capped commercial rents will be expected in this area in line with the Policy DM38.

Development Guidelines

- Heights should be restricted where they adjoin the properties on Hornsey Park Road.
- Taller development will be acceptable on the west side of Clarendon Rd.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

- Close attention in the design of this site should be had to the impact of the railway embankment on future occupants of the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Business uses should respect adjacent residential.

SA 24: NW of Clarendon Square

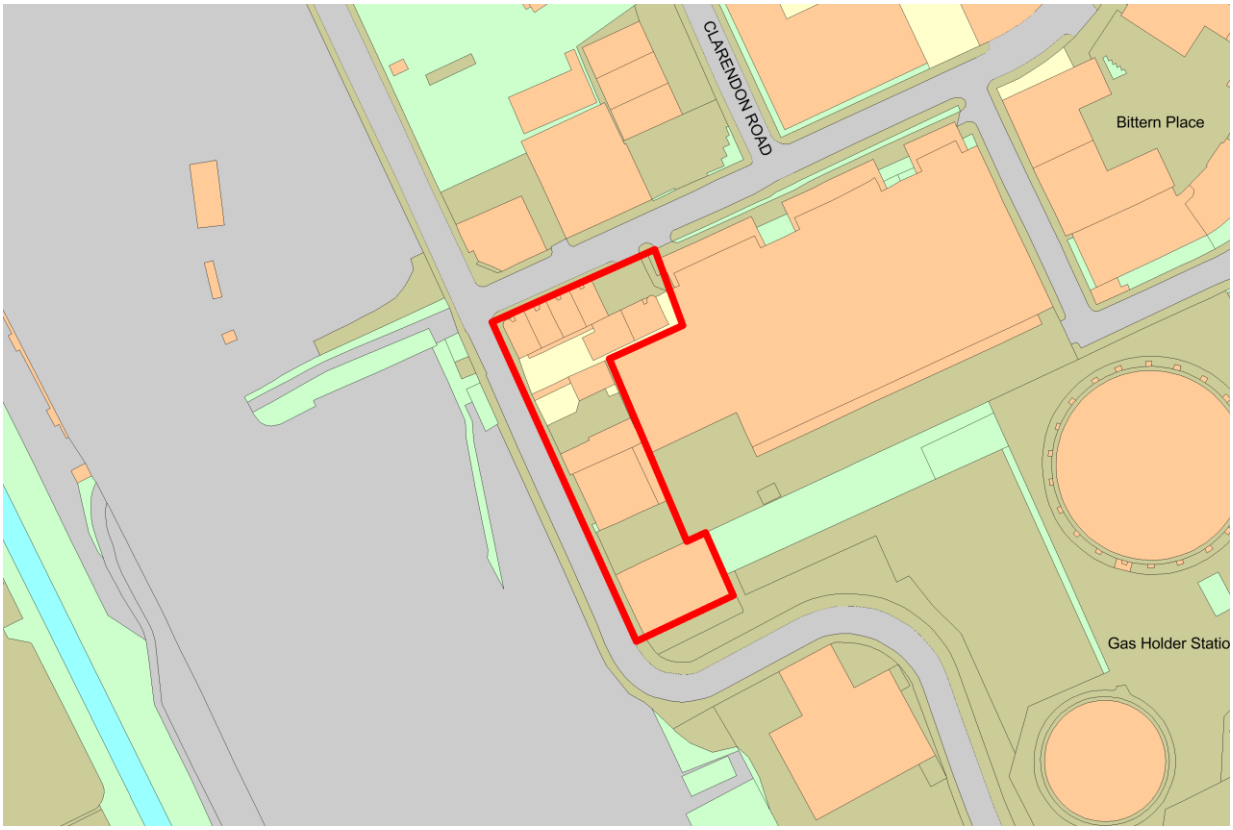
Address	70-89 Clarendon Rd & 57-77 Coburg Rd, Wood Green N22		
Site Size (Ha)	0.3	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Commercial uses		
Ownership	Multiple private leaseholds.		
How site was identified	Heartlands Development Framework		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Local Employment Area: Wood Green regeneration area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	29	1,005	

Proposed Site Allocation

Redevelopment of existing buildings with new high density employment-led mixed use development with residential.

Commentary

This site represents an opportunity for intensification to complement the Clarendon Square redevelopment. Any proposals for redevelopment will need to secure new employment uses.



Site Requirements

- No buildings need to be retained.
- The maximum quantum of employment floorspace feasible should be provided on this site.
- Capped commercial rents will be expected in this area in line with the Policy DM38.

Development Guidelines

- Development should be set back adjacent to the Western Rd/Coburg Rd to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.
- A new building on the corner of Coburg and Western roads should form part of the Coburg/Western Rds tall building cluster, reflecting the site being identified as potentially suitable for a tall building.
- A new active frontage to Western and Coburg roads should be created.
- Coburg Rd will become part of the Haringey Green Grid linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- Development contributions for a dedicated cycle and pedestrian crossing of Western Rd into an enhanced Penstock Tunnel should be secured through development on this site.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- This site is identified as being in an area with potential for being part of a

decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 25: L/a Coronation Sidings

Address	Land adjoining Western Rd, the Penstock foot tunnel, and the Great Northern Rail line, Wood Green N22		
Site Size (Ha)	0.9	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Vacant land		
Ownership	Single public ownership		
How site was identified	GLA SHLAA 2013		
Planning designations	Haringey Heartlands and Wood Green area of change Haringey Heartlands growth area Ecological corridor Article 4 direction for Heartlands rail corridor		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	87	3,015	

Proposed Site Allocation

Creation of employment-led mixed use development with residential, including a landmark building marking the entrance to Wood Green from Alexandra Palace and the west of the borough.

Commentary

This site is currently vacant, and a development that marks the entrance to the Penstock foot tunnel linking Wood Green and Alexandra Palace Park will be supported. Development will need to demonstrate how it can enhance the ecological corridor running alongside the railway line in this area.



Site Requirements

- Uses on the ground floor of this site should be employment generating; either B1a or B1c. Residential will be permissible above.
- The urban realm into and within the Penstock foot tunnel will be improved by securing a planning obligation on this site.
- The site is currently part of an underperforming north-south ecological corridor running along the rail line. While accepting that the quantum of corridor in this area will be reduced, the impact of development will need to be identified and mitigated to ensure that the function of the corridor is protected through the development. At present the land is not considered to be positively contributing to the principles of the corridor, and any future development should ensure a positive contribution to the corridor is produced.
-

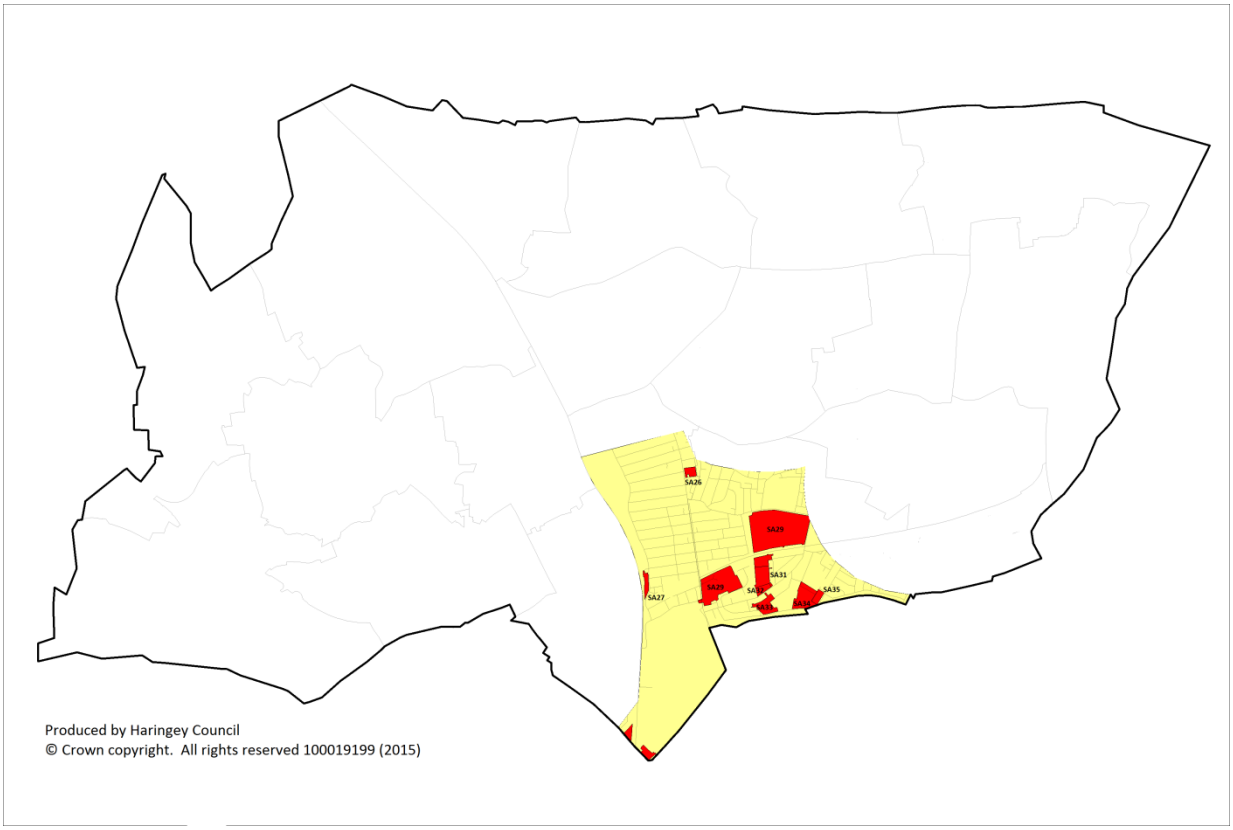
Development Guidelines

- A new building on the corner of Coburg and the Penstock path should form part of the Coburg/Western Rds taller building cluster, his could potentially be a tall building, complementing the development across Western Rd to the west. It should be designed in such a way to be visible from Alexandra Palace Park, acting as a way marker, while respecting the setting of the Park.
- A new frontage to Coburg Rd should be created.
- Coburg Rd will become part of the Haringey Green Grid linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- Development contributions for a dedicated cycle and pedestrian crossing of

Western Rd into Coburg Rd should be secured through development on this site.

- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Development should be set back adjacent to the Western Rd/Coburg Rd to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The impact of Hornsey Depot operating in close proximity to this site should be considered as part of any application.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

Sites in the South of the borough



Introduction to the area
The south of the borough in this document is formed of the Harringay area (including the Harringay ladder, St. Ann's ward, and the areas associated with Green Lanes District Centre, including the western portion of Seven Sisters Ward), and Finsbury Park.

This area is experiencing significant pressure for housing and consequential price growth, and significant regeneration schemes are coming forward in the vicinity in the form of City North at Finsbury Park, and Woodberry Down.

Green Lanes is a thriving district centre with a London-wide reputation for Turkish & Kurdish restaurants, cafes, and greengrocers. It has recently received TfL funding to improve the local urban realm, and Outer London Funding to enhance the shopfronts on Green Lanes.

Sites in Harringay (pp88-95)
The sites in this area are centred on Green Lanes District Centre and the Harringay ladder.

SA 26: Hawes & Curtis, Green Lanes
SA 27: Wightman Rd
SA 28: St. Ann's Hospital
SA 29: Arena Retail Park

Harringay Warehouse District
A new local strategic policy for this area has been created, and this is included as DM39 in the DMDPD. This aims to increase the number of jobs, and preserve the creative community present in the area. Certain sections of LSIS 15 are retained under Policy SA 1, but other sections are proposed to be changed to Local Employment Area: Regeneration Area, to reflect the changes underway in this area. Sites allocated in this area are:

SA 30: Arena Design Centre
SA 31: Crusader Industrial Estate
SA 32: Omega Works
SA 33: Vale/ Eade Rds
SA 34: Overbury & Eade Rds
SA 35: Land between Seven Sisters and Tewkesbury Rds

Sites in Finsbury Park
New town centre frontages are proposed to give Finsbury Park District Centre status, thus complementing its existing designation in LB Islington. The Site Allocations, alongside the guidance included in the Finsbury Park Town Centre SPD will guide development in this area. Sites included in this area are:

SA 36: Finsbury Park Bowling Alley
SA 37: 18-20 Stroud Green Rd

SA 26: Hawes & Curtis, Green Lanes

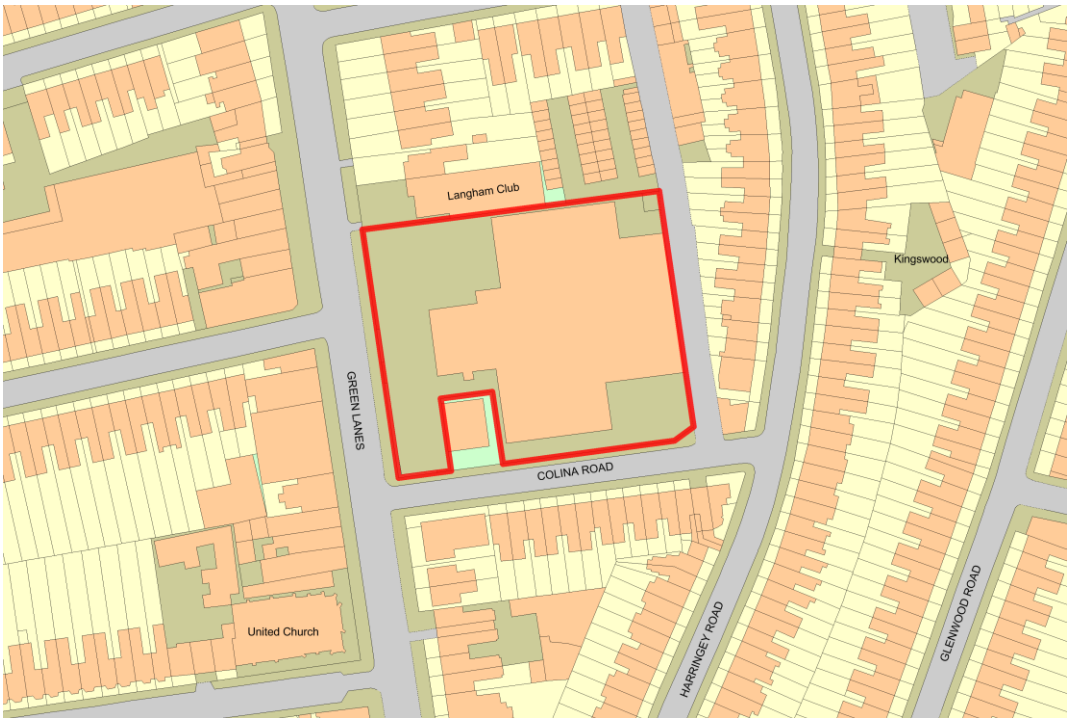
Address	Hawes & Curtis Outlet, Green Lanes, N8		
Site Size (Ha)	0.6	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Retail Warehouse		
Ownership	Private freehold		
How site was identified	Call for Sites 2013		
Planning designations	Adjacent to Green Lanes District Centre		
Indicative Dev^{t} Capacity	**Net resi units**	**Other uses m^{2}**	
	73	569	

Proposed Site Allocation

Mixed use redevelopment to create residential-led mixed use with a new medical facility.

Commentary

The current use of the site for retail warehousing can be replaced with more intensive use to match the high levels of public transport access on Green Lanes. Following consultation with NHS property services, there is an emerging need for a new GP practice in this area, and the edge-of town centre location means this is a suitable location for a mixed use development comprising of a new health centre and residential.



Site Requirements

- London Underground Ltd will be consulted regarding the retention of the London Underground vent as part of the scheme.
- An active ground floor use facing onto Green Lanes should be provided.
- Designs for this site should show how they do not prejudice a future development of the adjoining garages to the north of the site on Colina Mews.

Development Guidelines

- The building line facing Green Lanes should be consistent with the “set back” building line to the north of the site, and the more enclosed building line at the south of the site. As such this site should provide a graduated entrance to Green Lanes centre when entering from the north.
- The ground floor medical use would be suitable marker at the north end of Green Lanes District Centre.
- While outside the boundary of Green Lanes District Centre, this site may offer an opportunity for an active frontage that complements the uses within the centre.
- Development on Colina Mews and Colina Rd should be reduced in height to respect the amenity of properties here.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

SA 27: Wightman Rd

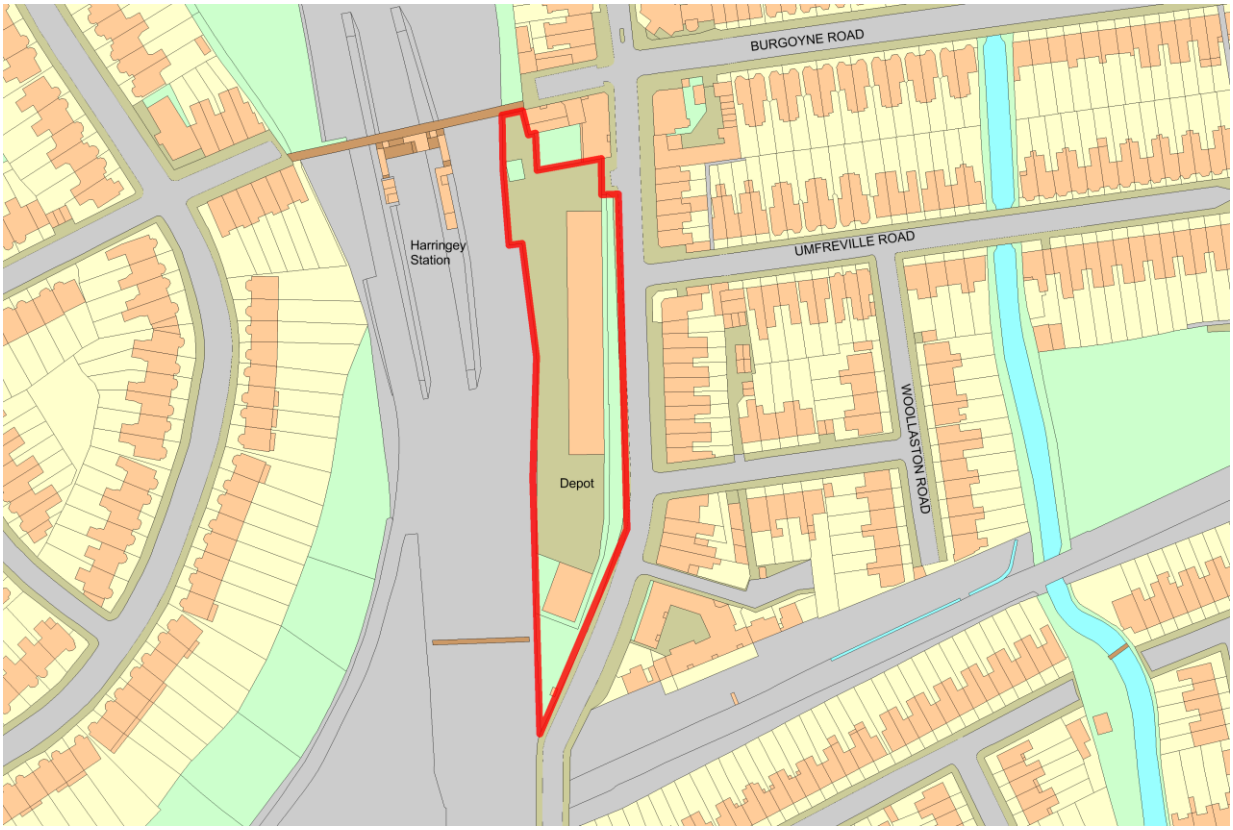
Address	Jewson's builders yard, Wightman Road, N4		
Site Size (Ha)	0.6	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard		
Ownership	Private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Adjacent to • ecological corridor • Stroud Green Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	48	840	

Proposed Site Allocation

Enabling residential development to improve east-west cycling connection along Burgoyne Rd.

Commentary

There is potential to make a more intensive use of this station-proximate location. The current access to the station from Burgoyne Rd is very steep and could be made more accessible with a design that enables a route through the site, or a contribution towards a reduced slope.



Site Requirements

- No buildings are required to be retained.
- The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.
- The site will be residential.
- This development should help to fund an improvement to the bridge at Harringay station, to improve east-west connections. Measures to reduce the gradient of the bridge into Burgoyne Rd should particularly be considered.

Development Guidelines

- Higher buildings may be possible along the rail line, taking into account the slope from north (high) to south (low).
- Heights along the Wightman Rd frontage should reflect those on the eastern side of the street.
- The building line of Mermaid Court should be continued along Wightman Rd.
- Open space will be provided to the rear, and should complement and enhance the ecological corridor running along the rail line.
- Parking should be minimised on this site due to the excellent local public transport connections.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Development should seek to enhance the ecological corridor running to the west

of the site.

- The design of new buildings on this site should have regard to the noise from road and rail links nearby.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Development should demonstrate how it will make a positive contribution to the setting of the Stroud Green Conservation Area to the west.

SA 28: St. Ann's Hospital Site

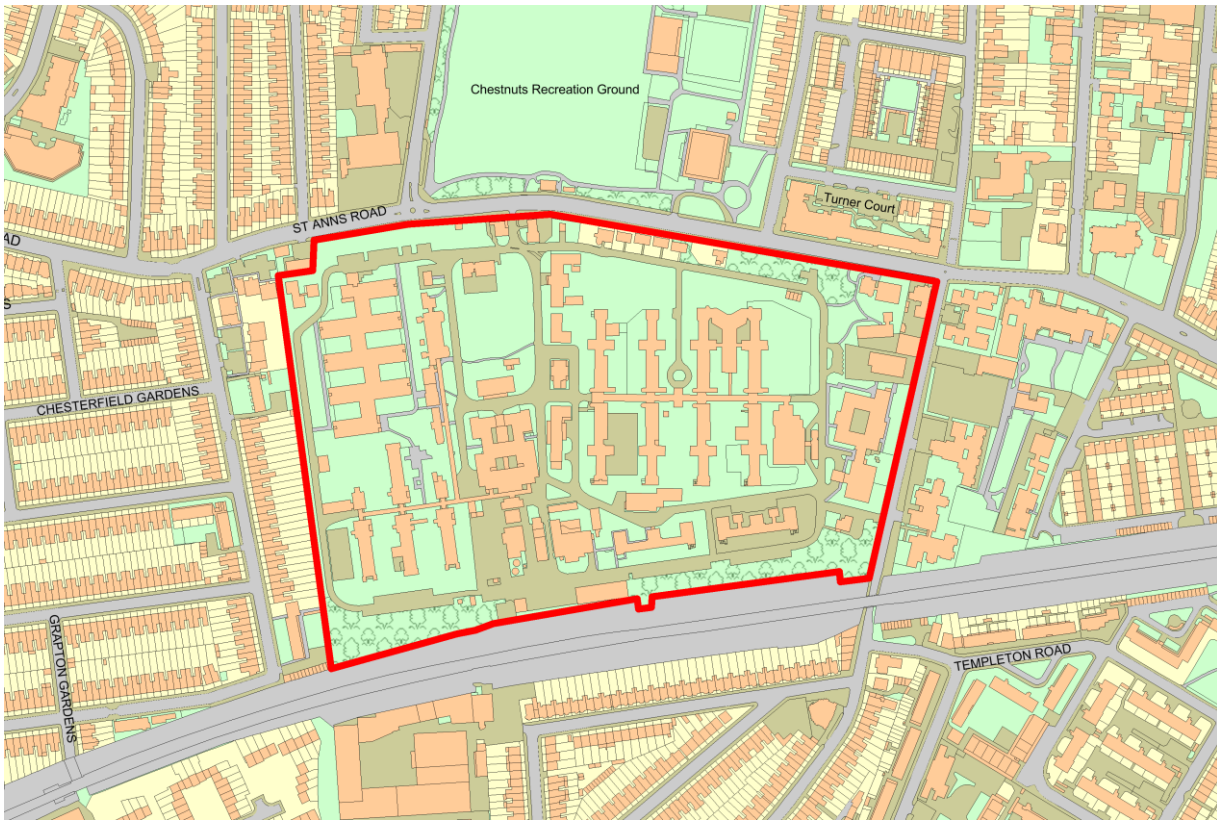
Address	St. Ann's Hospital, St. Ann's Rd, N4		
Site Size (Ha)	11.5	**PTAL Rating**	1b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Hospital		
Ownership	Public freehold		
How site was identified	Current planning application (HGY/2014/1691)		
Planning designations	St Ann's Conservation Area SINC local: St Ann's Hospital Wood SINC borough grade II: Tottenham Rail sides Locally listed buildings: St James Lane, St Ann's Road Ecological corridor		
Indicative Dev^{t} Capacity (HGY/2014/1691)	Net resi units	Town Centre m^2	Other
	456	148	5,100

Proposed Site Allocation

Enabling residential development to rationalise and improve the existing hospital site.

Commentary

Planning consent was granted in 2015 for the redevelopment of the majority of the site for residential use, which will enable a consolidation of the medical use.



Site Requirements

- The existing boundary wall should be integrated into the development in line with operational and design aspirations in the site wide masterplan.
- The areas of SINC in the south of the site should be enhanced through any redevelopment.
- The site will be developed as residential in order to enable a rationalisation and enhancement of the health facilities.
- A new connection towards Green Lanes is required at the south west corner of the site. This should be integrated into the cycle and pedestrian network to provide connections from the east of the borough to Green Lanes, Harringay station and the west of the borough.
- The new connection to Green Lanes should not adversely impact the occupants of the residential block at the southern end of Warwick Gardens.
- Provision for the connection of a north-south route through the site linking the site, and the central portion of the north of the borough with St. Ann's ward, and areas to the south as part of the overall cycling and pedestrian network in the borough.
- The site lies within the St. Ann's Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- New open space should be provided on the site which complements the nearby Chestnuts Park.

Development Guidelines

- Heights adjoining properties on Warwick Gardens should be reduced to respect the amenity of neighbouring properties.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 29: Arena Retail Park

Address	Arena Retail Park, Green Lanes, Harringay, N4			
Site Size (Ha)	5.4	**PTAL Rating**		3-6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Retail Park			
Ownership	Single Private Freehold			
How site was identified	GLA SHLAA 2013			
Planning designations	Tottenham Hale town centre Secondary frontage SINC borough grade II: Harringay Stadium Slopes			
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m²**	**Town centre m²**	**Other m²**
	539	5,390	5,390	5,390

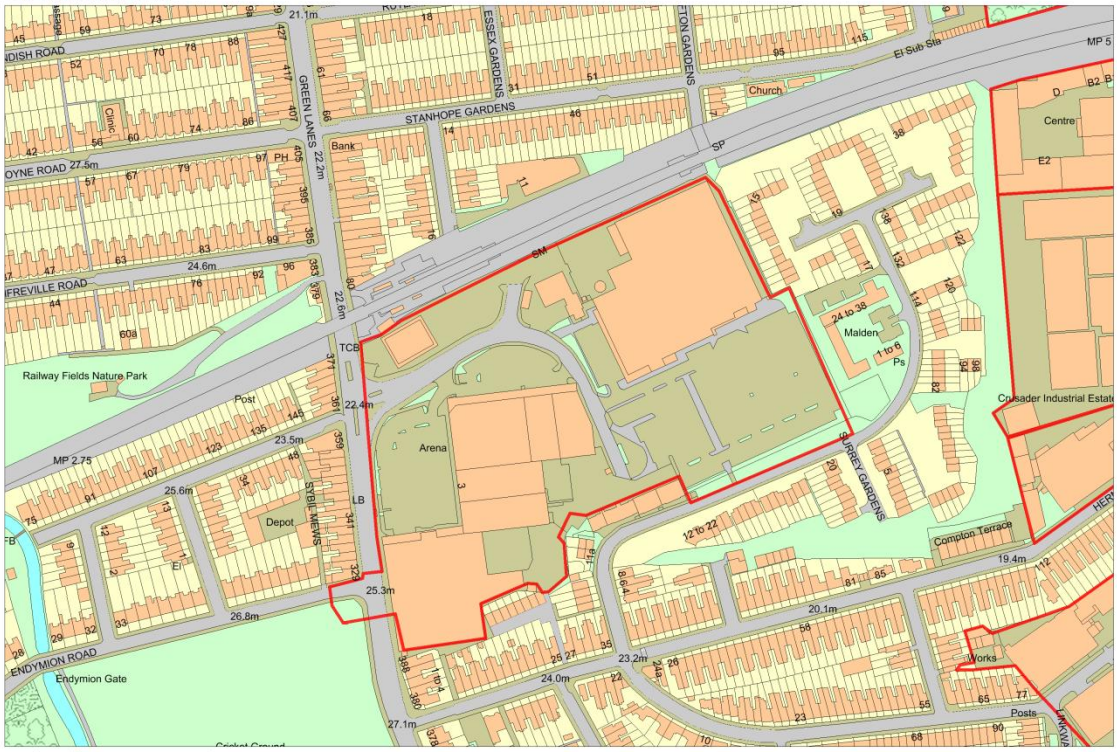
Proposed Site Allocation

Long-term potential for redevelopment of the existing retail park to produce a new high street frontage, access improvements to Harringay Green Lanes station and Finsbury Park, reconfigured road layout, and new residential and commercial development.

Commentary

This retail park is heavily car-dominated, yet in a highly accessible location by public transport. There exists the potential to increase density on the site, while reducing car dependency. The development could fund significant public realm improvements, including improving access to Harringay Green Lanes Station, Finsbury Park, a new, active, stretch of High Street frontage onto Green Lanes, and a continuation of the SINC from the slopes into Finsbury Park to create an improved biodiversity corridor across the borough.

Arena Retail Park



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The setting of Harringay Green Lanes station should be improved through this redevelopment. No other buildings need to be retained.
- Access to the site will be a key issue to be examined before any development takes place. Traffic impacts on Green Lanes from this site should be reduced through this development. The existing Endymion Rd junction with Green Lanes, and the existing retail park entrance junctions, as well as through traffic will need to be considered through a comprehensive transport assessment.
- Improved access to the north-eastern corner of Finsbury Park should be created as part of a restructuring of the Endymion Rd/Green Lanes junction.
- Uses fronting onto Green Lanes should provide town centre uses to extend the town centre south towards Hermitage Rd on the east side of the rd.
- This redevelopment should realign retail along the adjoining stretch of Green Lanes, with this becoming a new town centre frontage. Reducing the depth of the town centre boundary to only include the Green Lanes frontage should be considered.

Development Guidelines

- The potential to connect the Harringay Warehouse District more directly to

Harringay Green Lanes station should be explored by creating a new pedestrian link between this site to the Omega Works site through the vacant land between 80 & 82 Finsbury Park Avenue.

- A high quality urban realm should be created along Green Lanes, to link Manor House Station to Harringay Green Lanes Station by foot.
- Development should not harm and have regard to the ecological corridor running along the southern edge of the Gospel Oak-Barking rail line. A new section of ecological corridor linking this via the “slopes” behind Finsbury Avenue through to Finsbury Park should be considered as part of the design for this site.
- Parking should be managed down on this site due to the excellent local public transport connections. The parking requirements of the retail in the new scheme should be considered however.
- Heights should be reduced at the south and east of the site where residential properties adjoin the site.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council’s Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

Harringay Warehouse District

Current Situation

The area covered by this set of policies is a collection of buildings commercial in nature, of a range of quality. There is a strong link to the textile manufacturing trade in the area, although there are a wide range of goods manufactured within the employment area. The area surrounding the industrial buildings consists of terraced housing, and industrial and resident uses at present sit cheek-by-jowl in some parts.

The site can be considered in two chunks, Arena, Crusader, and Omega Industrial estates are in the north of the area, and the Vale, Eade, Hermitage, and Overbury Rds area to the south provides a separate contiguous area. Both areas are subject to significant unauthorised residential occupation in the form of warehouse living. This has arisen organically over the past 10-15 years.

With the exception of the Arena Design Centre, Omega Works, and the land between Seven Sisters Rd and Tewkesbury Avenue, all sites in this area are designated as Locally Significant Industrial Sites in the Local Plan. Arena and Omega have mixed use site specific proposals identified in the 2006 Unitary Development Plan.

Warehouse living in Haringey context, and as proposed as a technical term, is defined in this document as “The occupation on a communal basis of a large footplate building a mixed residential and employment use.” It is considered to be Sui Generis in the use class order.

Issues

- Residential pressure in the area is strong, and this can be seen to be displacing traditional employment-generating uses, against current planning policy.
- There is a long-term need to protect a supply of land for commercial uses to support the creation of mixed and balanced communities, and underpin the local economy.
- The standard of commercial premises in the area is varied, with many unfit for higher intensity uses.
- Currently industrial uses sit “cheek by jowl” with residential uses.
- The local road network is not ideally suited to facilitate the presence of large container trucks.
- A significant number of commercial buildings are being used unlawfully for residential purposes, albeit with some commercial enterprise remaining on parts of sites, and as part of live/work on the sites.
- Many of the buildings in this area are unfit for habitation, and would require extensive works to bring them up to acceptable standards.
- Complaints made by neighbours about noise pollution.
- The existing community want to be allowed to remain within the area.
- The existing warehouse community have a specific set of vocational and site-specific needs in order to remain viable.
- The management of premises and spaces is mixed. The most successful sites/uses are where an active management of premises and spaces have taken

place.

Opportunities

- The employment function of the area needs to be retained. Both commercial floorspace and jobs should be increased through any proposal (or set of proposals).
- Creative communities can be a positive draw for local businesses looking for a place to set up or move to. It will be important for any new development to be able to demonstrate how this supportive economic cluster can be retained/ safeguarded.
- The community exhibits significant clusters of skills/businesses with a focus on the arts/creative sectors.
- Some informal “exhibition spaces” exist, which could be formalised.
- Local residents have identified positives associated with having a creative community living nearby, and there are opportunities to capitalise on this. Increasing the ability of local residents to interact with the projects and outputs of the creative community should be improved by creation of a space which can facilitate a range of events in which the local community can enjoy the spoils of the local cultural output. This space should have extensive opening hours, flexible use, be publically accessible, and linked to local through routes for walking and cycling.
- Improvement of standards of residential premises for the local creative community to ensure they meet national housing standards.
- The area has a very mixed design and parts of the area are tolerant of a range of architectural styles and materials.

Vision for the area

The creation of a collection of thriving creative quarters, providing jobs for the local economy, cultural output that can be enjoyed by local residents, and places for local artists to live and work.

The Council will work with local landowners and residents to produce masterplans and potentially an SPD to help guide development in the area. This is set out in Policy DM39. Any change from existing employment use will need to be accompanied by detailed management arrangements that secure long term access to affordable business premises.

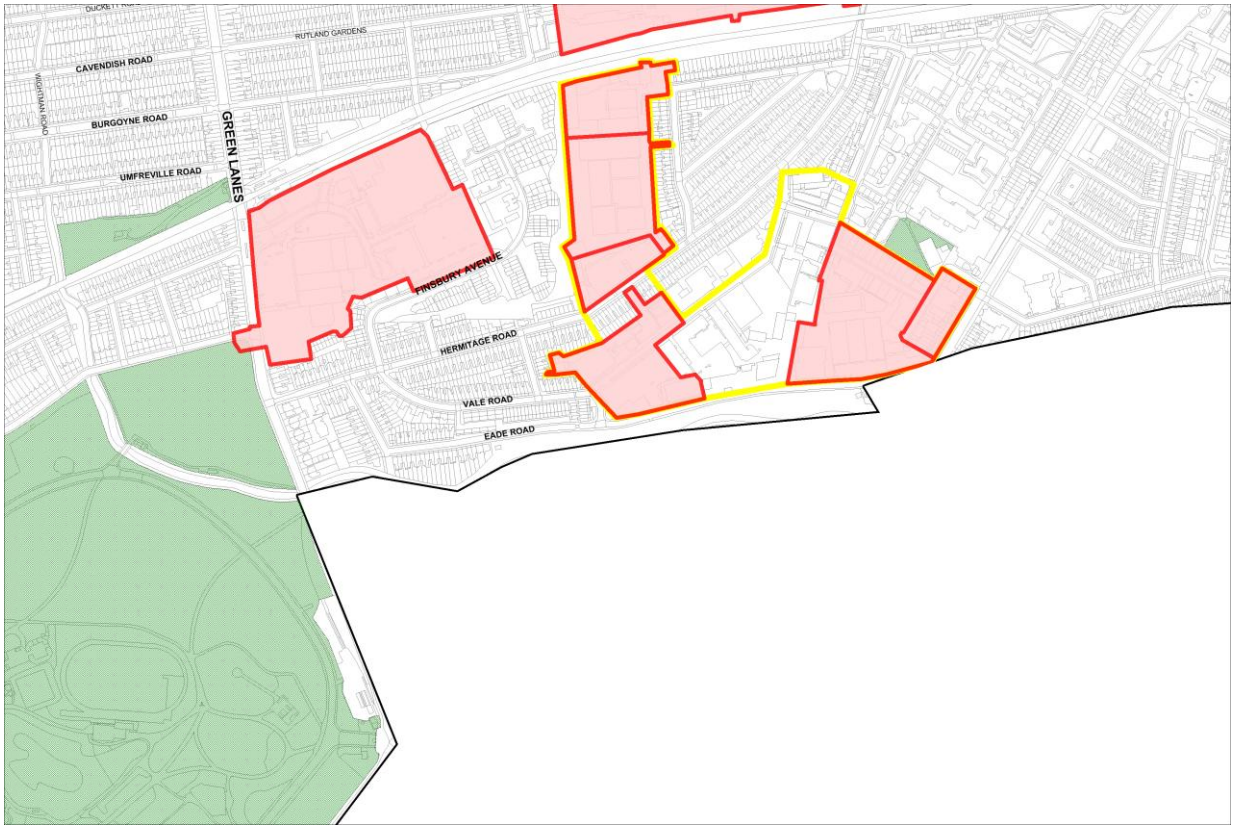


Figure 2.7 Harringey Warehouse District vision

SA 30: Arena Design Centre

Address	Arena Design Centre, Ashfield Rd, Harringay N4		
Site Size (Ha)	1.0	**PTAL Rating**	1-2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Warehouse buildings with existing residential occupancy		
Ownership	Private freehold		
How site was identified	Live/work enforcement investigation		
Planning designations	Adjacent to ecological corridor Adjacent to SINC (Borough Grade II)		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	40	1,386	

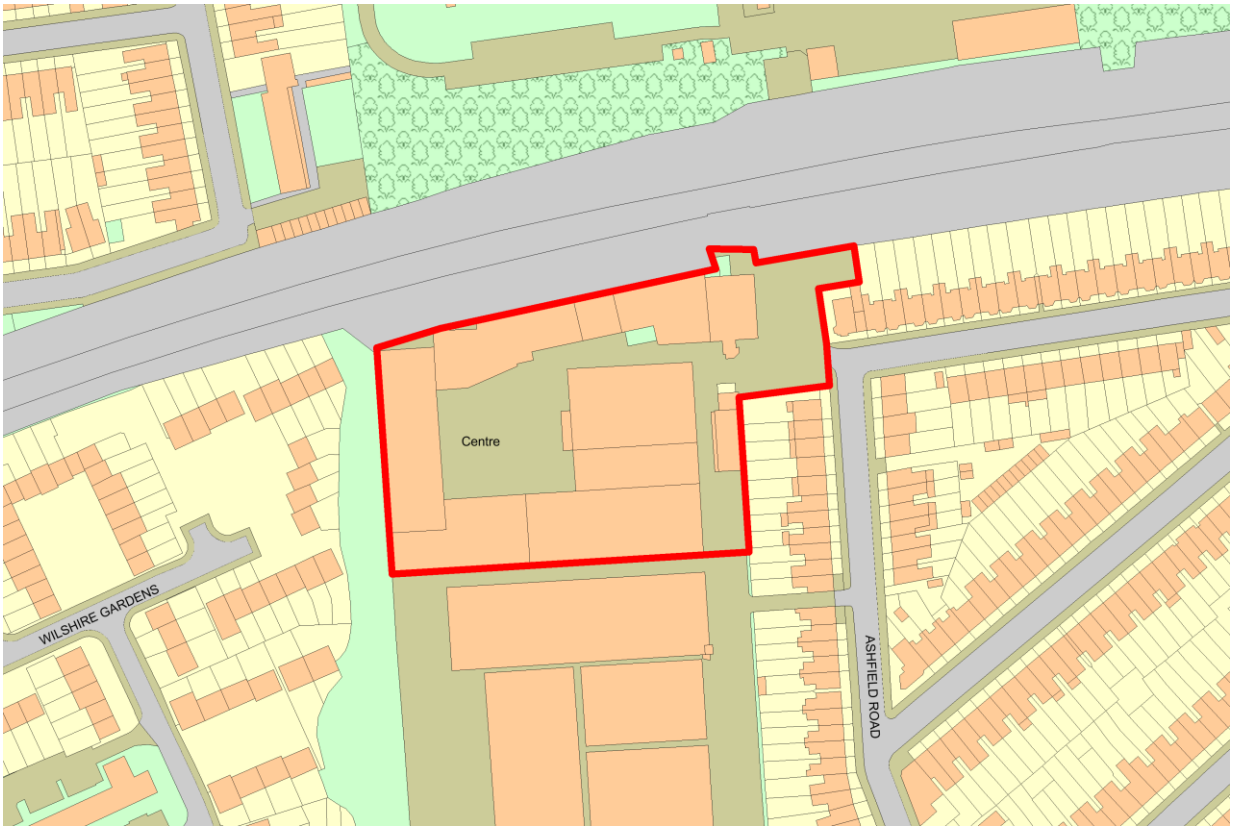
Proposed Site Allocation

Potential development to increase accessibility providing increased employment floorspace and provide warehouse living accommodation.

Commentary

This site is identified as having a number units which have fallen into use as warehouse living. Some of these units, despite their lawful use provide poor standards of accommodation and have compromised/limited amenities which fall short of standards for residents envisaged by the Plan. A comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability are encouraged in line with Policy DMX.

The Council will work with landowners and residents to find ways to reintroduce employment into these areas, while continuing to meet the accommodation needs of the existing creative community. A new street layout that improves accessibility through the site will be considered on this site.



Site Requirements

- A site-wide management plan will be required as part of any planning application.
- The maximum quantum of employment floorspace feasible should be provided on this site.
- None of the buildings need to be retained but any proposal must demonstrate how the optimum balance of employment floorspace can be secured and delivered alongside the retention of the existing population on this site.
- The site will be given a Designated Employment Area: Regeneration Area status to reflect the Council's aspiration to create a mix of uses on this site through the re-introduction of creative employment uses.
- Provision of suitable accommodation that meets acceptable standards will be required.
- 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 the St Ann's hospital site.
- The principles Policy DM39 apply to the site.
- Capped commercial rents will be expected in this area in line with the Policy DM38.

Development Guidelines

- The height of development needs to be respectful of the housing on Finsbury Park Avenue to the east and Ashfield Road on the east. Noting there is a significant slope up to these buildings; heights will be restricted in close proximity to the properties on Ashfield Road.
- Development should enhance the ecological corridor to the north of the site.
- The gate onto Ashfield/Oakdale Road should be removed.

- Buildings in the area should continue to be designed to maintain the unique warehouse character of the area.
- Developments that continue to support the principles of communal living will be supported
- Development at the Southern edge of the site should be comfortable having an industrial neighbour.
- Edge treatment should complement the Gospel Oak-Barking rail line ecological corridor, through a new green chain, linking the “slopes” behind Finsbury Park Avenue towards Finsbury Park.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council’s Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- Innovative approaches to employment/workspace provision will be encouraged alongside new construction forms/materials on inner-facing elevations.
- Proposals should show how local traffic resulting from development will be managed.

SA 31: Crusader Industrial Estate

Address	Crusader Industrial Estate, Hermitage Rd, Harringay N4		
Site Size (Ha)	1.6	**PTAL Rating**	1b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Industrial		
Ownership	Private freehold		
How site was identified	Existing Designated Employment Area		
Planning designations	Locally significant industrial site: Crusader Industrial Estate Local employment area: Crusader Industrial Estate Adjacent to SINC borough grade II: Harringay Stadium Slopes		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	64	2,218	

Proposed Site Allocation

Potential redevelopment of the site to increase accessibility and create new commercial floorspace increasing the number of jobs and job density on the site.

Commentary

A new street layout that improves accessibility through the site will be considered on this site.



Site Requirements

- None of the buildings need to be retained, although business relocation (either on or off-site) should be considered as necessary before redevelopment can proceed.
- Any development will be required to be masterplanned in such a way to consider the adjacent Arena and Omega sites.
- Employment-generating uses will be the primary use on the site. The quantum of employment floor space and number of jobs will increase through any application on this site.
- The site will be given a Designated Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- If necessary cross subsidy of employment floorspace from residential will be considered. If this is necessary, the employment uses will be conditioned to control operational hours and noise pollution.
- Redevelopment will enable the connection of the green grid network between Arena and Omega Industrial Estates.

Development Guidelines

- The height of development needs to be cognisant of the terraced housing on Ashfield Road to the east, and Finsbury Park Ave 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 Rd is appropriate.
- Boundary walls matching those on the Arena Industrial site, and potentially Omega Works site should create a unified public realm.
- The new public realm should be active, with business premises fronting onto it. A

café ancillary to the employment use may be suitable here.

- The pedestrian route through to Ashfield Rd should be maintained.
- Development at the southern edge of the site should be comfortable having an industrial neighbour.
- Development should positively contribute to the SINC running to the west of the site, linking the Gospel Oak-Barking rail line ecological corridor, through a new green chain, linking the “slopes” behind Finsbury Park Avenue towards Finsbury Park.
- A public realm needs to be created through any redevelopment that provides excellent amenity to help draw local businesses to the site.
- The Council will be supportive of initiatives such as the Opportunity Investment Fund being used to encourage economic growth in this area.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council’s Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 32: Omega Works

Address	Omega Works, Hermitage Rd, Harringay N4		
Site Size (Ha)	0.6	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Industrial premises, with significant residential occupancy		
Ownership	Multiple private freeholds		
How site was identified	Live/work enforcement investigation		
Planning designations	Adjacent to SINC borough grade II: Harringay Stadium Slopes		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	40	1,386	

Proposed Site Allocation

Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

Commentary

This site is identified as having a number units which have fallen into use as warehouse living. Some of these units, despite their lawful use provide poor standards of accommodation and have compromised/limited amenities which fall short of standards for residents envisaged by the Plan. A comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability are encouraged in line with Policy DM39.

The Council will work with landowners and residents to find ways to reintroduce employment into these areas, while continuing to meet the accommodation needs of the existing creative community. A new street layout that improves accessibility through the site will be considered on this site.



Site Requirements

- A site-wide management plan will be required as part of any planning application.
- The site will be given a Designated Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to retain a mix of uses on this site.
- Access to Crusader Industrial estate should be maintained, and improved if possible.
- A potential future pedestrian & cycling connection to the north through the centre of the site should be included in any proposed design.
- The principles of Policy DM39 apply to the site.
- Capped commercial rents will be expected in this area in line with the Policy DM38.

Development Guidelines

- Height on the Hermitage Road frontage should be limited to respect the amenity of the residences opposite.
- Buildings in this area should continue to be designed to maintain the unique warehouse character of the area.
- Subject to viability, the central façade on Hermitage Rd should be retained, creating an entrance to a courtyard. No other buildings are required to be retained. This should be linked through to the new pedestrian access to Finsbury Park Avenue.
- Development should positively contribute to the SINC running to the west of the site, linking the Gospel Oak-Barking rail line ecological corridor, through a new

ecological corridor linking the “slopes” behind Finsbury Park Avenue towards Finsbury Park.

- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- A pedestrian link to Finsbury Park Avenue should be considered as part of any future redevelopment. A planning contribution may be required, and this should be included in any future design for the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 33: Vale/Eade Rd

Address	85-87 Eade Rd, 91-95 Vale Rd, 136 Hermitage Rd, Harringay N4		
Site Size (Ha)	1.5	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Tunnelling point for electricity reinforcement project, Industrial with limited live/work.		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	Live/work enforcement investigation		
Planning designations	Locally significant industrial: Vale Road / Tewkesbury Road Locally listed buildings: Wightman Road Local employment area: Vale road/Tewkesbury		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	101	3,465	

Proposed Site Allocation

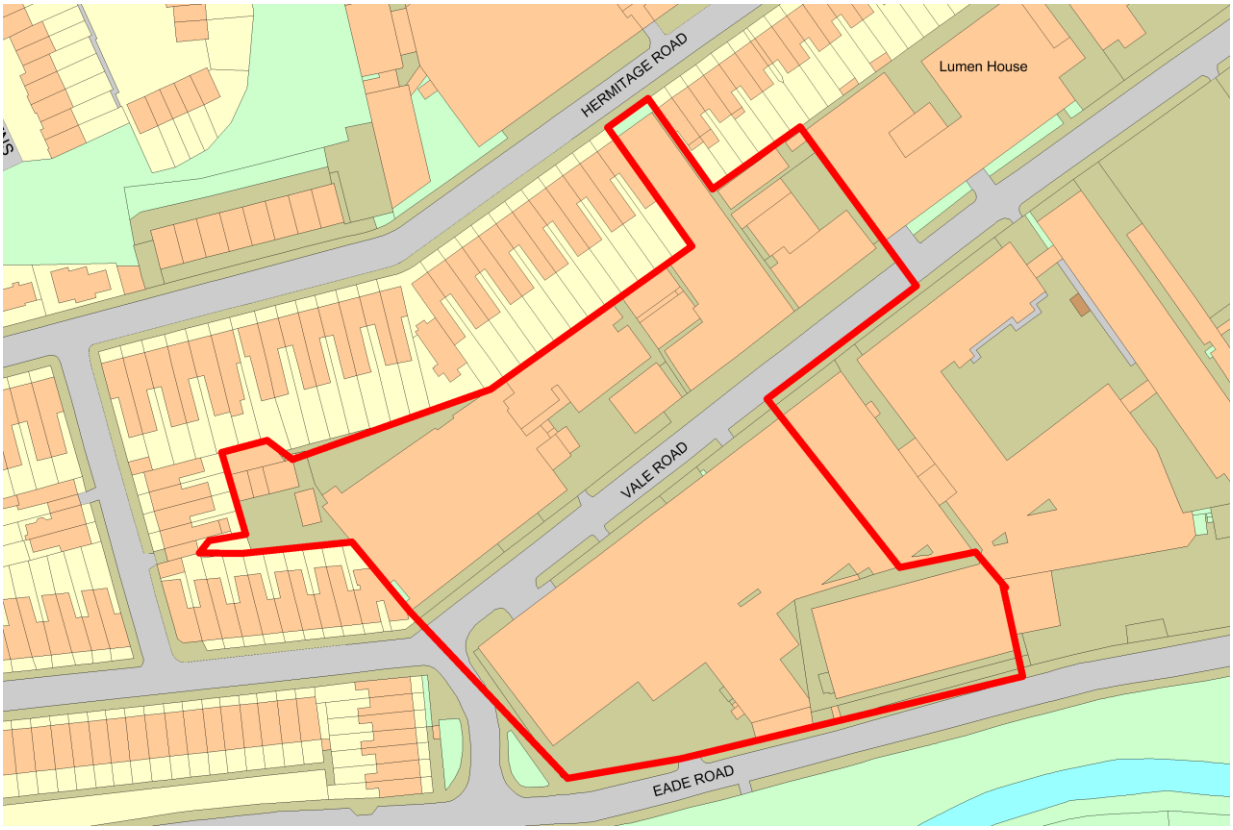
Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

Commentary

This site is predominantly a former works site to construct the North London Reinforcement Project tunnel. It is now suitable for a new use. The Council is willing to reallocate from industrial to regeneration area in part to accommodate warehouse living uses on site, in part to create a new north-south cycling route, and in part to accommodate traveller pitches.

This site is identified as having a number units which have fallen into use as warehouse living. Some of these units, despite their lawful use provide poor standards of accommodation and have compromised/limited amenities which fall short of standards for residents envisaged by the Plan. A comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability are encouraged in line with Policy DM39.

The Council will work with landowners and residents to find ways to reintroduce employment into these areas, while continuing to meet the accommodation needs of the existing creative community. A new street layout that improves accessibility through the site will be considered on this site.



Site Requirements

- No buildings need to be retained.
- National Grid will need ongoing access to the existing tunnelling site for maintenance purposes, and this will be capped and secured in perpetuity.
- The primary use of the site will be for employment-generating purposes in line with its status as a Designated Employment Area.
- The site will be given a Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The principles of Policy DM39 apply to the site.
- Provision for a new pedestrian and cycling link connecting St. Ann's and Woodberry Down will be created. This will be achieved though design of the site.
- Capped commercial rents will be expected in this area in line with Policy DM38.
- An off-site contribution towards securing a link over the New River will be sought.

Development Guidelines

- Planning obligations to open up the south bank of the New River and institute a linear park should be explored through this development.
- The employment baseline for floorspace, jobs, and jobs density will be taken from the use of this site before NG operations began.
- There is a significant slope from Eade down to Vale Rd, and it is considered that heights can be increased at the eastern edge where there is a more industrial character.

- Development to the east of this site is allocated to remain in designated employment use. The north-south connection through the site from Hermitage Rd to Eade Rd should provide a buffer between any more human-oriented live/work uses on this site.
- The new link should provide a straight, secure, pedestrian and cycling route.
- Development adjacent to residential properties on Vale and Hermitage Rds should be limited to avoid overlooking.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 34: Overbury & Eade Rds

Address	Overbury Rd, 1-29 & 339-141 Tewkesbury Rd, 195-205 Eade Rd, Harringay N4		
Site Size (Ha)	1.5	**PTAL Rating**	1-5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Warehouse buildings, with residential occupancy in parts		
Ownership	Mix of freehold ownerships		
How site was identified	Live/work enforcement investigation		
Planning designations	Locally significant industrial: Vale Road / Tewkesbury Road		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	141	4,851	

Proposed Site Allocation

Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

Commentary

This site is identified as having a number units which have fallen into use as warehouse living. Some of these units, despite their lawful use provide poor standards of accommodation and have compromised/limited amenities which fall short of standards for residents envisaged by the Plan. A comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability are encouraged in line with Policy DMX.

The Council will work with landowners and residents to find ways to reintroduce employment into these areas, while continuing to meet the accommodation needs of the existing creative community. A new street layout that improves accessibility through the site will be considered on this site.



Site Requirements

- A site-wide management plan will be required as part of any planning application.
- There is potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd.
- Reintroducing employment-generating uses is the key aim of this policy. These may be created at ground floor level as part of a mixed use development, or in purpose-built blocks.
- The site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The principles Policy DM39 apply to the site.
- There should be a fine-graining of the street network in this area encouraging pedestrian permeability.
- Affordable commercial rents will be expected to be retained in perpetuity in this area in line with Policies DM38 and DM39.
- If necessary cross subsidy of employment floorspace from residential will be considered. The conditioning of the employment uses to control operational hours and noise pollution will be considered to ensure this.

Development Guidelines

- Development needs to create active frontages to ensure passive surveillance.
- The creation of a limited destination might be considered acceptable, as part of a

central space. This could take the form of a weekend makers' market.

- Planning obligations to open up the south bank of the New River and institute a linear park should be explored through this development.
- Buildings in the area should continue to be designed to maintain the unique warehouse character of the area.
- Developments that continue to support the principles of communal living will be supported.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Further masterplanning may be desirable to help create a co-ordinated scheme for this site and the adjoining areas. This could include an SPD.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 35: L/b Seven Sisters & Tewkesbury Rds

Address	341-379 Seven Sisters Rd, 6-46 Tewkesbury Rd, N4		
Site Size (Ha)	0.5	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Mix of sui generis (car repair) use and mixed use/retail use.		
Ownership	Multiple private freeholds and leaseholds		
How site was identified	Existing Site Specific Proposal		
Planning designations	N/A		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	63	490	

Proposed Site Allocation

Redevelopment of existing buildings to create higher street space realm on Tewkesbury rd, and complement the Harringay Warehouse neighbourhood.

Commentary

There is potential for development on this site to complement the more knowledge-based economic uses which will be introduced into the Harringay Warehouse District.



Site Requirements

- The terrace fronting Seven Sisters Rd should be retained.
- The uses on the site will be commercial at ground/1st floor, with residential above.
- Access from the Overbury Road area to and across Seven Sisters Rd should be improved.

Development Guidelines

- Buildings will continue to present active frontages onto Seven Sisters Rd, but servicing should be accessed from Overbury and Tewkesbury Rds.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- An improved connection between the Harringay Warehouse District and Seven Sisters/Amhurst Rds through this site is required.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 36: Finsbury Park Bowling Alley

Address	Finsbury Park Bowling Alley, 2-8 Stroud Green Road, 263-271 Seven Sisters Rd			
Site Size (Ha)	0.6	**PTAL Rating**		6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Rowans bowling alley, park, supermarket and a range of food and beverage shops including residential flats at upper levels.			
Ownership	Multiple private freeholds			
How site was identified	Call for sites 2013			
Planning designations	Ecological corridor Metropolitan open land and Registered Historic Park: Finsbury Park SINC metropolitan: Parkland Walk SINC borough grade II: Finsbury Park Islington town centre (adjacent borough) Existing green chain			
Indicative Dev^{t} Capacity	**Net resi units**		**Town centre m^{2}**	
	71		550	

Proposed Site Allocation

Redevelopment to create improved entrance to Finsbury Park from the station, a new leisure facility, town centre use with residential above.

Commentary

Development at Rowans Bowling Alley will be subject to a new leisure use being provided on the site. New development would create an improved link between the station and the Park, and create a mix of uses within the town centre which would create demand for local retail premises.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The Twelve Pins pub should be retained, although demolition and reprovision of the pub extension could be considered.
- The entrance to the park from Station Place will be enhanced, with a clear, visible, open pedestrian and cycling route provided.
- The urban realm around the public house should be improved, with the design integrated into the improved park entrance, creating a clear link from the station into the park.
- Taller buildings will be permitted on either side of the new entrance which will help to mark Finsbury Park as a destination. This site may be suitable for a tall building if designed in accordance with DM6.
- An appropriate leisure/community facility use to replace the existing Rowan's bowling alley must be provided at the foot of the new buildings.
- All frontages onto Seven Sisters Rd and Stroud Green Rd should have active town centre frontages. The existing secure cycle parking facility will be replaced and enhanced.
- Development proposals must show how it impacts upon the Park, and improves it's overall function and appearance.

Development Guidelines

- Height should peak proximate to the rail line, and step down towards the Park, and the corner of Seven Sisters and Stroud Green Roads.
- The architecture should frame the new entrance to the park from Finsbury Park station.
- Regarding height, the design needs to be carefully justified and designed to demonstrate an acceptable relationship with the retained pub buildings opposite and the buildings across the road, but this site could potentially be suitable for a tall building.
- The building line on Seven Sisters Rd should wherever possible be set back to the line of the Park gates to create a wider footway.
- Buildings will be of an exceptional quality, reflecting the long views, and the prominence of the site from within the Park.
- The access from the park to Finsbury Park Road (to the south-east of the site) should be retained and enhanced.
- Rowan's bowling alley is listed as an Asset of Community Value.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- New development should be of the highest quality and enhance the setting of the conservation area and the registered park.
- Heights, scale and massing of new development should be carefully and sensitively considered in context of the more domestic scale of buildings immediately adjacent to the site.

SA 37: 18-20 Stroud Green Rd

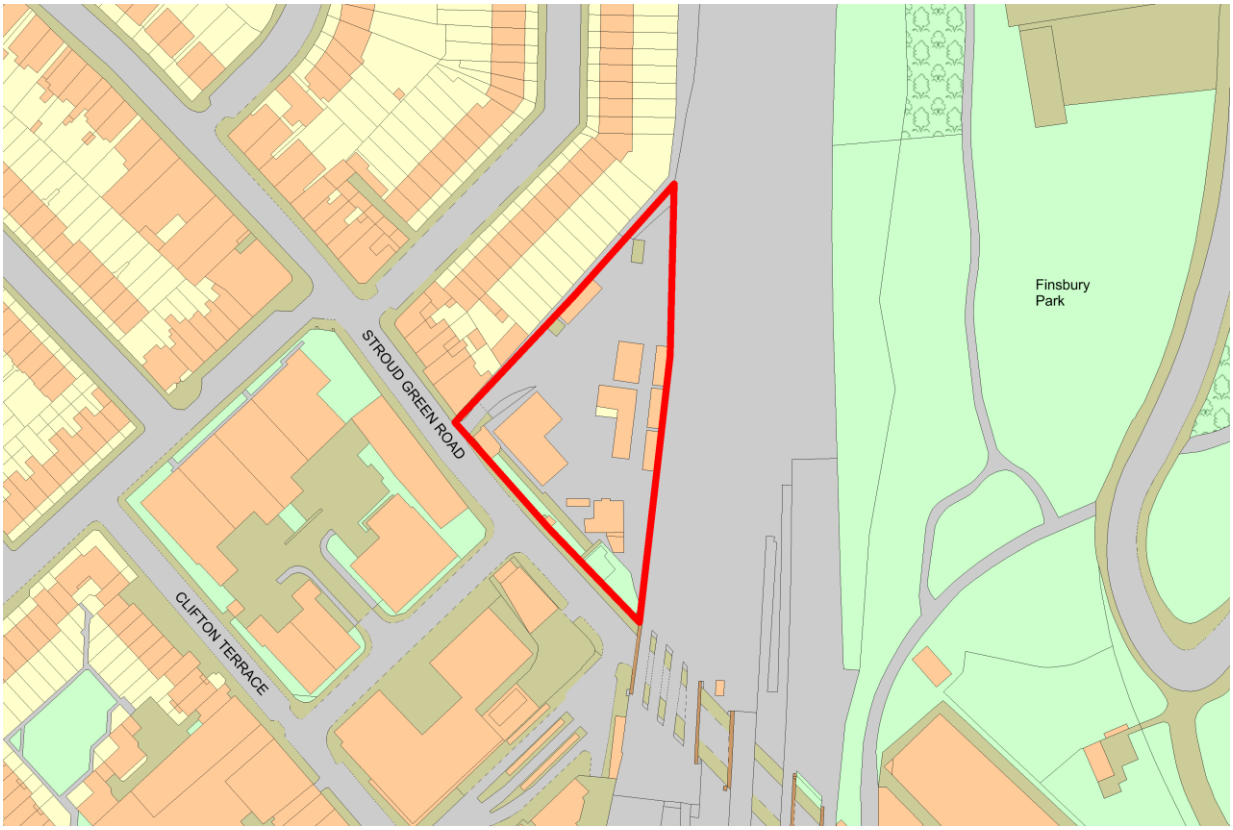
Address	18-20 Stroud Green Rd, Finsbury Park, N4		
Site Size (Ha)	0.4	**PTAL Rating**	6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Network Rail yard		
Ownership	Network Rail		
How site was identified	GLA SHLAA 2013		
Planning designations	Ecological corridor Adjacent to Stroud Green Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	63	490	

Proposed Site Allocation

New town centre frontage onto Stroud Green Road, with residential development above and behind.

Commentary

This site represents an opportunity to create new town centre uses within the Finsbury Park District Centre, along with residential development.



Site Requirements

- No buildings need to be retained.
- The height of development should demonstrate how they have an acceptable relationship with neighbouring dwellings on Woodstock Rd.
- Town centre uses will be required at ground floor level on the Stroud Green Road frontage of this site, with residential above and behind.

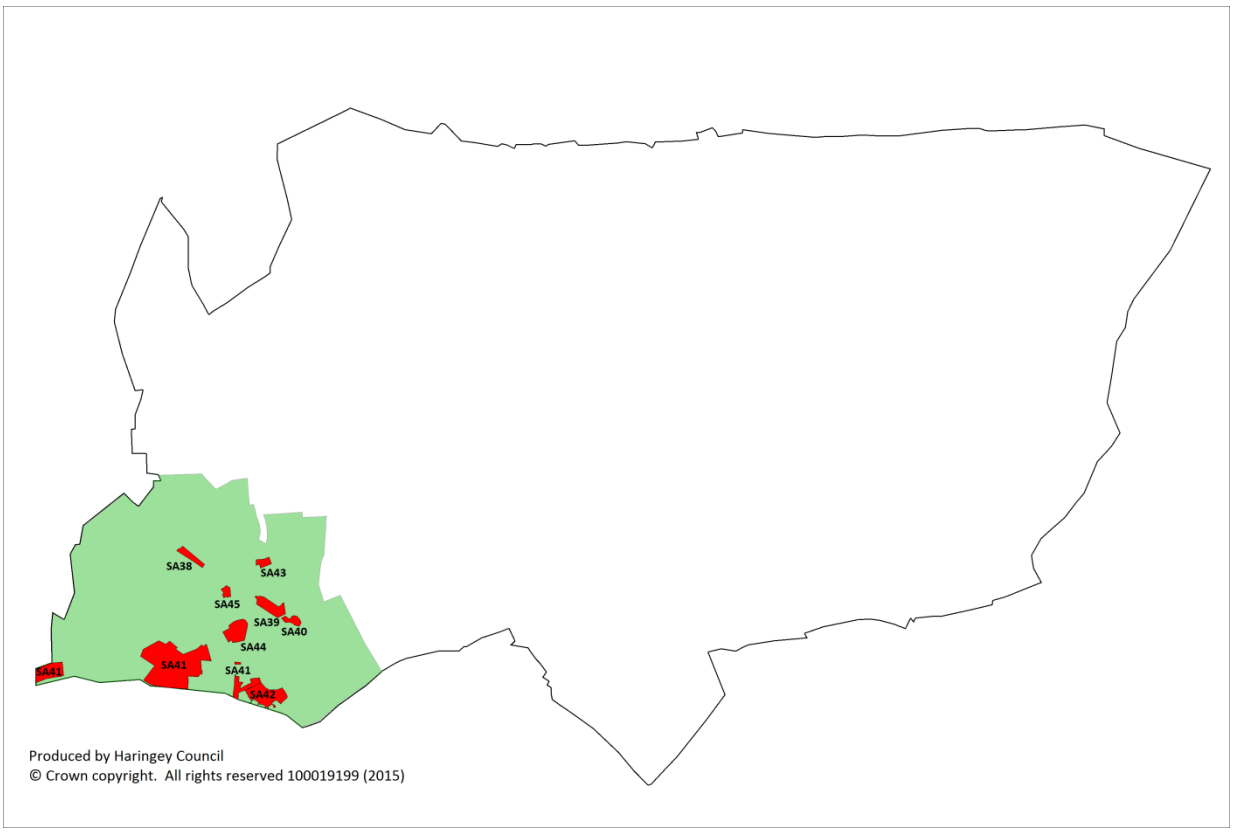
Development Guidelines

- Height will be limited adjacent to the residential properties on Woodstock Rd and will need to demonstrate an acceptable relationship with neighbouring residential sites.
- Noise pollution from the rail line will need to be adequately mitigated.
- Residential development will not be suitable directly adjacent to the railway embankment due to there being a lack of light at this point. Car parking is seen as a logical use at this part of the site.
- Car parking should enter from a discreet archway off Stroud Green Rd, with parking located adjacent to the railway embankment at ground floor level.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- A new communal courtyard above undercroft parking should be created, with development providing a buffer from the noise pollution on Stroud Green Rd and the rail line.
- Studies should be undertaken to understand what potential contamination there

is on this site prior to any development taking place.

- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Heights, scale and massing of new development should be carefully and sensitively considered in context of the adjacent conservation area.
- Due to the excellent access to public transport on this site, car free development may be permissible here.

Highgate



Highgate Neighbourhood Area

The Highgate Neighbourhood Forum was established in December 2012, covering a cross-local authority area in the London Boroughs of Camden and Haringey. Both Councils approved applications to form a Neighbourhood Area and Neighbourhood Forum, and work is underway at present to produce a Neighbourhood Plan for the area.

In the main the sites in this section have been nominated by the Forum during the Call for Sites in 2013, or developed in discussion with the Forum. The exceptions to this are Hillcrest, which is a site included as part of the Council's housing renewal and investment programme, and Highgate School.

Sites in Highgate (pp116-127)

SA 38: 460-470 Archway Rd
SA 39: Former Highgate Rail Station
SA 40: Gonnermann Antiques site
SA 41: Highgate School
SA 42: Highgate Bowl
SA 43: Summersby Rd
SA 44: Hillcrest
SA 45: Highgate Magistrates Court

The sites in this section will also be referenced, potentially at greater length in the Highgate Neighbourhood Plan. For the avoidance of doubt, the requirements of both

the future Allocations in this document when adopted, and the guidance provided in the Highgate Neighbourhood Plan should be taken into account when bringing forward development proposals.

SA 38: 460-470 Archway Rd

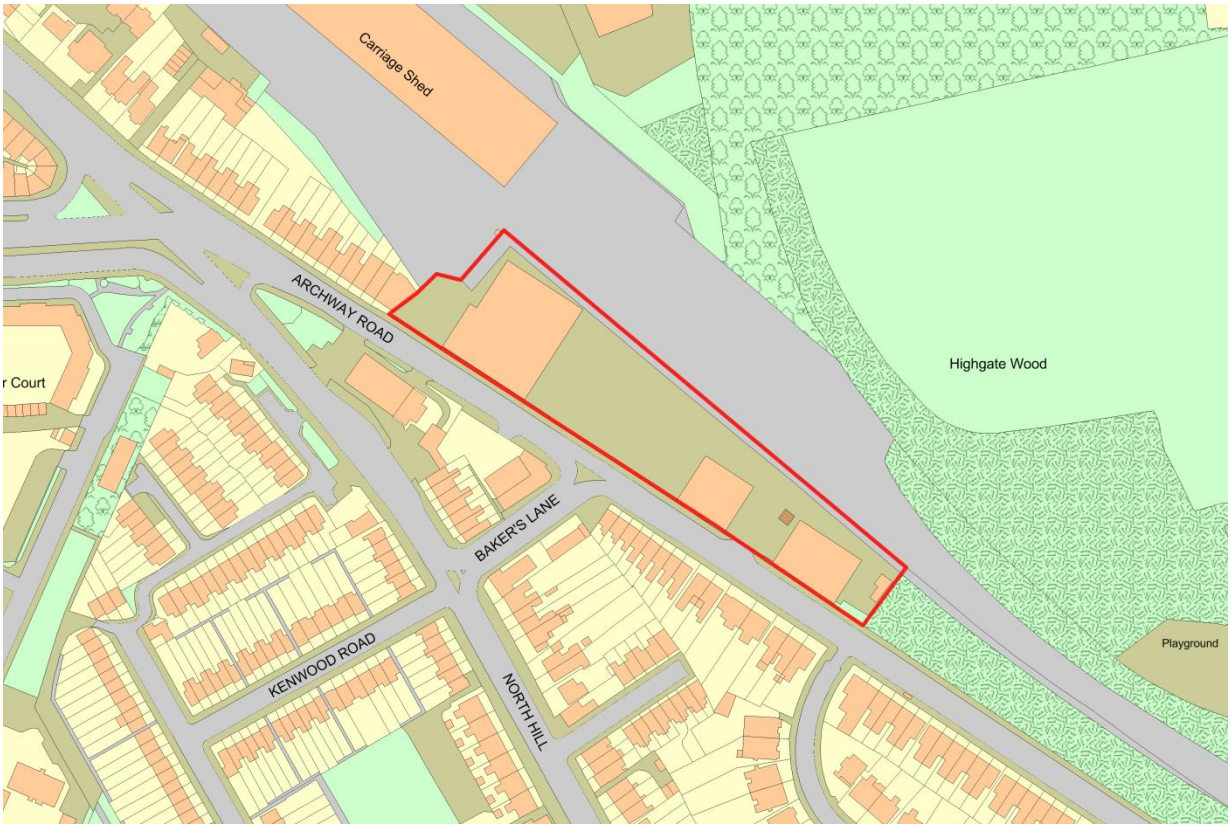
Address	460-470 Archway Rd N6		
Site Size (Ha)	0.9	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard		
Ownership	Single private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Highgate Conservation Area Metropolitan open land: Former track bed – adjacent Highgate Wood Ecological corridor Adjacent to an Area of Archaeological Importance		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	72	1,260	

Proposed Site Allocation

Redevelopment of existing builders yard for new residential and employment use.

Commentary

New development which can replace existing low density employment with a mix of higher density employment, and new residential development will be considered on this site



Site Requirements

- No buildings need to be retained.
- The uses on this site will be a mix of employment and residential.

Development Guidelines

- An ecological corridor runs along the northern edge of the site. While the site does not enter the ecological corridor itself, development will need to demonstrate that there is no adverse impact, and/or suitable mitigation is provided.
- The development design will need to have regard to the views of the site from Highgate Wood.
- The opportunity for provision of a new entrance to Highgate Wood should be explored through the design of the scheme.
- In the future, if the Northern Line Depot becomes available for redevelopment, the potential for a link through this site and the depot site to Woodside Avenue should be explored.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Applicants must consult with Thames Water regarding water supply capacity upon the preparation of a planning application.
- In line with policy SP9, if redevelopment results in a net loss of employment

floorspace, it will be expected to be re-provided on site, where possible, or a financial compensation will be required as set out in the Planning Obligations SPD.

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefits.
- New development should not be unduly prominent and should not detract from the setting of the conservation area. Heights should respect and respond to established scale of the buildings.

SA 39: Gonnermann Antiques Site and Goldsmith's Court

Address	Gonnermann Antiques 408-410 Archway Road, and Goldsmiths Court, Highgate N6		
Site Size (Ha)	0.75	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential, and retail premises, one end of the Parkland Walk.		
Ownership	Mix of public and private freeholds.		
How site was identified	Call for Sites 2013		
Planning designations	Adjacent to Ecological corridor Highgate Conservation Area Adjacent to Locally listed buildings: Archway Road Adjacent to SINC metropolitan grade: Parkland Walk Adjacent to Metropolitan open land: Parkland Walk and Highgate Station cutting Proposed green chain Local shopping centre		
Indicative Dev^{t} Capacity	**Net resi units**	**Town centre m^{2}**	
	37	284	

Proposed Site Allocation

Comprehensive redevelopment of the Gonnermanns and Goldsmiths Court sites to facilitate a continuation of the Parkland Walk to the Archway Rd local centre and through to the former Highgate Overground Station site.

Commentary

This site consists of two main land parcels, which come together to create an extension of the existing Parkland Walk. The allocation makes provision for the Highgate Station to fulfil a range of community-oriented uses. The connection between the station site and the existing end of the Parkland Walk will be through what is presently Goldsmiths Court, a housing association residential building, and Gonnermanns antiques. There is considered to be space on this section of the site to add residential to enable this route to be delivered.



Site Requirements

- Development on the Gonnermanns element of the site should be predominantly residential, with a town centre use that makes an active contribution to the local centre at ground floor fronting Archway Rd.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Access to the site will be improved with entrances from Priory Gardens, Archway Rd, and Shepherd's Hill.
- New pedestrian access up the banking around the entrance to the tunnels at the end of the Parkland Walk will be created and connected through the site as part of any application on this site. Contributions will be secured from developments to achieve this.

Development Guidelines

- An ecological corridor runs adjacent to the site. Any development should preserve and safeguard the biodiversity value of the corridor.
- The highest part of the site should be at the corner of Shepherd's Hill and Archway Rd. Heights should drop off from this point to the allotments and the existing pub to the south.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

- New development should not be unduly prominent and should not detract from the setting of the listed building (Jackson's Community Centre).

- Heights should respect the domestic nature of buildings along Shepherd's Hill and the established rhythm of building frontage along Archway Road

SA 40: Former Highgate Rail Station

Address	Former Highgate Rail Station, Highgate N6		
Site Size (Ha)	1.8	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Disused over ground rail station		
Ownership	Single public freehold		
How site was identified	Call for Sites 2013		
Planning designations	Ecological corridor Highgate Conservation Area Adjacent to Locally listed buildings: Archway Road SINC metropolitan grade: Parkland Walk Metropolitan open land: Parkland Walk and Highgate Station cutting Existing green chain Adjacent to an Area of Archaeological Importance		
Indicative Dev^{t} Capacity	None identified.		

Proposed Site Allocation

Opening up of the over ground station site to provide a mix of education, tourist and community uses, making use of the disused buildings and hard landscaped spaces

Commentary

This site is considered to be an underutilised asset. The Council's open space network will be enhanced through the opening up this site for a range of community uses and improving the connection from the Parkland Walk through to Highgate Wood.



Site Requirements

- The existing locally listed station building should be retained, and brought into use.
- The existing platforms should be used as the basis for the enhancement to the site, to recognise the historical use of the site.
- Uses on the station site should enable the station to become a destination providing a range of functions that benefit the local community and help to draw visitors to the area.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Pedestrian access to the site will be improved with entrances from Priory Gardens, Archway Rd, Shepherd's Hill and to Muswell Hill Rd to link into Highgate Wood.

Development Guidelines

- An ecological corridor runs through the site. Any development should preserve and safeguard the biodiversity value of the corridor.
- The station building itself should provide a flexible space that can serve a range of uses including (but not limited to):
  - Education
  - Community events
  - Talks
- Studies should be undertaken to understand what potential contamination there

is on this site prior to any development taking place.

- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The locally listed structures of the former Highgate rail station should be retained and options of alternative uses should be explored. Unconventional but innovative approach would be encouraged if it would enhance the significance of the heritage assets and ensure their sustainable future use.

SA 41: Highgate School

Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	16.1	**PTAL Rating**	1b-3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev^{t} Capacity	Not identified.		

Proposed Site Allocation

Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

The site falls within the Highgate Conservation Area. The school essentially occupies two campuses- the more prominent one at the junction of Highgate High Street and North Hill; the other within the Bishops sub-area of the conservation area. The site has prominent position, both in terms of their location as well as status within the wider area. Whilst the aesthetic value of buildings would have to be considered based on individual proposals, the site has high communal and historic value.

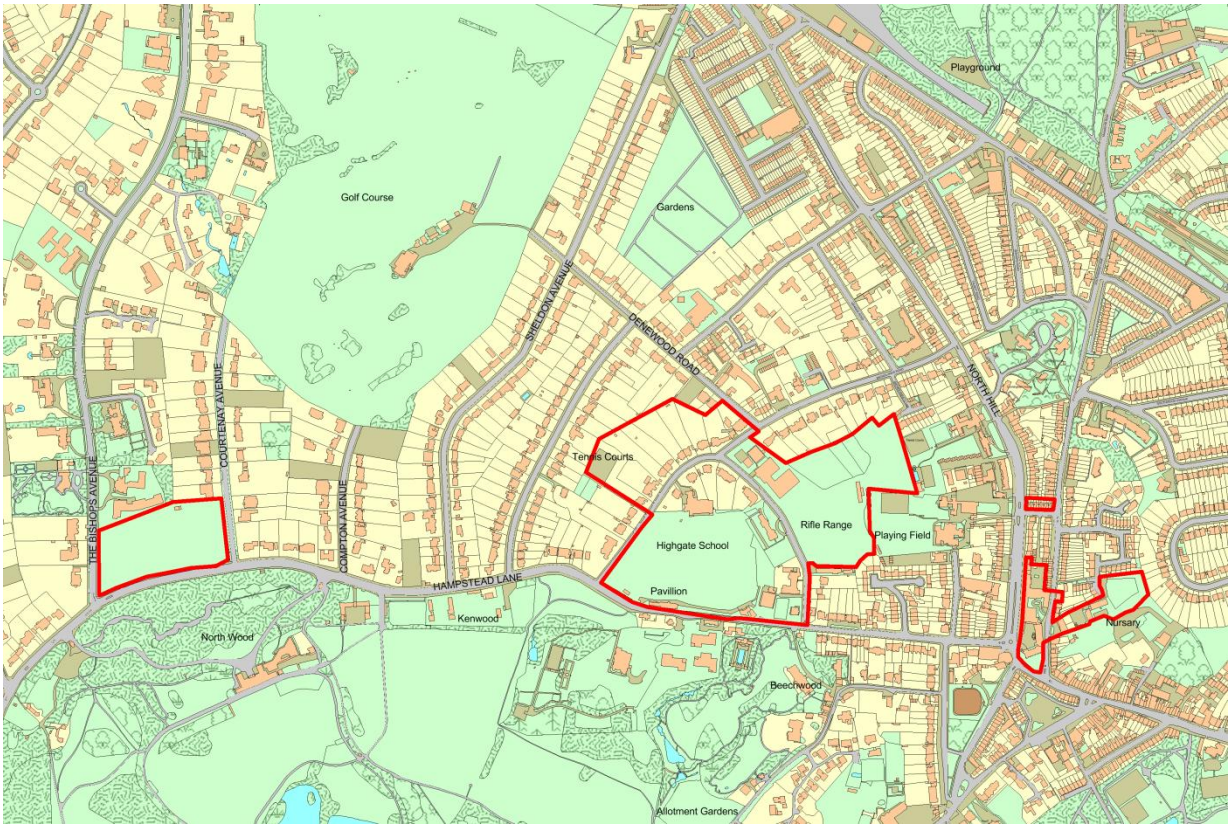
Highgate School aim to expand to continue to meet the education of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Site Requirements

- Two campus masterplans that take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and supporting enhanced community use and benefits.
- Development on the site shall be in accordance with a future SPD.
- These will focus on creating improved management and quality of provision, potentially including new buildings.
- Open space should be made as accessible as possible in line with Policy DM 20.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.

Development Guidelines

- The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation.
- A Supplementary Planning Document will be developed by the Council in line with the Council's Statement of Community Involvement.
- A masterplan will be prepared to guide development on these sites, and ensure development comes forward in a co-ordinated manner. This will consider in more detail issues regarding heights and design.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- Any Master planning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.


Playground
Golf Course
Gardens
SHELDON AVENUE
DENEWOOD ROAD
NORTH HILL
COURTENAY AVENUE
THE BISHOPS AVENUE
COMPTON AVENUE
Tennis Courts
Rifle Range
Playing Field
Highgate School
Pavillion
HAMPSTEAD LANE
Kenwood
North Wood
Nursery
Beechwood
Allotment Gardens

SA 42: Highgate Bowl

Address	Highgate Bowl, Townsend Yard, Duke's Head Yard, land rear of Highgate High Street, Highgate N6		
Site Size (Ha)	3.9	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Workshops, open space comprising of an ex-garden centre, community uses (horticultural training scheme), education		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	Call for sites 2013		
Planning designations	Highgate Conservation Area SINC local grade: Harington Site Local shopping centre Locally listed buildings: Highgate High Street Area of Archaeological Importance		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	**Town centre m^{2}**
	31	616	308

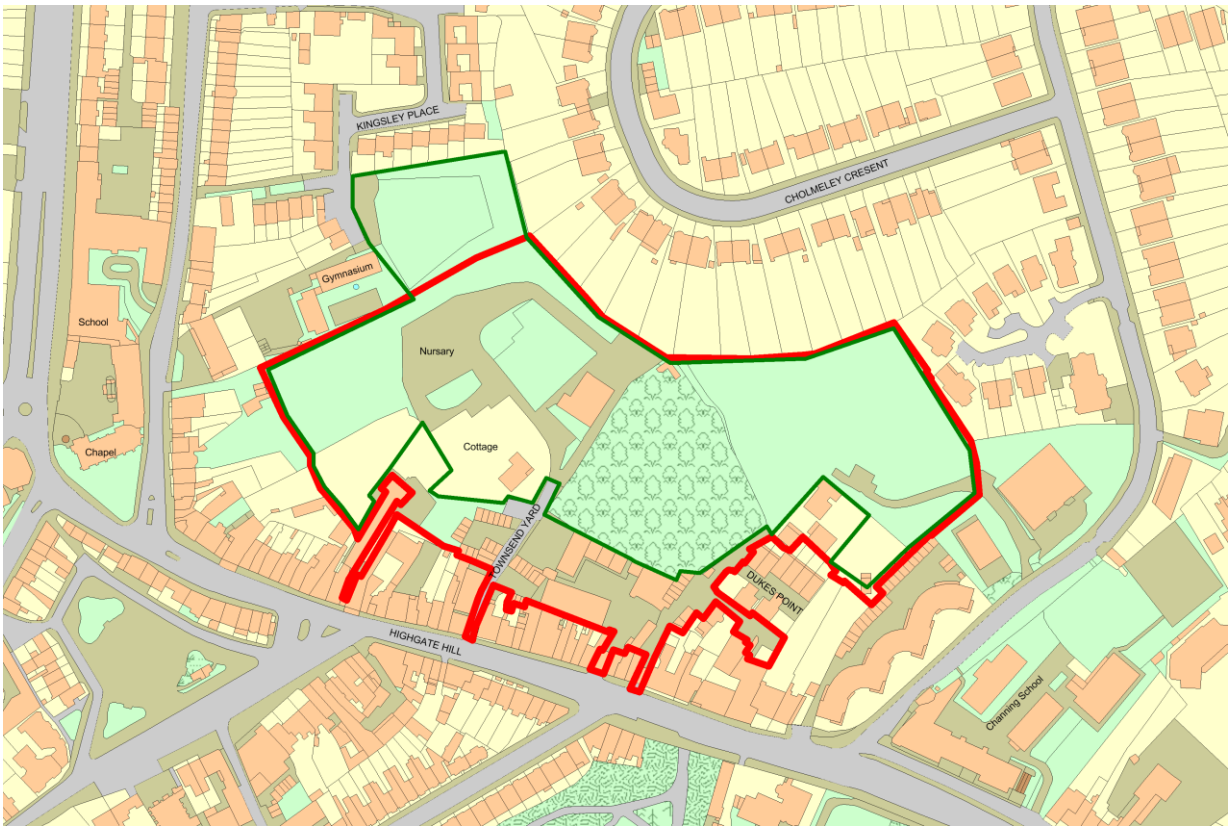
Proposed Site Allocation

Protection of the Highgate Bowl as open space, and improvement of public access to it through limited redevelopment of Townsend and Duke's Head yards.

Commentary

The site falls within the Highgate Conservation Area. The site abuts the rear of several listed and locally listed buildings along Highgate High Street. The significance of the Bowl lies within its topography and the open character. The undeveloped nature of the Bowl, together with its appreciable gradient and extensive tree cover provides a soft setting for the Highgate High Street, allowing it to stand out as a distinctive feature in the townscape. This arrangement also separates the older village core, with burgage plot layouts, from the later suburban development to the north, thereby emphasising its evolution as a historic settlement. The community association of the site and the Bowl's role in the organic development of Highgate is the essence of its heritage significance that makes a positive contribution to the conservation area as a whole.

This policy will establish the Highgate Bowl as a local open space, and the heart of the Highgate Bowl section of Highgate Conservation Area. Limited redevelopment within the area between the proposed open space, and the existing High St buildings will be permitted where it is possible to create complementary uses to the bowl, and improve access to and through the Bowl.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The buildings facing the High Street, and their burgage plots should be retained.
- Highgate Bowl itself will be redefined as Significant Local Open Land.
- Limited redevelopment of the garages and workshops in the two yard areas will be allowed to create mews-style residential development.
- Enhanced access to the Bowl will be provided through the arch of Duke's Head Yard, and through Townsend Yard.
- Public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- The existing educational/horticulture use on the eastern portion of the site will be retained.

Development Guidelines

- Where new development takes place, heights should be subsidiary to those on the High Street
- Due to the proximity of public amenity offered by the newly designated open space, development can occupy most of the available space, reflecting a mews-

typology.

- The entrances to the yard roads should signal the open space hidden behind, with a visual link established where feasible.
- New users of the open space will be encouraged, while generally keeping it open for public use.
- Part of the site has a Local SINC designation, and this should be protected.
- Thames Water should be consulted with regards to the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, it will be expected to be re-provided on site, where possible, or a financial compensation will be required as set out in the Planning Obligations SPD.
- Studies should be undertaken to understand what potential contamination there is on the yards portion of the site prior to any development taking place.
- The open character of the Bowl is essential to the character of the conservation area and should be retained.
- Some development may be possible within the ‘yards’ but these should be in a mews style development, perpendicular to the High Street.
- New development should be of the highest quality and enhance the character and appearance of the conservation are and the Bowl and outweigh any harm that may be caused by any demolition and redevelopment along with demonstrable public benefits.
- Development should not impact on the residential and neighbourhood amenity of the adjacent blocks.

SA 43: Summersby Rd

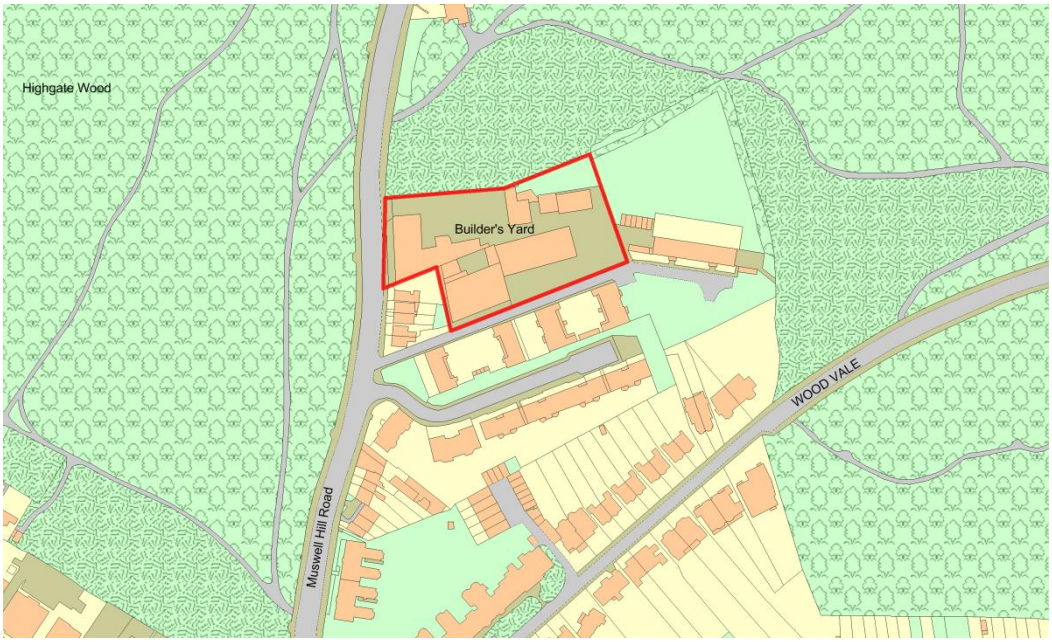
Address	Build Base, 40 Muswell Hill Rd; Summersby Rd, Highgate N6		
Site Size (Ha)	1.7	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard and garden centre		
Ownership	Single private freehold		
How site was identified	Call for Sites 2013		
Planning designations	SINC metropolitan grade: Queen's Wood Adjacent to: • SINC metropolitan grade: Highgate Wood • an Area of Archaeological Importance		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	45	784	

Proposed Site Allocation

Redevelopment of the builders' yard for a mix of new employment, residential development, and potentially a hotel.

Commentary

New development which can repurpose existing low density employment with a mix of higher density employment, and new residential development will be considered on this site.



Site Requirements

- No buildings need to be retained.
- Residential use will be supported on the site.
- Access into the site will be improved.
- The impact of the development on the Queen's Wood should be minimised.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements and the Conservation Area Management Plan.

Development Guidelines

- Higher development may be possible at the eastern side of the site, taking into account the impact of the slope. Seven storeys may be possible here.
- The impact of any development on Queen's Wood should be minimised, potentially by ensuring that light from the site is directed downwards, rather than out into the wood.
- There is a section of heavily wooded Metropolitan SINC-protected land in the north east corner of the site. The impact of removing any trees on both this woodland and the wider SINC of Queen's Wood will need to be carefully considered.
- The adjacent Queen's Wood is also metropolitan open land, a historic park, SINC, and a local nature reserve.
- Development should have regard to the site's context and surrounding woodland and it's ecology.
- The site slopes significantly from west (high) to east (low). It is considered that higher buildings would be more appropriate at the east and south ends of the site. Development adjoining the properties at 28-36 Muswell Hill Rd should be designed with regard to the amenity of neighbouring properties.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 44: Hillcrest

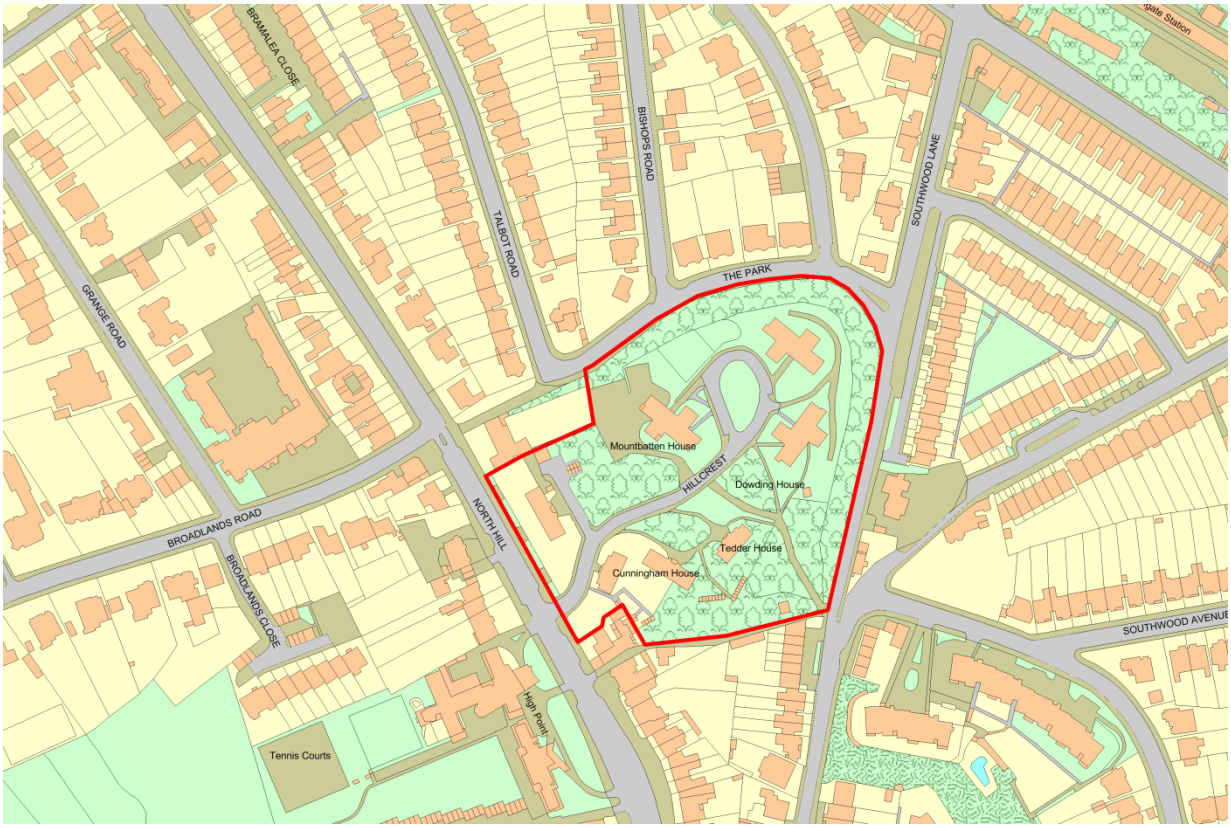
Address	Hillcrest, off North Hill, Highgate, N6		
Site Size (Ha)	2.3	**PTAL Rating**	1b-3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential		
Ownership	Single public freehold, with private leaseholds		
How site was identified	LBH Estate Renewal Programme		
Planning designations	Highgate Conservation Area Adjacent to • Listed building: St George's House • Locally listed building: North Hill • SINC (Metropolitan) • MOL • Area of Archaeological Importance Multiple listed buildings surrounding the site		
Indicative Dev^{t} Capacity	Net residential units		
	34		

Proposed Site Allocation

Housing investment opportunity to create additional residential development.

Commentary

This site provides an opportunity to support additional development of this Council-owned residential estate through appropriate infilling.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- The existing residential flats are to be retained, with new buildings placed into the gaps which exist between existing buildings on the site.
- Rights to light for existing residents will need to be considered.
- New affordable housing will be created on the site.
- A new pedestrian exit from the site onto Southwood Lane should be considered to improve access to Highgate tube from the site.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Development will need to ensure that existing play areas are reprovided where this is lost to development.

Development Guidelines

- The SINC around the edge of the site should be enhanced through any development in line with Policy DM19.
- Particular sensitivity should be assigned to how the SINC creates a pleasant rural feel along Southwood Lane, Park Walk and The Park.
- Any entrance to the north should carefully consider the impact on the designated SINC that surrounds the edge of the site.
- Development will need to ensure that long distance views of the listed Highpoint building are considered.
- Landscape/open space will need to be improved and subject to improved

management.

- Hydrological, Ecological, and Archaeological assessments should be carried out to inform the development proposal.
- Buildings should be responsive to the topography of the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site represents one of the first Council housing estates within the area post WWII. These have heritage and architectural value and should be retained.
- The towers are set in an undulating land with pockets of landscaping and circulation between them. There is scope to optimise the land use and create additional residential units.
- This should, however, not compromise the appearance and setting of the existing buildings and the wider Conservation Area.
- Development should respond to the topography of the land and the landscaped embankment around the north and east of the site should be retained.
- Development should not impact on the residential and neighbourhood amenity of the adjacent blocks.

SA 45: Highgate Magistrates Court

Address	Former Police Station, Magistrates' Court and Telfer House, corner of Bishops Road, Church Road and Archway Road, Highgate, N6		
Site Size (Ha)	0.5	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Vacant Magistrates Court & Police Station		
Ownership	Transport for London		
How site was identified	Planning Application HGY/2014/2464		
Planning designations	Highgate Conservation Area Adjacent to Ecological Corridor		
Indicative Dev^{t} Capacity (HGY/2014/2464)	Net residential units		
	82		

Proposed site allocation

Redevelopment for residential use.

Commentary
Planning consent was granted in 2014 for residential development. This is under construction and anticipated to be completed over the early part of the plan period.

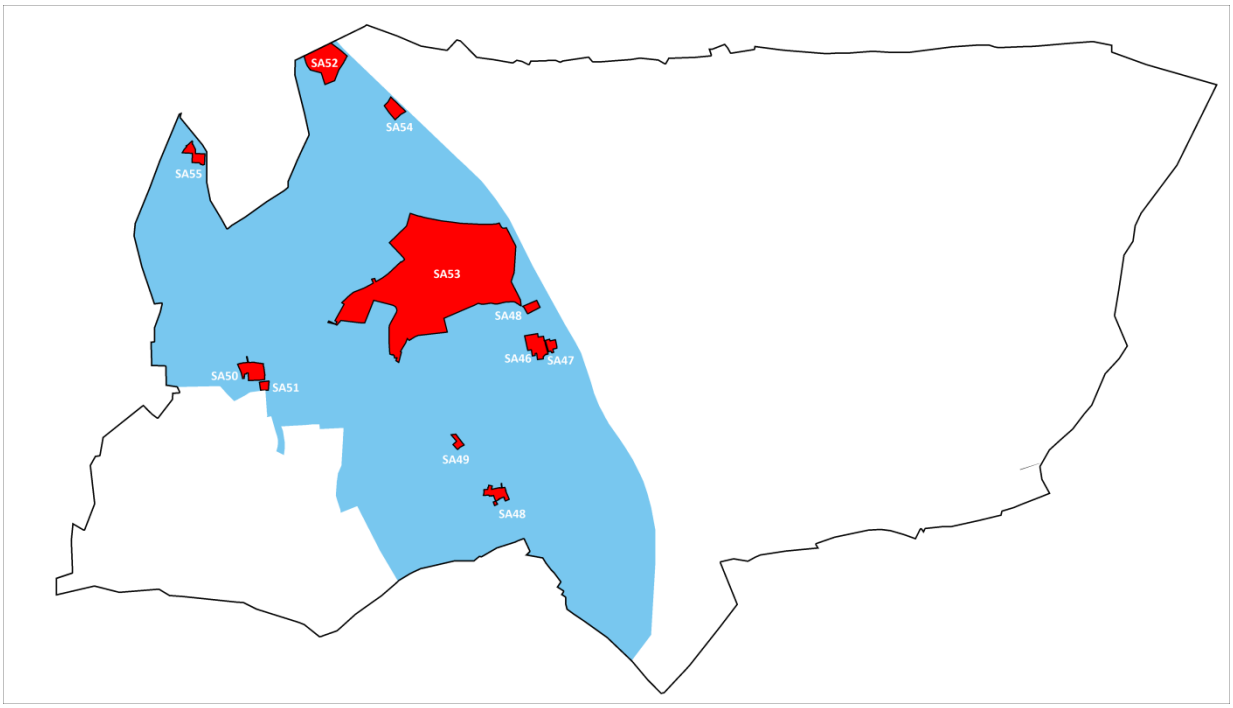
Development granted Permission (HGY/2014/2464)
Demolition of all existing buildings and construction of an apartment block and a mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site.



Site Requirements

- Any amendments to the design of the scheme will be required to demonstrate how it makes a positive effect on the Conservation Area, without compromising affordable housing provision.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site would also benefit from a car-free or low level of parking development.

Sites in the west of the borough



The west of the borough is comprised of Fortis Green, Muswell Hill, Alexandra, Hornsey, Crouch End and Stroud Green wards. The site at 18-20 Stroud Green Road, although in Stroud Green ward, is included in the South of the Borough section (on p112). Highgate has a separate section in this document due to the presence of several sites in this area, and also due to the emerging Highgate Neighbourhood Plan.

There are three sites in this area which have already received planning consent, and are of a scale and complexity that the Council wishes to retain them as Site Allocations. These are included in the Strategic Sites with Planning Permission section:

Hornsey

SA 46: Hornsey Depot (p34),
SA 49: Cross Lane (p132)

Crouch End

SA 51: Lynton Rd (p136)
SA8: Hornsey Town Hall (p36)

Muswell Hill area

SA 50: St. Luke's Hospital site (p35),
SA 51: Cranwood Care Home (p140)
SA 52: Pinkham Way (p138)

SA 54: Tunnel Gardens (p142)

SA53: Alexandra Palace will help to ensure that the regeneration of Alexandra Palace is continued in an appropriate manner to the existing historic building.

Fortis Green

SA 55: Coppetts Wood Hospital (p146)

SA 46: Hornsey Depot

Address	Hornsey Depot, Hornsey High Street, N8		
Site Size (Ha)	2.36	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Waste transfer site, swimming baths (vacant)		
Ownership	Mix of private and public sector owners		
Planning designations	Local Shopping Centre Adjacent 2 Areas of Archaeological Importance Adjacent to Regeneration Area Hornsey Conservation Area Hornsey Filter Beds Conservation Area		

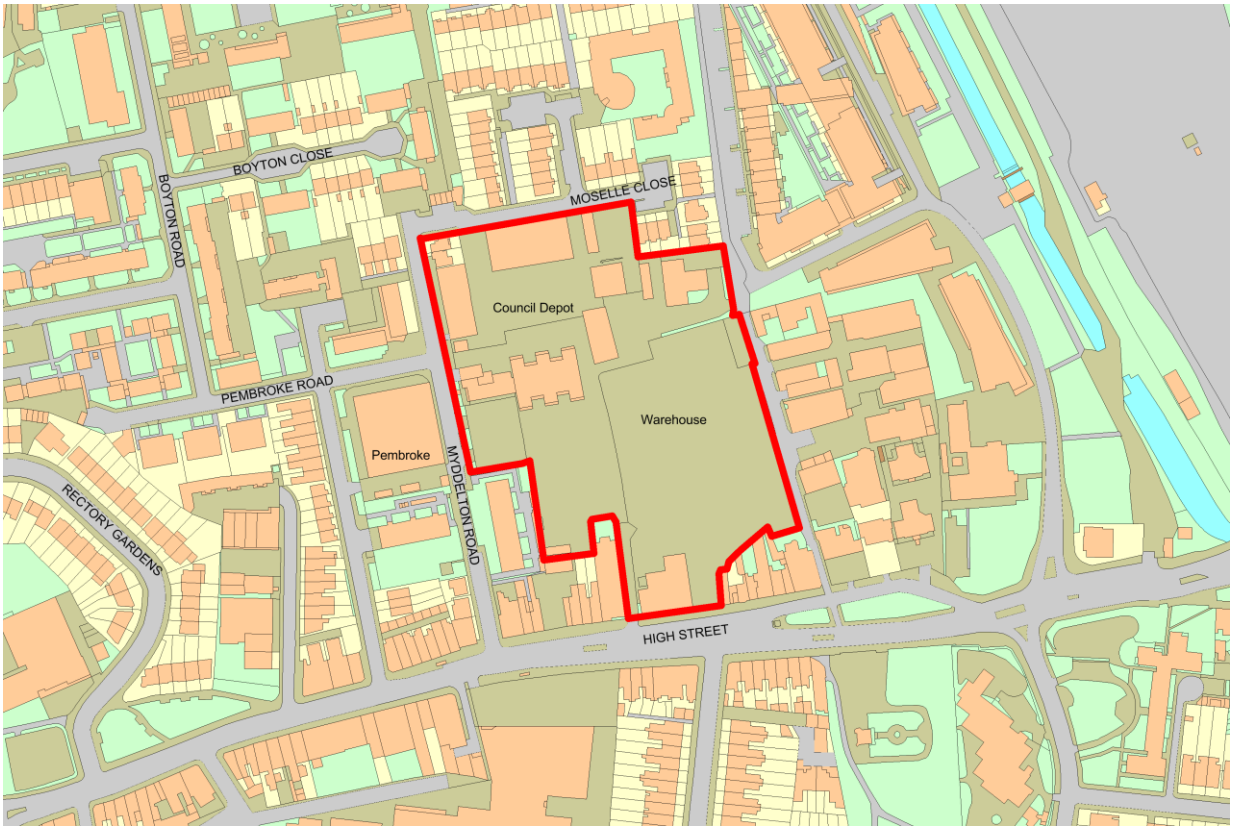
Indicative Dev^{t} Capacity (HGY/2013/2019)	**Net resi units**	**Retail m^2**	**Other m^2**
	438	3,250	356

Development granted Permission (HGY/2009/0503)
Demolition of existing structures and buildings and redevelopment of the site to provide a mixed-use development comprising approximately 3,250sqm (GIA) food store (A1 use) and 114 space surface level car parking for the food store; 438 residential units including affordable housing and ancillary residential gym, approximately 356sqm (GIA) unit on Hornsey High Street (flexible A1, A2 (including a temporary marketing suite), or D1 use); two live/work units fronting onto Cross Lane; together with private amenity space and new public realm, including publicly accessible routes through the site; an energy centre; 178 car parking spaces for the residential use (within a basement and undercroft); cycle parking; refuse storage; recycling centre in the food store car park; access; and other infrastructure work.

Proposed site allocation

Redevelopment for town centre uses with residential above.

Commentary
Planning consent was granted in 2014 for a new supermarket, and residential development. This is under construction and anticipated to be completed over the early part of the plan period. The Council does not anticipate any additional development on this site however should development come forward in the future it is expected that applicant consult with Thames Water on wastewater and water supply capacity.



Site Requirements

- Any amendments to the extant planning consent will be expected to appropriately complement retail provision in Hornsey Local Centre, including high quality frontages to Hornsey High Street.
- Improvements of the connections that benefit the delivery of SA47: Cross Lane will be supported.

Development Guidelines

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

SA 47: Cross Lane

Address	Cross Lane Industrial Estate, Cross Lane, Hornsey N8			
Site Size (Ha)	0.6	**PTAL Rating**		3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Industrial estate/residential			
Ownership	Mix of private freeholds and leaseholds			
How site was identified	Heartlands development framework			
Planning designations	Hornsey Water Works and Filter Beds Conservation Area Regeneration Area Adjacent to an Area of Archaeological Importance			
Indicative Dev^{t} Capacity	**Net resi units**		**Employment m^{2}**	
	40		1,386	

Proposed Site Allocation

Redevelopment of industrial estate for employment-led mixed use development with residential.

Commentary

This site is a residual employment allocation within the Hornsey section of the old Haringey Heartland framework area. It is considered appropriate for new development which delivers new affordable employment use, with cross subsidisation from residential use.



Site Requirements

- No buildings on this site need to be retained subject to appropriate reprovision of affordable employment space.
- The site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The existing floorspace should be replaced within the development site. Cross subsidy from another use will be permitted to enable this.
- Part of the site lies within the Hornsey Water Works & Filter Beds Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Proposals will be required to demonstrate that foul and surface water drainage capacity in the locality is sufficient to accommodate any proposed development.

Development Guidelines

- Development typologies should be responsive, and consistent with, those at New River Village and Hornsey Depot.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- The site itself is very tight and, therefore, should not blindly follow the scale, massing and layout of the adjacent developments such as the New River village or Hornsey Depot. The scale and massing of the buildings should instead be sensitively designed so that it creates a comfortable balance of spaces and blocks and does not appear cramped.
- Scale should be such that it creates a transition between the various typologies of buildings within its immediate vicinity.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

Address	Hornsey Town Hall, Crouch End, N8			
Site Size (Ha)	1.38	**PTAL Rating**		3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Former town hall building			
Ownership	Single public freehold			
Planning designations	Crouch End Conservation Area Crouch End District Centre Partially in an Area of Archaeological Importance Partially within the strategic viewing corridor of St. Paul's, and wider setting viewing corridor Town Hall building is Grade II* Listed			
Indicative Dev^{t} Capacity (HGY/2010/0500)	**Commercial m^2**	**Other m^2**	**Net resi units**	
	3,600	4,200	123	

160

SA 48: Hornsey Town Hall

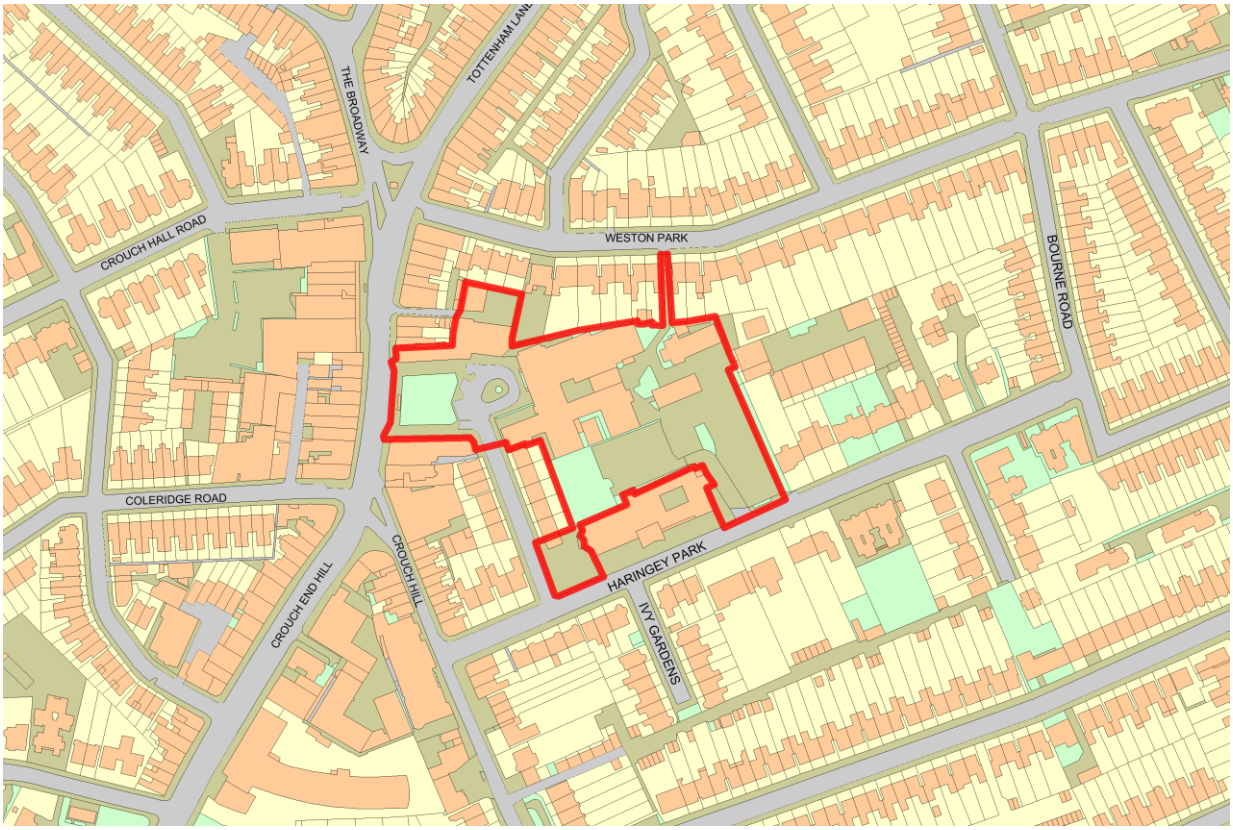
Proposed site allocation

Restoration of the existing listed buildings to create a sustainable future use for these buildings which complement Crouch End District Centre, with enabling residential development on the car parking areas.

Commentary

Planning consent was granted in 2010 for a refurbishment of the existing Town Hall, with an element of enabling residential development. New uses will be considered by the Council, with the aim of finding a use that benefits the vibrancy and vitality of Crouch End District Centre. Sensitively designed residential development which appropriately enables this refurbishment will be considered.

Development granted Permission (HGY/2010/0500)
Refurbishment and conversion of the Town Hall Building comprising alterations, extension and change of use from B1 (Business) and Sui Generis to a mixed use scheme incorporating: D1 (Non-Residential Institutions), A3 & A4 uses (Restaurants, Cafes and drinking establishment), D2 (Assembly and Leisure) and retaining existing B1 and Sui Generis (Theatre and performance venue) use. Alterations, extensions and change of use of Link Block and East Wing from B1 (office) to C3 dwelling houses. Extension, alteration, refurbishment and change of use of the Broadway Annexe East Part from B1 office to A1 retail and B1 office (West part to be C3 residential). New residential development comprising 123 No. units in total (35 x 1 bed flats, 61 x 2 bed flats, 20 x 3 bed flats, 3 x 4 bed flats and 4 x 4 bed houses) and associated car parking at basement level, including residential accommodation in the existing Town hall (East Wing and Link Building), the Broadway Annexe (West Part) and Mews. Erection of sub-stations. Alterations and landscape improvements including to the Town Hall Square, and use of the square for both public events and markets / small festival uses.



Site Requirements

- A sustainable new use for the existing listed buildings will be secured.
- Enabling development will be permissible subject to it being appropriate where the impact on the setting of the existing Town Hall building.
- The site is suitable for mixed use development incorporating a range of town centre uses which should include publicly accessible community type uses within the refurbished town hall building.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 49: 72-96 Park Rd & Lynton Road

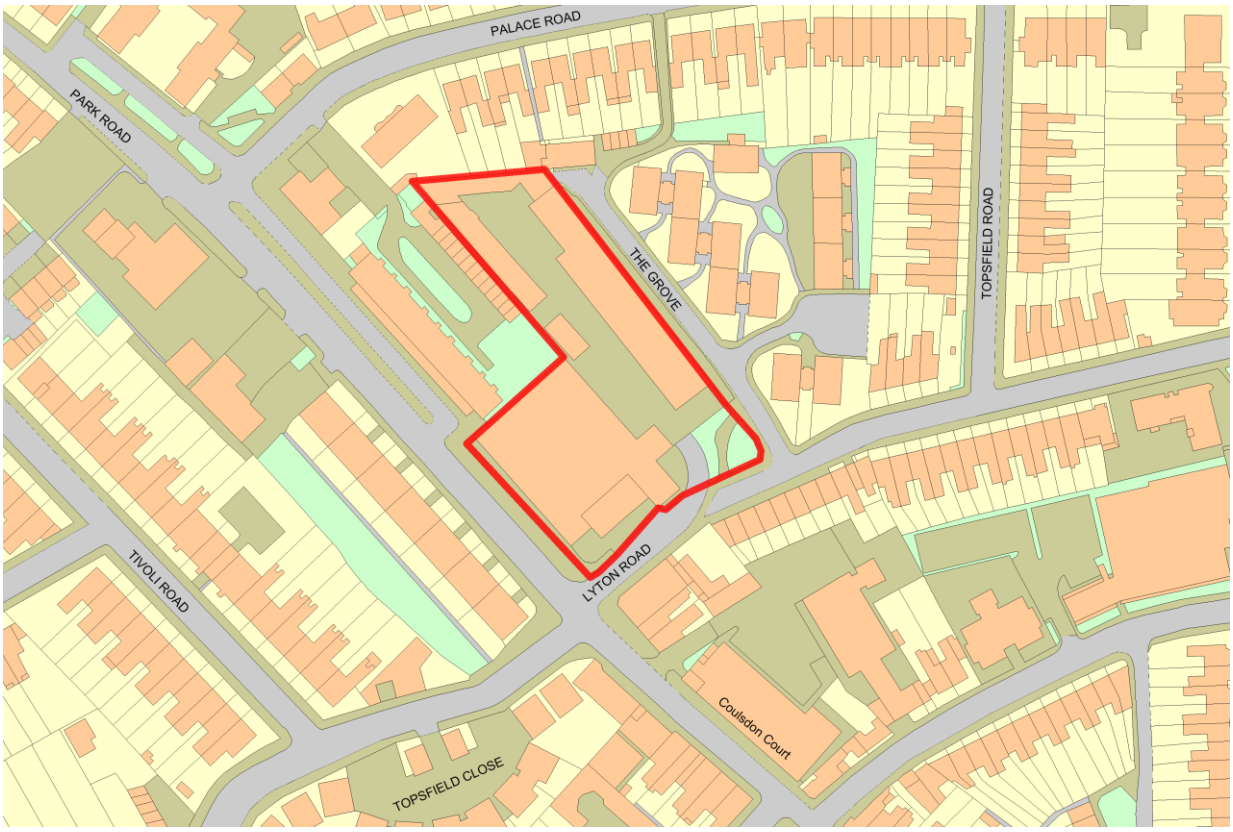
Address	72-96 Park Rd, and industrial site on Lynton Rd, Crouch End, N8		
Site Size (Ha)	0.5	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Industrial		
Ownership	Multiple private freeholds		
How site was identified	2013 SHLAA		
Planning designations	Adjacent to Crouch End Conservation Area		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	41	718	

Proposed Site Allocation

Mixed use commercial and residential development.

Commentary

There is an existing planning consent for the western portion of this site permitting development up to five storeys on the site. There may be potential to accommodate additional floorspace on the eastern portion of the site on Lynton Rd, although it will be expected that a proportion of new employment floorspace will be provided.



Site Requirements

- Redevelopment of this site for residential use will be permitted.
- No buildings need to be retained on this site.

Development Guidelines

- The current blank brick façade on the approach to the Church on the Grove should be replaced with active building frontages, with front doors opening onto the street.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Heights should be restricted to protect the amenity of properties on The Grove, and heights should be restricted to the north of the site to protect the setting of the church, and preserve the amenity of the back gardens on Palace Rd.
- Higher elements may be possible on Park Rd marking the entrance to Crouch End District Centre.
- The site contains a number of mature trees and these should be retained on site where possible.
- Any jobs lost through development of the site should be reprovided on site.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Attractive street frontage could be created to enhance the setting of the Conservation Area creating a ‘gateway’ to it.

- Heights and elevation details should respond to the Park Road frontage and the established rhythm.

SA 50: St. Luke's Hospital

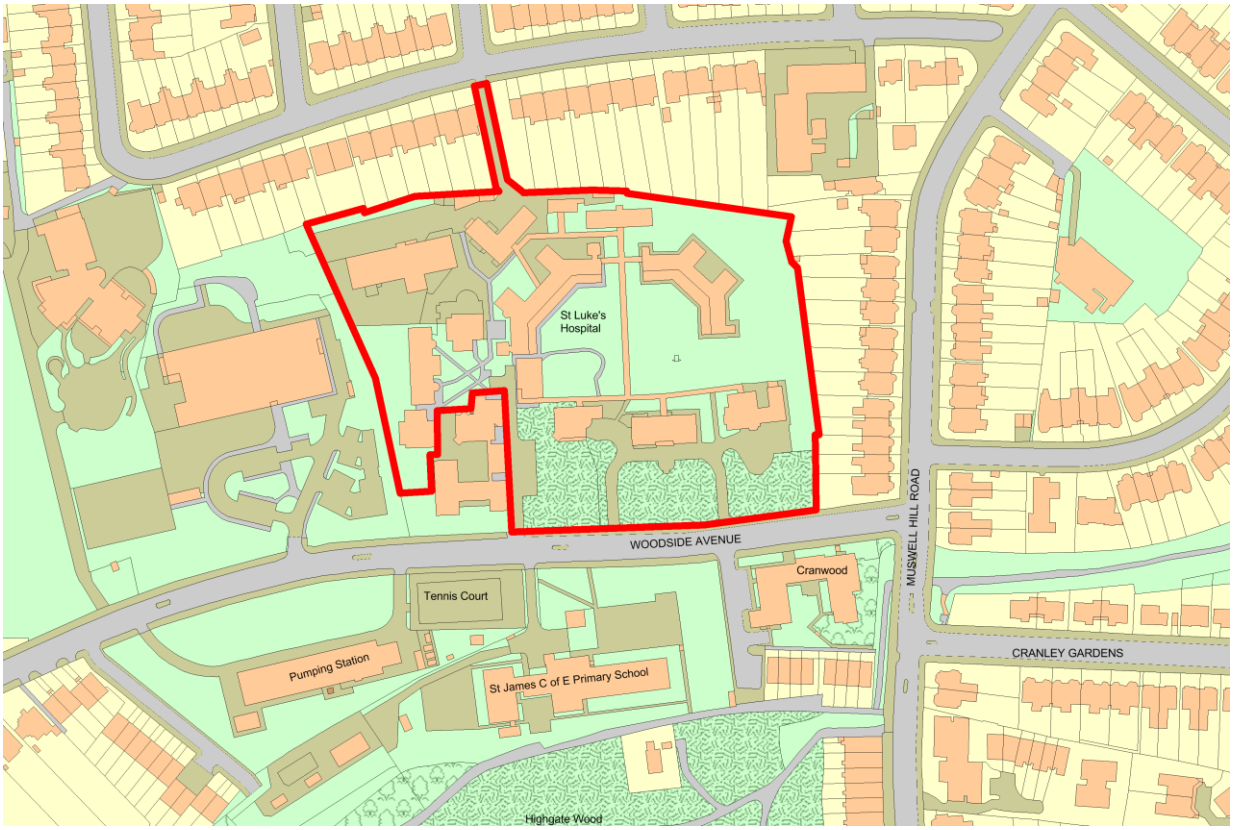
Address	St. Luke's Hospital, Woodside Ave, Muswell Hill, N10		
Site Size (Ha)	2.5	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Hospital		
Ownership	Single public freehold		
Planning designations	Muswell Hill Conservation Area Adjacent to Strategic Local Open Land Adjacent SINC (Borough Grade II) Historic Park		
Indicative Dev^{t} Capacity (HGY/2013/2379)	Net additional dwellings		
	156		

Development granted Permission (HGY/2013/2379)
Demolition of the buildings on site excluding the Grade II listed Administration building and locally listed buildings (Roseneath and Norton Lees); refurbishment of listed buildings including extension of Roseneath and Norton Lees and construction of 8 apartment blocks to provide a total of 135 units and including a basement car park with 100 spaces; construction of 21 houses (17 terraced and 4 semi-detached) and 5 apartment units; and comprehensive landscaping of the site.

Proposed site allocation

Redevelopment for residential uses.

Commentary
Planning consent was granted in 2014 for residential development. This is under construction and anticipated to be completed over the early part of the plan period.



Site Requirements

- This planning permission will be retained, but should values enable greater affordable housing contribution, this will be considered.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 51: Cranwood Care Home

Address	Cranwood Care Home, and 102-116 Woodside Avenue, Muswell Hill/Highgate N10		
Site Size (Ha)	1.2	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	School & Care home		
Ownership	Unified public freeholds		
How site was identified	Existing SSP, Housing Estate Renewal programme		
Planning designations	Ecological corridor Adjacent to: • metropolitan open land • SINC metropolitan: Highgate Wood • Area of Archaeological Importance • Muswell Hill Conservation Area		
Indicative Dev^{t} Capacity	Net residential units		
	35		

Proposed Site Allocation

Redevelopment comprising new residential development and improved connections through the site linking Highgate Wood and the Parkland Walk.

Commentary

The Council has identified that there is potential for the delivery of new residential development through the disposal of this vacant care home, and the redevelopment of (predominantly) Council-owned housing on this site.



Site Requirements

- There is no requirement for the care home building to be retained. However there is a small electricity substation on the southern boundary; this will need either relocating on the site or retaining.
- The uses on this site will be residential, and subject to consultation, an expansion of the existing St. James' school.
- An enhanced entrance to Highgate Wood will be created as part of a new piece of urban realm including a new entrance to the new school.
- The development should extend the Parkland Walk through the site, including a new cycling route around the edge of Highgate Wood should be created by enhancing the existing path.

Development Guidelines

- The development should be sensitive to the setting of the historic Highgate Wood which adjoins the southern boundary of the site, and the Muswell Hill Conservation Area on the other side of Woodside Avenue immediately to its north. The main building of the pumping station west of the site is also locally listed.
- A north-south connection linking the route through the St. Luke's redevelopment should be established to the west of the expanded school.
- The building line formed by the existing residences along Woodside Avenue should be maintained but can come closer to the pavement edge.
- Views of Highgate Wood across the site from Muswell Hill should be maintained.
- A new piece of urban realm space should be created on Muswell Hill Road in the south-eastern corner of the site linking the entrance into Highgate Wood, the entrance to the new school, and providing a connection to the Parkland Walk link.

- Particular attention should be paid to the amount of footway outside of the school, and ensuring it is large enough to facilitate school drop offs and collections.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- New development should respect the established scale, massing and layout of the Muswell Hill Conservation Area and the recently approved development at St Luke's Hospital.
- There is scope to reinstate the street frontage and create an appropriate frontage on both Muswell Hill Road and Woodside Avenue.

SA 52: Pinkham Way

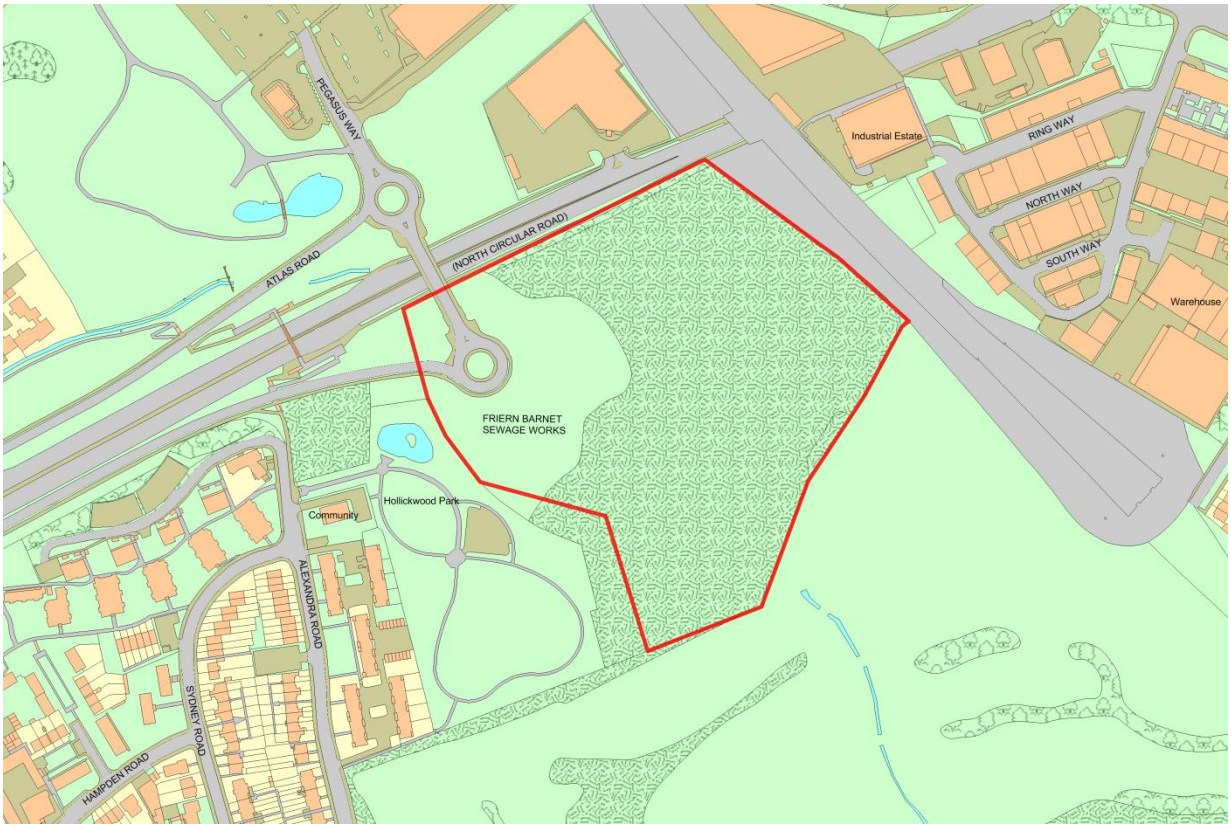
Address	Former Friern Barnet Sewage Works, Pinkham Way, Muswell Hill N8		
Site Size (Ha)	5.95	**PTAL Rating**	1a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Disused sewage works		
Ownership	Multiple public freeholds		
How site was identified	Call for sites 2013		
Planning designations	Local employment area: Former Friern Barnet Sewage Works employment land SINC Borough grade I: Friern Barnet Sewage Works Flood zones 1 and 2 Adjacent to the ecological corridor		
Indicative Dev^{t} Capacity	Not identified		

Proposed Site Allocation

Protection of the site for employment use, subject to appropriate protection of nature conservation status.

Commentary

This site is being retained as land with potential for employment land to meet the long term economic needs of the borough. It is noted that there is a nature conservation designation on the site, and that any future development will need to adequately demonstrate that it can enhance this status before development will be approved.



Site Requirements

- Retention of the sites Grade 1 SINC status and employment use.
- Before any development is granted planning permission:
    - A Biodiversity Study will be carried out to identify how the designated SINC can be enhanced by the development in line with policy SP13: and DM19.
    - A Transport Assessment shall be carried out
    - A Flood Risk Assessment will be carried out.
- This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
- Pursuant to policy 7.19 of the London Plan, if appropriate development may be required to improve access to the SINC.
- A site wide masterplan will be required for proposals on this site to ensure development comes forward in a co-ordinated manner.

Development Guidelines

- There is residual 1 in 100 year + climate change flood risk from Bounds Green Brook to the north of the site. Although the brook is to the north of the site, flood risk is present on the site. More vulnerable uses should therefore be kept from this part of the site in line with sequential test requirements.
- There are significant changes in levels on this site, and development should respond to this.
- Evidence that the development will not prejudice or compromise the integrity of the culverted stream will be required as part of any planning application.

- The area in the vicinity of the north eastern corner of the site (along the rail line) is an ecological corridor, and any development should serve to enhance this function.
- Pedestrian and cycling connectivity through the site, including the existing estate on Alexandra Rd, to New Southgate station, which Crossrail 2 is proposed to be connected to, should be optimised as part of the design of any new development.
- There may be potential to relocate some businesses from Regeneration Areas in other parts of the borough to improved premises at this location.
- The site has been subject to unauthorised tipping and studies should be undertaken to understand any contamination prior to any development taking place.
- Proposed development must also take into account any land stability issues if relevant.
- Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan

SA 54: Tunnel Gardens

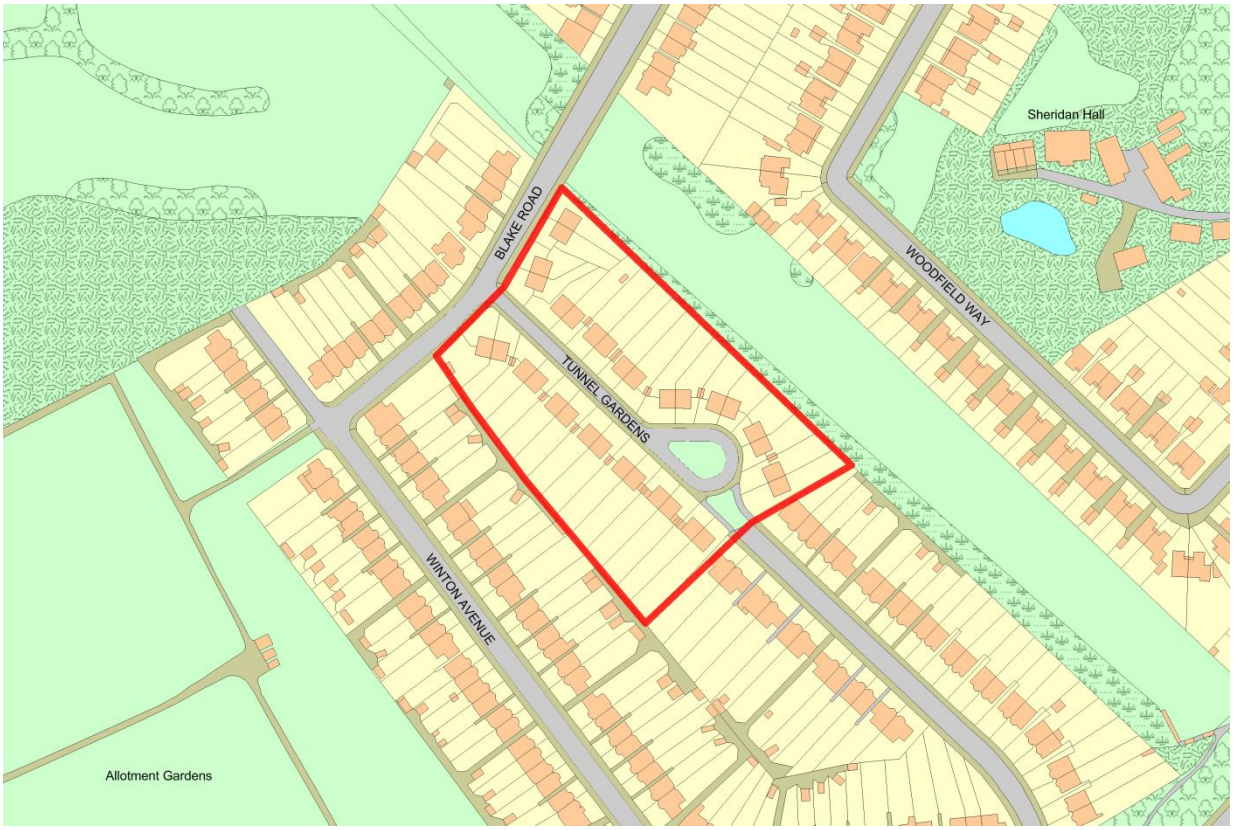
Address	Tunnel Gardens & Blake Road N11			
Site Size (Ha)	1.3	**PTAL Rating**		1-3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Residential			
Ownership	Public freehold with some private leases.			
How site was identified	LBH Estate Renewal programme			
Planning designations	Adjacent to SINC borough grade II: Adjacent to the ecological corridor			
Indicative Dev^{t} Capacity	No additional capacity identified			

Proposed Site Allocation

Potential estate renewal opportunity to replace defective housing.

Commentary

The Orlit concrete properties on this site are considered to be potentially uneconomic to improve to modern building standards under the Housing Act 1985. Consequentially the Council is investigating options for redevelopment of the area, including reconfiguration of the open space in this area, to create new homes that meet on site, and general housing needs. Development will be through a masterplan which involves the existing local community.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- No buildings need to be retained.
- Potential reconfiguration of the open space at the centre of the site for the benefit of residents.
- The use on the site will be residential.

Development Guidelines

- Development should respect the back gardens of neighbouring properties on Winton Gardens.
- Development should reflect the existing suburban character of the site, and any replacement housing should retain the rhythm of the housing in the area. Some intensification may be possible, but development above 3 storeys would need to be very carefully justified.
- Restrictive covenants exist on this site, and any potential developments will need to recognise these.
- The ecological corridor along the rail line to the north east of the site should be preserved through this development.
- This site is not considered suitable for significant uplift in terms of development. There may be potential for intensification through provision of deeper units on the plots, or by taking development in pairs to create small flatted schemes, but the suburban nature of the area will not change.
- Studies should be undertaken to understand what potential contamination there is

on this site prior to any development taking place.

- The site contains a number of mature trees and these should be retained where possible.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 55: Alexandra Palace

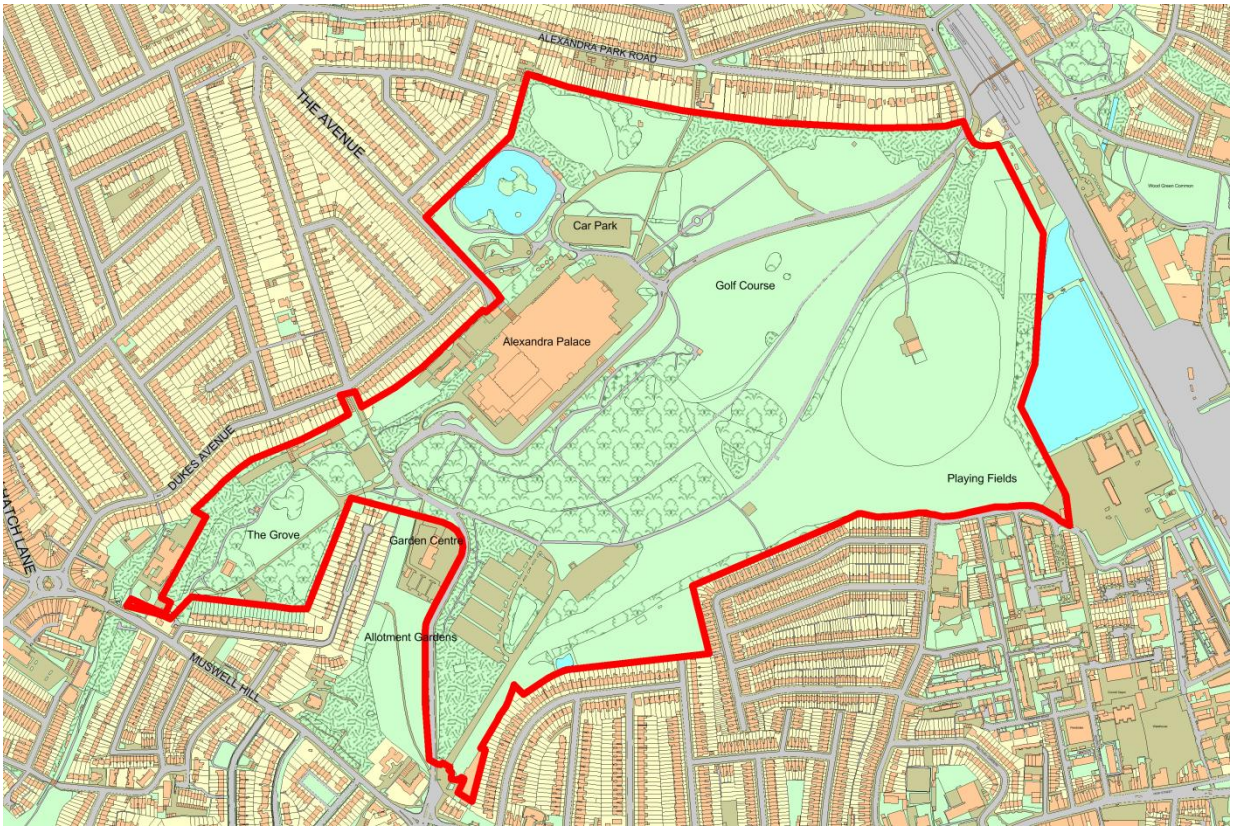
Address	Alexandra Palace, Alexandra Palace Way, Muswell Hill N8		
Site Size (Ha)	77.5	**PTAL Rating**	1-2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Events venue, range of community uses including ice rink, BBC facilities, and theatre. Grounds include multifunctional parkland including sports pitches and gardens.		
Ownership	Unified public ownership		
How site was identified	Current HLF bid		
Planning designations	Metropolitan open land: Alexandra Park SINC borough grade I: Alexandra Park Alexandra palace and Park Conservation Area Listed building: Alexandra Palace		
Indicative Dev^{t} Capacity	None identified.		

Proposed Site Allocation

Conservation of original facades, while enabling a range of uses, including but limited to Hotel/restaurant, making use of the natural situation of the site including the protected view to St. Pauls and across London. Opportunities to improve connections between the Palace and the rest of the borough will be explored.

Commentary

The Council is seeking to ensure that viable ongoing uses for Alexandra Palace, and that works to enhance the structure, and surrounding parkland are continued. This policy ensures that the Local Plan will support these aims over the Plan Period.



Site Requirements

- All buildings, including existing basement structures, should be retained.
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The new development of restaurant and hotel uses will be supported in the western part of the Palace.
- Development on the west side of the Palace should not compromise development of a multifunctional venue offering theatre, wedding and conferencing space, an ice rink, and enhanced studio space offering educational, cultural and business spaces on the Eastern wing, or the ongoing popular function of the Central Hall.
- Opportunities to improve the open space will be supported.
- Improving the quality and utility of walking and cycling links between Wood Green Metropolitan Town Centre and Alexandra Palace to support the aspiration of creating a sustainable economic future for the site.
- The site is the centrepiece of the Alexandra Palace Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- The height and form of any new enabling development should be subordinate to the original façade, and contained within the existing structure.

Development Guidelines

- The interior of the western side of the Palace building may be able to accommodate high quality contemporary design where it can be demonstrated that it complements the historic façade.
- Redevelopment behind the southern façade on the western side of the Palace will need to demonstrate how it satisfies statutory requirements and does not compromise the silhouette of Alexandra Palace in long views.
- Views from the Palace and its grounds across London should be optimized, with additional facilities being oriented to maximise this asset.
- Opportunities to make better use of the currently inaccessible basement structures will generally be supported.
- The Central Hall will be retained as a popular venue in keeping with the original aims of the Palace.
- The site is designated MOL and a SINC, and these should be supported through any future development.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- All buildings and structures should be retained.
- The eastern part of the Alexandra Palace is subject to HLF scheme that would fund the restoration of the redundant parts of that part of the building. This constitutes an event venue and community facilities including a new BBC Museum experience. The existing ice rink is retained with the provision of better facilities.
- There is flexibility for provision of further complementary uses and enabling development within the western part of the building. These could be a hotel and other leisure facilities that could restore that part of the building and bring it back to sustainable use. Development should, not harm the historic fabric of the building and should be sensitive to it.
- There is further scope for restoring the redundant historic basement areas of the building for further complementary uses such as smaller exhibition spaces or educational or artists' studios. Other innovative and creative uses should also be explored. These should, however, not harm the historic fabric and should be sensitive to it.
- Alexandra Palace Park is a registered historic park (grade II) and opportunities to enhance its setting and significance should be explored.

SA 56: Coppetts Wood Hospital

Address	Coppetts Wood Hospital, Greenfields School, and Crouch End Vampires, Coppetts Rd, Fortis Green, N10		
Site Size (Ha)	1.3	**PTAL Rating**	1
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Football changing facilities, hospital, former school		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	2013 SHLAA		
Planning designations	Adjacent to metropolitan open land: Coldfall Wood and Coppetts Road Sports Ground Adjacent to SINC Local: Muswell Hill playing Fields		
Indicative Dev^{t} Capacity	**Net resi units**	**Other m^{2}**	
	21	1,497	

Proposed Site Allocation

Consolidation of existing land uses to create potentially mixed use community and residential development.

Commentary

It is anticipated that the hospital site will come forward over the plan period, and that additionally there is potential for Greenfields School and the Crouch End Vampires pavilion could be developed on, subject to new locations for these uses being found.



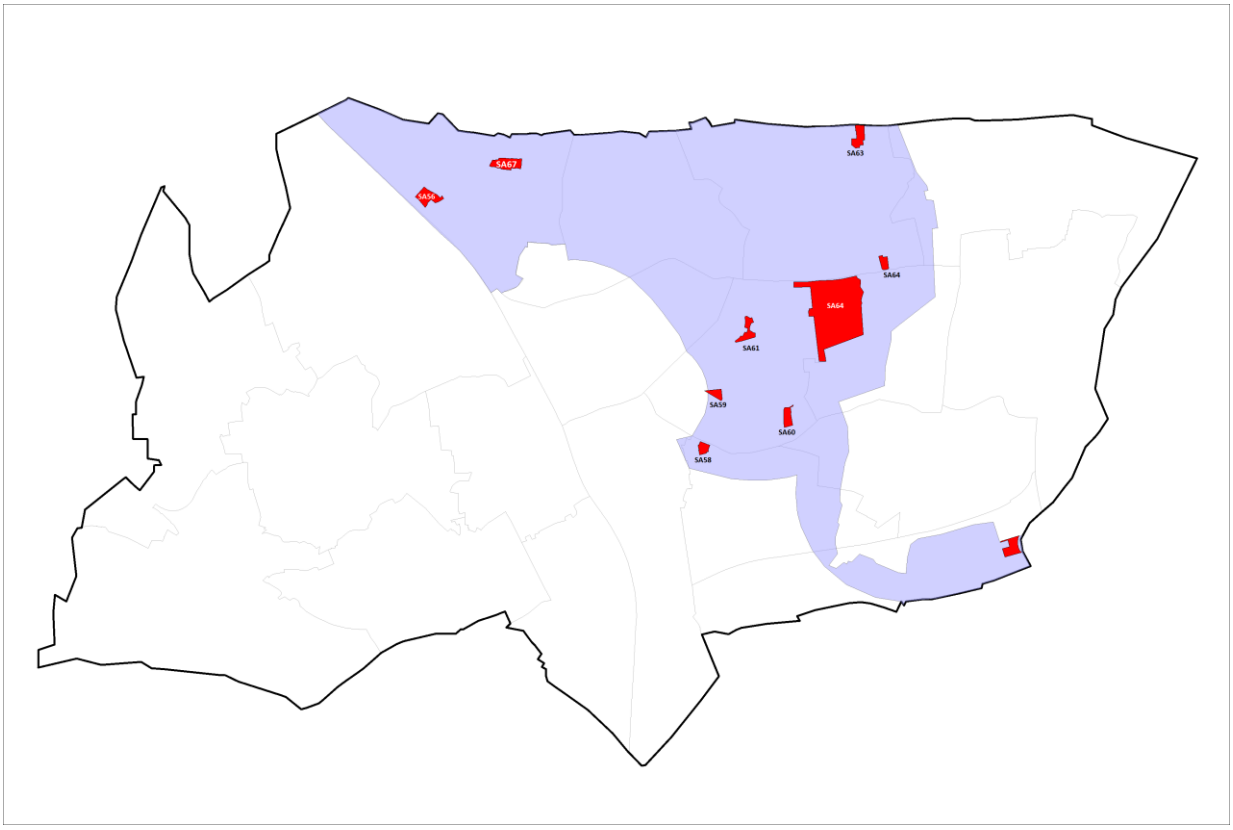
Site Requirements

- Each individual use on the site must demonstrate it is no longer required, or has been reprovided elsewhere, before any change of use may occur. This includes
    - Crouch End Vampires
    - Greenfields School
    - Hospital function at Coppetts Wood Hospital
- Depending on the future findings of updates to the Infrastructure Delivery Plan, this site could be converted to create a new school. If this is not needed for this purpose, it could be converted to residential.
- Parks and other service vehicle access to Playing Fields, and the relationship this site enjoys with the Park will need to be considered through any proposals.

Development Guidelines

- The possibility to include the Church of Jesus of the Latter-day Saints building into this scheme should be considered.
- The amenity of the properties on Coppetts Rd should be respected by the new development.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

Sites in the East of the borough



The East of the borough

The east of the borough contains the areas that fall broadly between Bounds Green, Wood Green, and Green Lanes, and the Tottenham AAP area, with the exception of the east of Seven Sisters ward, which is also included.

The area is predominantly residential, although there are local centres at West Green, on Lordship Lane, and on Phillip Lane, with additional smaller neighbourhood shopping areas scattered throughout the area.

Sites in this area (pp150-169)

SA 56: Park Grove & Durnsford Rd
SA 57: Myddleton Rd Local Centre
SA 58: The Red House
SA 59: Haringey Professional Development Centre
SA 60: Keston Centre
SA 61: Barber Wilson
SA 62: Broad Water Farm
SA 63: The Selby Centre
SA 64: The Roundway
SA 65: Leabank & Lemsford Close

Tottenham AAP area

This is the area covered by the Tottenham Area Action Plan. There are additional Site Allocations included within this area. To view these please see the Tottenham AAP document.

SA 56: Park Grove & Durnsford Rd

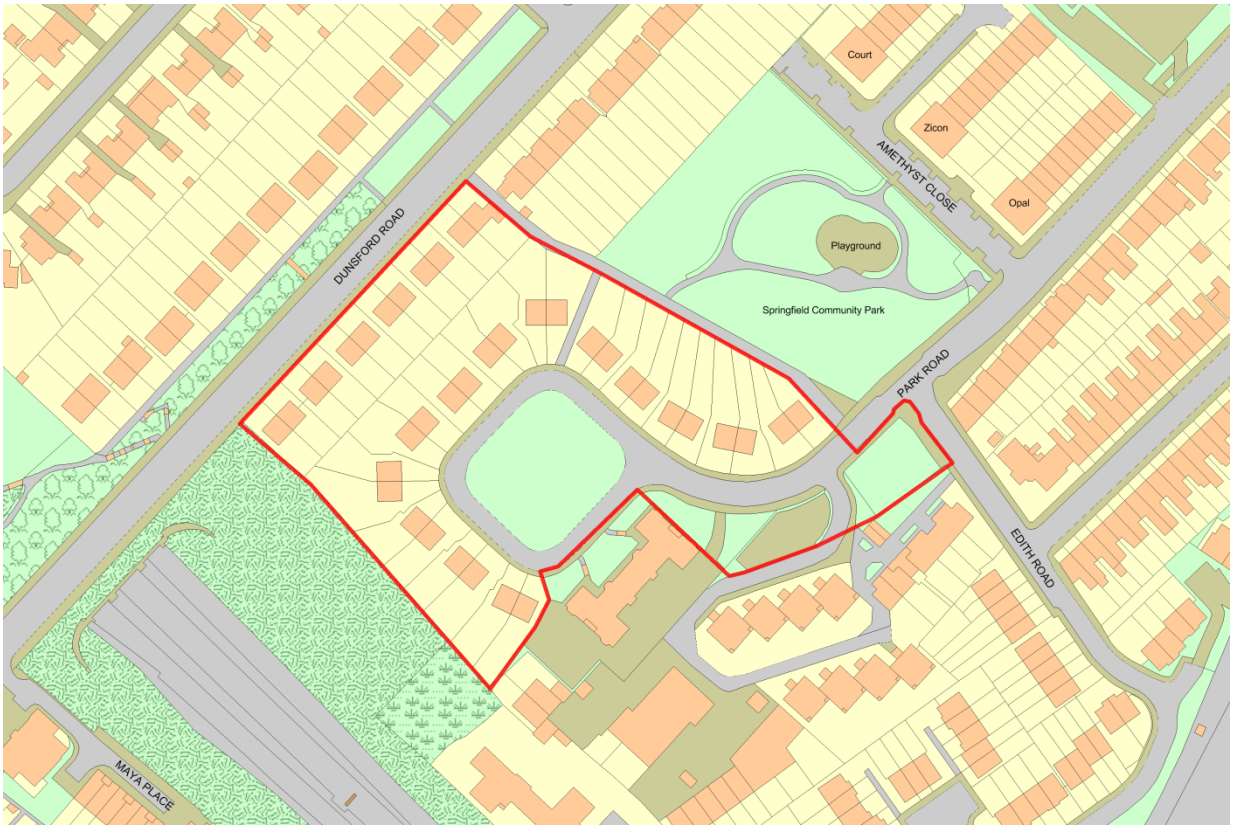
Address	1-26 Park Grove, 67-89 Durnsford Road & corner of Edith Road and Park Rd, Bounds Green, N11		
Site Size (Ha)	1.5	**PTAL Rating**	3-5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential and car park		
Ownership	Single public freehold		
How site was identified	LBH Housing Estate Renewal Programme		
Planning designations	Adjacent to ecological corridor		
Indicative Dev^{t} Capacity	**Net residential units**		
	160		

Proposed Site Allocation

Potential Estate renewal opportunity to consider housing investment options as part of a masterplanning process of replacing existing defective housing.

Commentary

The orlit properties on this site are considered to be potentially uneconomic to improve to modern building standards under the Housing Act 1985. Consequentially the Council is investigating options for redevelopment of the area, including reconfiguration of the open space in this area, to create new homes that meet on site, and general housing needs. Development will be through a masterplan which involves the existing local community.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- No buildings need to be retained onsite.
- Potential reconfiguration of the open space at the centre of the site, and Springfield Park for the benefit of residents. This will include no net loss of open space in line with DM20.
- The use on the site will be residential.

Development Guidelines

- Height should be limited at the interface with residential properties on Durnsford Rd, but can increase thereafter.
- The potential to enhance linkages to Springfield Community Park from the development and to Durnsford Rd should be explored.
- The ecological corridor along the rail line to the south west of the site should be preserved through this development.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- A piling statement will be required prior to any piling taking place.

- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 57: Myddleton Road Local Centre

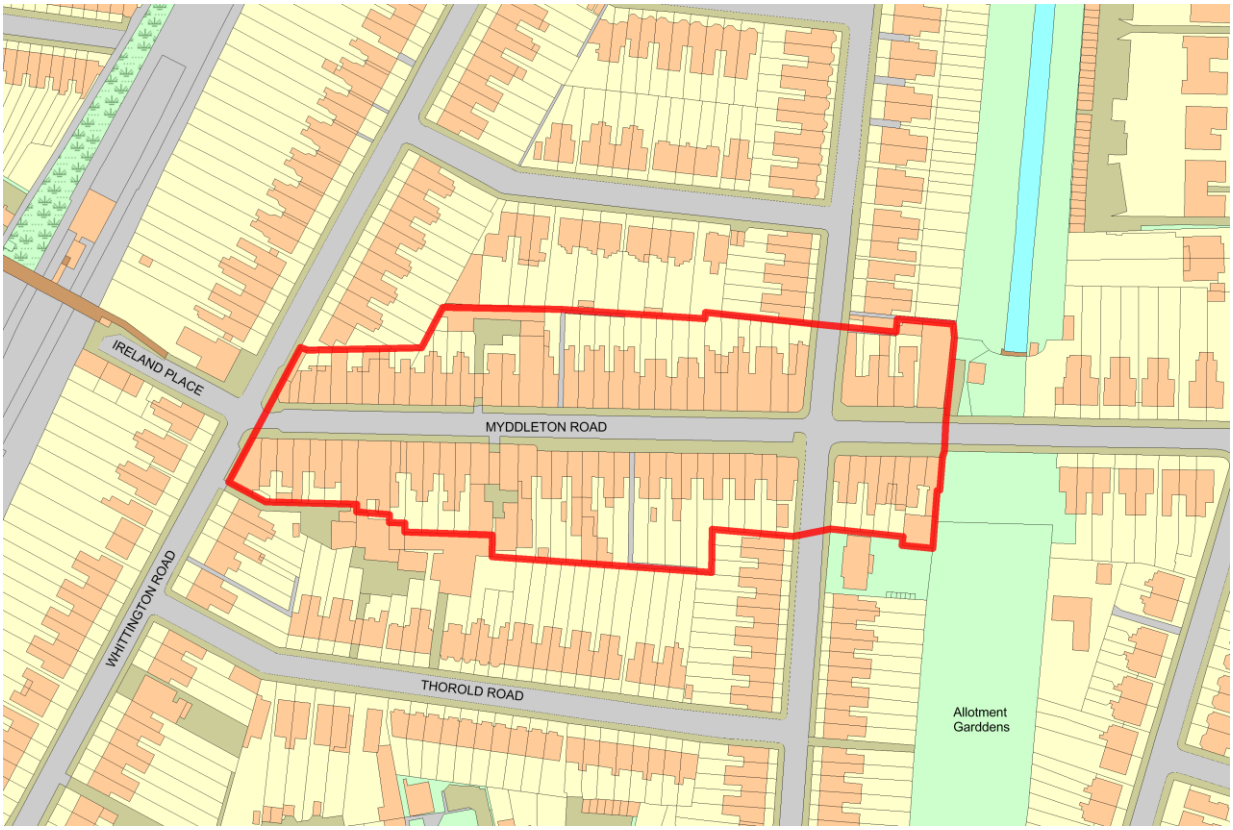
Address	Myddleton Road, Bounds Green, N22		
Site Size (Ha)	1.7	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Local shopping centre		
Ownership	Multiple private freeholds and leaseholds		
How site was identified	Local resident's group		
Planning designations	Bowes Park Conservation Area Local shopping centre: Adjacent to: • Ecological corridor • SINC metropolitan: • Proposed green chain • Blue ribbon network		
Indicative Dev^{t} Capacity	No capacity identified		

Proposed Site Allocation

Diversification of uses on Myddleton Rd, enhancements to the urban realm, and improvements to local connections to encourage an increasingly viable and wider range of food and drinks establishments within the local centre.

Commentary

Myddleton Rd is a local centre with generally good amenity, but limited footfall. The Council will support opportunities to improve shop fronts in this area, and programmes to help improve visitation to the area.



Site Requirements

- Residential will be restricted on ground floor frontages on Myddleton Rd, but conversions above and behind will be permitted so long as they maintain a viable ground floor unit fronting Myddleton Rd.
- Development proposals will be required to be accompanied by a Site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- Uses will be encouraged which create an active environment within the centre. Food and drinks uses will be supported, as will shops, artists' studios/ workshops, community facilities, and offices.
- The site lies within the Bowes Park Conservation Area and development should make a positive contribution to the vitality and vibrancy of the shopping street.
- The local centre will be extended on the northern side of Myddleton Rd east of Marlborough Rd to interface with the New River path.

Development Guidelines

- The food and drink operators, particularly in the evening, could benefit from additional street space to add tables and chairs. The western end of Myddleton Rd could be considered as a shared street space, facilitating this. In order for this to be achieved, it may be necessary for parking along a stretch of Myddleton Rd to be reconfigured.
- The potential for creating a right of way along the alignment of the New River Path should be explored, which will act as a route to draw additional footfall to the centre. The relationship between this link and the existing allotments to the south

of Myddleton Rd should be carefully assessed.

- The level of transition from retail to food and drink will be closely monitored, and the findings used as a test case to inform future policy for other local centres in the borough.
- The principles included in the Myddleton Road Local Shopping Centre Policy Guidance Note will be supported.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 58: Red House Care Home

Address	Red House Care Home & Church, West Green Rd			
Site Size (Ha)	0.6	**PTAL Rating**		5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Care home, church, open space			
Ownership	Mix of public and private freeholds			
How site was identified	Existing Housing Trajectory			
Planning designations	Significant open land: Stanley/Culross public open space Adjacent to locally listed buildings on West Green Road			
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m²**	**Town centre m²**	**Other uses m²**
	28	332	332	664

Proposed Site Allocation

Redevelopment of existing care home and church building to create a mix of town centre and residential uses and potentially a reconfiguration of the open space to the rear.

Commentary

This site has been identified as being suitable for redevelopment through the Council's ongoing review of its property assets. There is an opportunity to improve the existing Stanley Rd/ West Green Rd open space as part of any future redevelopment, as well as creating development that better addresses West Green Rd.



Site Requirements

- The existing quantity of open space on the site should be retained or increased, and enhanced through any development.
- Uses which complement the existing West Green Local Shopping Centre should be produced on West Green Road.
- Reprovision of existing uses where appropriate will need to be demonstrated prior to development being permitted.

Development Guidelines

- The setting of the locally listed former Cambridge Arms pub should be enhanced through this development. This will primarily be through continuing the building frontage on West Green Road.
- The Stanley/Culross Open Space is designated as Significant Local Open Land, and any development should enhance its quality, and not decrease the quantity of open land.
- The community centre at the south of the site has been identified as being surplus to need and an alternative use should be created.
- The need to replace the community facility located on this site at present should be considered as part of any application.
- The open space could be utilised to produce a clear east west link through the park. Buildings should face onto the park from either side of this link, and face into the park at the east of the site.
- Where residential uses which interface with Stanley Road, West Green Road and the existing John Vianny Catholic Primary School should be reduced in height to

respect the amenity of existing properties.

- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 59: Haringey Professional Dev^{t} Centre

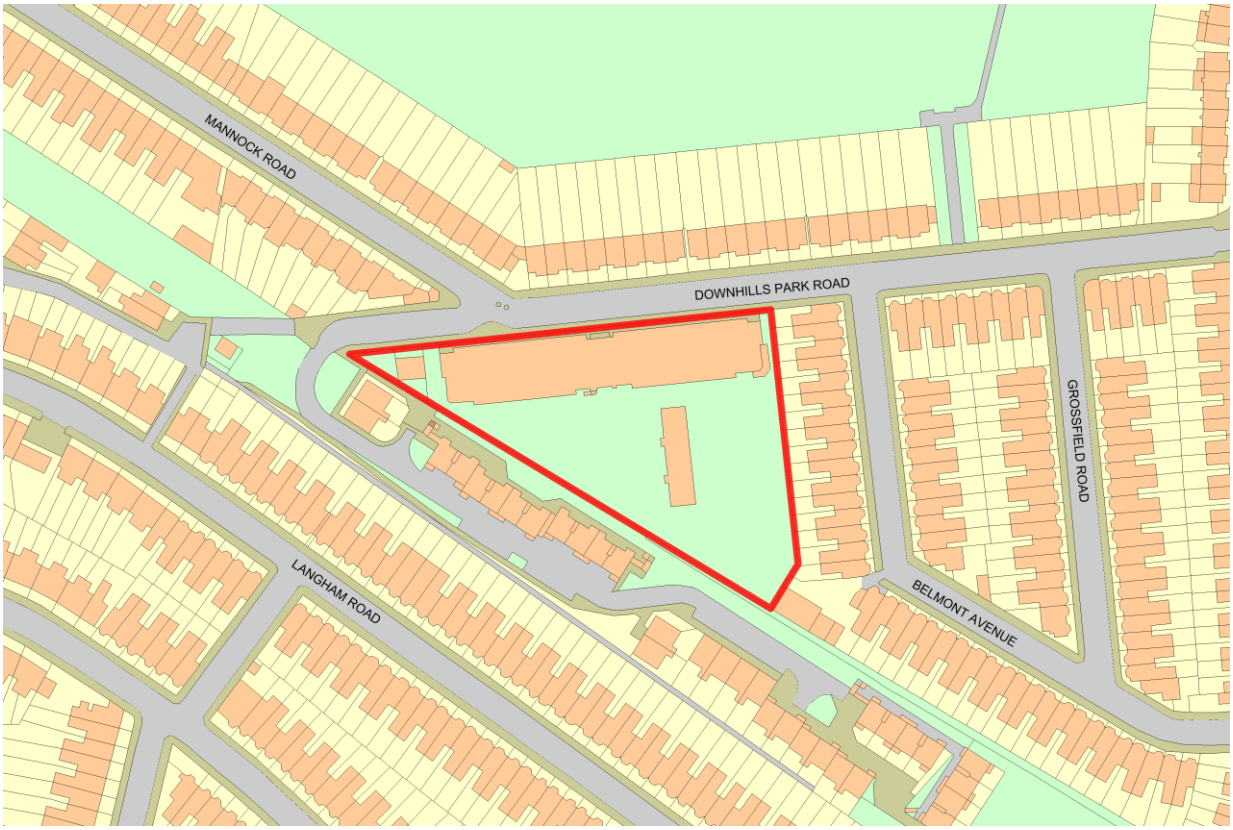
Address	Haringey Professional Development Centre, Downhills Park Rd, N17		
Site Size (Ha)	0.6	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Professional Development Centre		
Ownership	Single public freehold		
How site was identified	LBH Property Review		
Planning designations	N/A		
Indicative Dev^{t} Capacity	**Net resi units**	**Other m^{2}**	
	49	854	

Proposed Site Allocation

Conversion of the existing centre with potential development on the land to the rear to create residential and/or community uses.

Commentary

The existing Haringey Professional Development Centre is a building that may be suitable for conversion over the plan period, with development possible on the car parking to the rear. The need for residual community infrastructure should be undertaken before this land parcel is allowed to be developed for residential use.



Site Requirements

- The existing PDC building should be retained.
- Depending on the findings of the emerging Infrastructure Delivery Plan, this site could be converted to create a new school. If this is not needed for this purpose, it could be converted to residential.
- There is potential for infill development behind the current building on Downhills Park Rd.

Development Guidelines

- This site is located on a key point in the local cycle network. Development here should facilitate enhancements where possible.
- The buildings fronting the street and the caretaker's cottage should be retained and converted with sensitive retrofitting to suitable uses (as recommended by planning professionals).
- There is scope to rebuild on the southern part of the site by removing the ancillary building to provide more development and utilise the site optimally.
- Heights should respect the scale of immediate terraces and should not be overbearing on the retained buildings.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

SA 60: Keston Centre

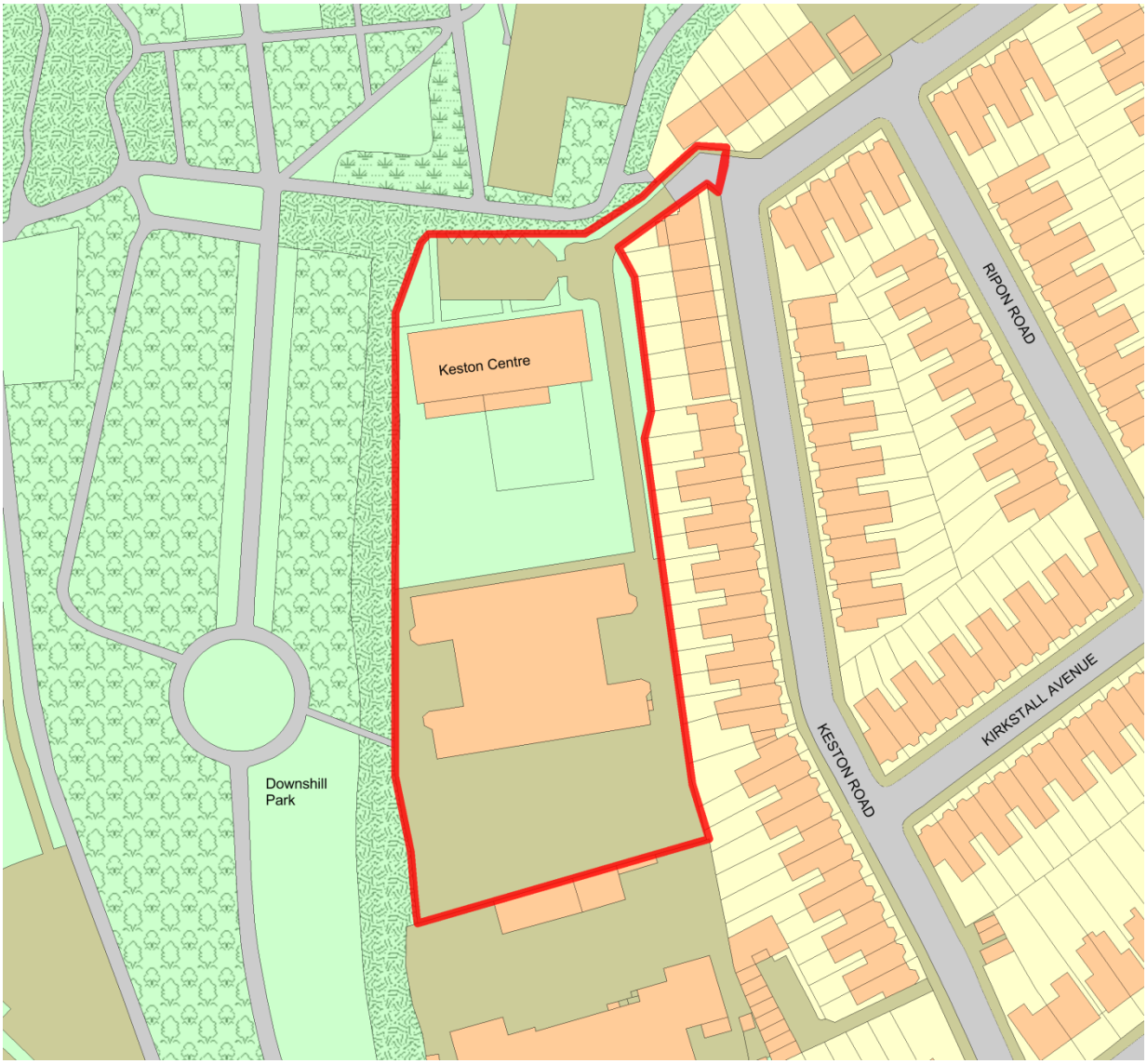
Address	Keston Centre, Keston Rd, N17		
Site Size (Ha)	0.9	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Nursery & Day Care Centre		
Ownership	Single public freehold		
How site was identified	LBH Property Review		
Planning designations	Adjacent to: • SINC local: Downhills Park • Metropolitan open land: Lordship Lane Recreation Ground and Downhills Park		
Indicative Dev^{t} Capacity	**Net resi units**	**Community use m^{2}**	
	70	1,222	

Proposed Site Allocation

Subject to reprovision of the existing nursery & day centre uses, redevelopment for residential.

Commentary

The Council is in the process of disposing of this site as part of its ongoing estate review. This policy seeks to ensure that the loss or reprovision of the existing community use is managed appropriately.



Site Requirements

- No buildings need to be retained, but the existing uses should be reprovided prior to any development taking place.
- A small amount of Metropolitan Open Land may need to be swapped on this site to create an improved vehicular entrance into the north east corner of the site.
- Pedestrian and cycle access from the south west corner of the site into Downhills Park and towards the West Green Rd local centre should be provided.

Development Guidelines

- Heights should be reduced in the east of the site to respect the amenity of the properties on Keston Rd.
- Development should respect the neighbouring Downhills Park and not have a detrimental effect on it.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

- A piling statement will be required prior to any piling taking place.
- The Keston Centre has some heritage significance, and retention of this building as part of a wider development could be considered.

SA 61: Barber Wilson

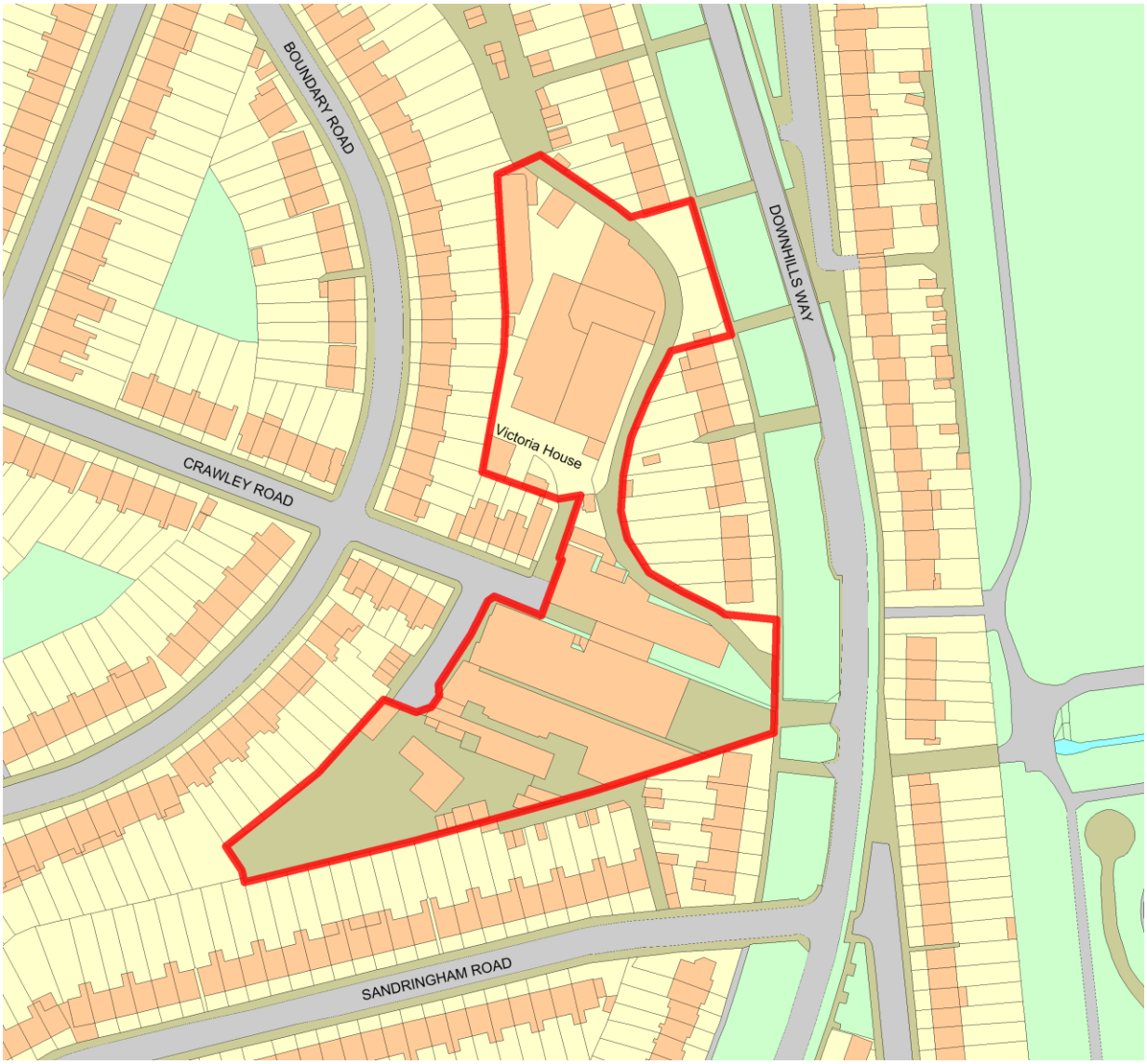
Address	Land between 113-125 and 145-147 Downhills Park Rd, and industrial land at the end of Crawley Rd, West Green, N22		
Site Size (Ha)	1.1	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Taxi care centre, mixed B2 uses		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	GLA SHLAA 2013		
Planning designations	Blue ribbon network		
Indicative Dev^{t} Capacity	**Net residential units**		
	66		

Proposed Site Allocation

Infill development of existing employment site to create improved green grid link between Wood Green and Tottenham through Lordship Rec and potential deculverting of the Moselle.

Commentary

The aim of this policy is to establish a new pedestrian and cycling link from Wood Green to Lordship Rec. This will help to further establish a green grid within the borough. It is not necessarily anticipated that all parts of this site will come forward for development, but all will be expected to be co-ordinated to achieve the new link.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The Barber Wilson & Sons building should be retained on this site. It is not necessary to retain any other buildings on the site.
- A clear link from Crawley Rd through to Lordship Rec will be created.
- Residential development will be permitted on this site to enable creation of a new pedestrian and cycle route.
- Planning Obligations will be required to enable a high quality pedestrian and cycle link across Downhills Park Road and into Lordship Rec to connect with the north-south Green Grid route.
- Development which enables the retention of the Barber Wilson & Sons building for its current use will be supported.

Development Guidelines

- Development on this site should not be overbearing on the surrounding residential properties. Where the site interfaces with residential properties, back gardens of new units should meet the back gardens of existing properties.
- Development should respect the amenity of the rear of the properties on Downhills Park Rd.
- The Moselle river runs in a culvert along the eastern boundary of the site. The opportunity to deculvert this should be explored in line with SP5.
- The two yards between 145-147 Downhills Way should be built on, keeping the existing building line, and in a consistent manner to the existing buildings.
- Limited development to the south of 125, and north of 113 Downhills Way to create a corner block which is sensitive to adjoining residential property but also marks the entrance to the through route.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

SA 62: Broadwater Farm area

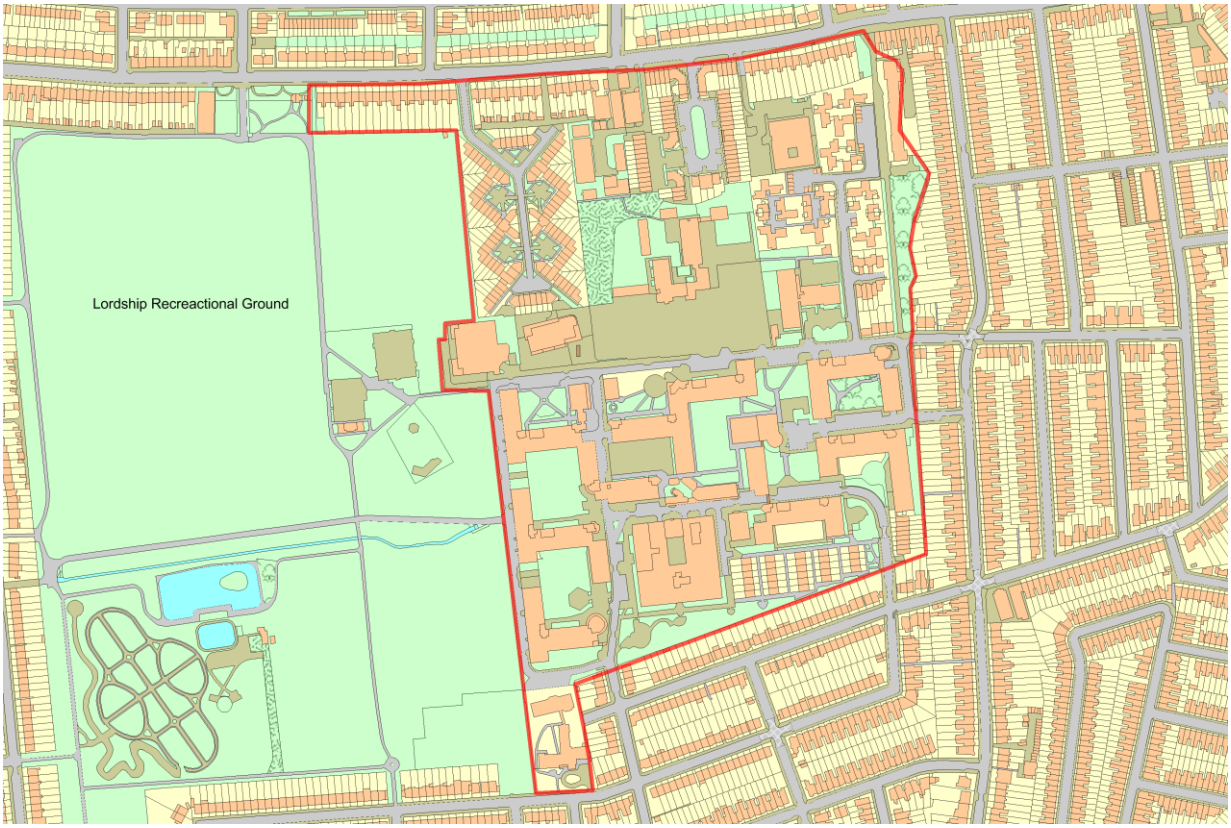
Address	Broadwater Farm housing estate		
Site Size (Ha)	19.4	**PTAL Rating**	1
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential, including education and leisure facilities.		
Ownership	LBH		
How site was identified	LBH Housing Estate Renewal programme		
Planning designations	Flood zone 1 Metropolitan open land: Lordship Lane Recreation Ground and Downhills Park SINC local: Lordship Lane Recreation ground and allotment gardens Blue ribbon network Adjacent to an Area of Archaeological Importance		
Indicative Dev^{t} Capacity	No capacity identified		

Proposed Site Allocation

Improvements of the housing estate to improve stock, design of the site, and routes through the area.

Commentary

The Council is required to ensure that all housing stock in the borough that it owns and manages is of a decent standard and fit for habitation on an ongoing basis. Broadwater Farm is a collection of Homes for Haringey and Housing Association estates within which a range of alternatives regarding how the best provision of fit for purpose housing could be considered. This policy sets out the broad objectives that any future supplementary planning document/masterplan would be required to address in this area.



Site Requirements

- Development will be required to be in accordance with a future Supplemental Planning Document (SPD) guiding development in the area should be met.

Development Guidelines

- There may be opportunities to link the open spaces in the area, particularly Lordship Rec, to benefit wider areas of the borough through the Green Grid network.
- This site is listed as part of the Council's initial estate renewal programme in Policy SP2. This policy also seeks to ensure no net loss of existing affordable housing floorspace in development; and ensure that affordable housing units are designed to a high quality and are fully integrated within schemes.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

SA 63: The Selby Centre

Address	Selby Centre, Selby Lane, N17		
Site Size (Ha)	1.2	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Multi-purpose community centre		
Ownership	Single public freehold		
How site was identified	SHLAA 2013		
Planning designations	Local employment area: Queen St Adjacent to: • SLOL: • Local significant industrial site: Queen St		
Indicative Dev^{t} Capacity	No capacity identified		

Proposed Site Allocation

Consolidation of community uses with potential housing development.

Commentary

This site operates on a long lease from the Council, providing a range of community uses on a large site in the north of the borough. As part of the Council's review of its landowning, and premises which provide community uses to determine how best use of them can be made. Development that can be shown to maximise public utility while minimising land use, thereby creating space for new housing, will be supported.



Site Requirements

- The future consolidated reprovision of all of the existing community uses on or off site should be secured before redevelopment can occur.
- Land should be restructured to make the best use of the land, with the potential for cross subsidy from residential to achieve this.

Development Guidelines

- There may be opportunities to link the open spaces in the area, specifically the Bull Lane and Weir Hall Road open spaces, to benefit wider areas of the borough through the Green Grid network.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

- The Selby Centre is an asset of community value.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

SA 64: The Roundway

Address	58-62 Lordship Lane, 311-315 The Roundway, and 12 Church Lane, Tottenham N17		
Site Size (Ha)	0.6	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Range of commercial uses		
Ownership	Multiple private freeholds		
How site was identified	Pre-application on neighbouring site		
Planning designations	Part of the site is within the Bruce Castle Conservation Area Area of Archaeological Importance Adjacent to Peabody Cottages Conservation Area The Children's Nursery is a Locally listed building: Adjacent to several Locally Listed buildings on Lordship Lane Adjacent to Bruce Castle Park (MOL, Conservation Area, Listed building (Bruce Castle Museum), SINC Blue Ribbon Network		
Indicative Dev^{t} Capacity	**Net resi units**	**Employment m^{2}**	
	56	1,940	

Proposed Site Allocation

Consolidation of sites for employment-led mixed use development with residential enabling an improved east-west cycling connection in a development sympathetic to the adjoining Bruce Castle.

Commentary

This site is currently a fragmented set of low density employment uses in a prominent location at the northern end of Bruce Grove where it connects with the Roundway and Lordship Lane. There is potential for a development which is sensitive in nature to the setting of Bruce Castle Museum and Park which provides new replacement employment floorspace, and homes.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- The existing employment floorspace on this site should be replaced wherever feasible. Residential will be permitted on this site to cross subsidise the renewal of the employment stock.
- No buildings need to be retained, but the Parkside Prep school should not be compromised through any redevelopment.
- Development on this site should enhance the setting of Bruce Castle, including access to Bruce Castle Park.
- Capped commercial rents will be expected in this area in line with Policy DM38.

Development Guidelines

- Heights should be limited adjacent to the nursery and the existing houses to the

north of the site.

- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- A piling statement will be required prior to any piling taking place.
- There is at least one building of some historic value (see picture below). However, if a comprehensive development of the site was sought, there would be no objection to its demolition from a conservation point of view.
- 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.
- Layout of new development should complement or respond to established ‘back to back’ terrace layout of the Peabody cottages.
- New development should be of high quality and enhance the setting of both the Conservation Areas and the grade I listed Bruce Castle.
- Whilst not listed on its own right, Bruce Castle Park is an important heritage as well as community asset. Development should contribute to and enhance its setting.
- The prominent location attributes itself to an opportunity to create a visible architectural landmark, marking the entrance and setting of Bruce Castle. It could act as a ‘wayfinder’ for the heritage assets nearby.
- This should be achieved not necessarily by height but by virtue of its design and should be such that it is not intrusive to the setting of Bruce Castle or its grounds.

SA 65: Leabank and Lemsford Close

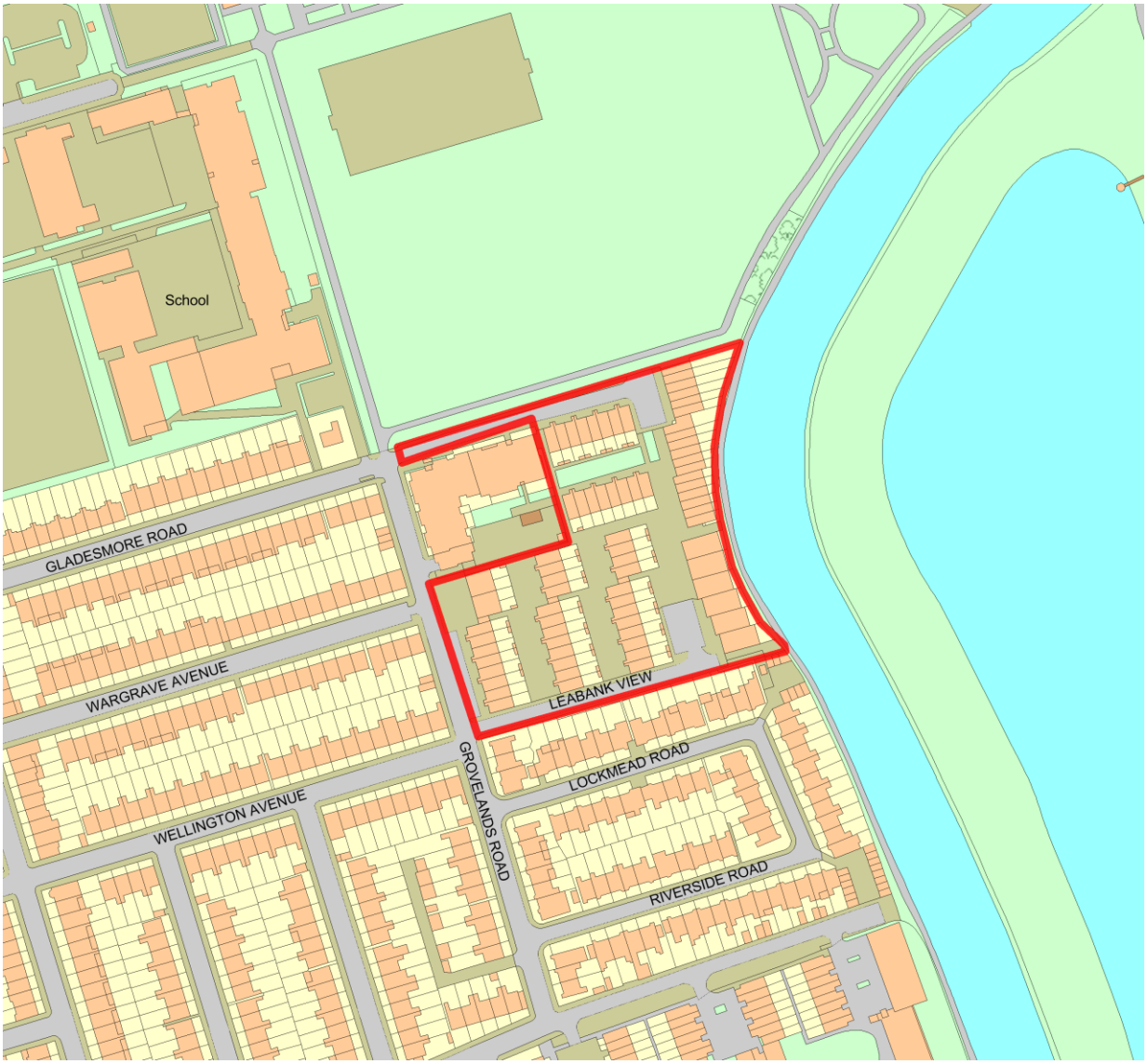
Address	Leabank View & Lemsford Close, N15		
Site Size (Ha)	1.3	**PTAL Rating**	1
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential		
Ownership	Single private freehold		
How site was identified	LBH Housing Estate Renewal programme		
Planning designations	South Tottenham house extension Flood zone 1 Area of Archaeological Importance Adjacent to: • SINC borough grade II: • Green belt • Lee Valley Regional Park • Ecological corridor		
Indicative Dev^{t} Capacity	Net residential units		
	65		

Proposed Site Allocation

Potential improvements of the housing estate to improve stock, design of the site, and routes through the area, utilising the estate's waterside location.

Commentary

This Council-owned estate has been identified as having the potential to deliver an increased number of homes, in order to help meet housing local housing need. The sit's riverside location should be utilised for the benefit of residents of the estate, as well as general improvements through improving the towpath in this area.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- The use on the site will be residential.
- No buildings need to be retained on the site.
- Development on this site should enhance the path along the River Lea.

Development Guidelines

- Development height should be restricted adjoining residences to the south and west of the site.
- Although the site has a modest PTAL at present, it is only a 12 minute walk to South Tottenham station, which could in the future be part of Seven Sisters Crossrail station.
- The site has no void areas. Therefore in order to commence construction, areas of the existing development will need to be cleared.

- At present the properties in the western side of the site gain no visual amenity from being close to the river. This could be improved through innovate design, allowing viewing corridors through the site.
- The southern edge of the site (Leabank View) runs down the rear of terraced houses. New uses creating a back-to-back interface should be created along this edge designed to be respectful of the existing houses.
- Heights facing the water will be the highest point of the site. Development should be in blocks arranged to allow a viewing corridor of the River Lea.
- New communal open space could be created in the centre of the site.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is in Flood Zones 1 & 2, classified by the National Planning Practice Guidance as having a low/medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.

Appendix A: Methodology for Assessing the Capacity of Allocated Sites

On sites where planning permission has already been granted for major development (10+ Units or 1,000m^2), but where material works have not commenced, the site has been allocated in this Development Plan Document with the corresponding number of homes and/or floorspace that has been approved.

Where details of pre-application proposals are available and considered reasonable, the relevant housing capacity and employment floorspace have also been used to inform the site allocation. Likewise, where sites have been the subject of a detailed master planning exercise, the site allocation capacity will reflect the findings of the masterplans.

For all other sites, the potential development capacity of the site has been estimated in accordance with the methodology described below. It should be noted that the development capacity attributed to each site is as an indicative minimum, not prescriptive. The number of dwellings and floorspace that may be achieved on site will be determined by many considerations such as design and layout, the size and type of the homes/commercial units to be provided, relevant development management policy requirements, site constraints, scheme viability, the site area available for development and any change in the public transport accessibility level (PTAL) of the site.

Assumptions

- Residential unit size (GIA) is assumed to be 70m^2 per unit;
- Town centre/ community ground floors uses uses as part of a mixed use development are generally assumed to be 10% of floorspace;
- Employment floorspace is as stated in a site allocation; or
- PTAL is taken at the centre point of the site;
- GLA density assumptions are taken using mid-range assumptions from Table 3A.2 of the London Plan.

The following worked examples illustrate how the methodology has been applied.

Example 1: Park Grove & Durnsford Rd
Site Area: 1.5 hectares
PTAL: 4
Setting: Urban
LP density matrix mid range: 140 dwellings per hectare

Mix: 100% residential
Therefore estimated capacity of site is 210 homes.
Existing residential units on site: 50
Therefore net capacity on this site: **160 new homes.**

Example 2: Clarendon Rd South
Site Area: 2.2 hectares
PTAL: 4
Setting: Urban
LP density matrix ranges: 140 dwellings per hectare
Mix: 33% commercial, 10% community (other) 47% residential
Total developable floorspace: 21,560m^2
Therefore estimated capacity of site is **145 new homes, 2,156m^2 community floorspace, and 7,115m^2 employment floorspace.**

Example 3: Mecca Bingo
Site Area: 0.8 hectares
PTAL: 6a
Setting: Central
LP density matrix ranges: 265 dwelling per Hectare
Mix: 10% town centre uses, 90% residential
Total developable floorspace: 14,840m^2
Therefore estimated capacity of site is **191 new homes and 1,484m^2 town centre floorspace.**

Housing Trajectory

Haringey's Strategic Policy SP1 (as revised) provides a commitment to deliver at least 19,802 net additional homes in the borough over the fifteen year period from 2011/12 to 2025/26. This is formed of 4 years at 820 new homes over the period 2011/12-2014/15, and 11 years at 1,502 new homes p.a. over the period 2015/16-2025/26

Homes already built (for more details see Haringey's most recent Authority Monitoring Report):

Table 5:

2011/12	2012/13	2013/14	2014/15 (estimate)	4-year Total
1395	1150	493	947	3,985

Of these completions 1,700 are on Hale Village, which is allocated in the Tottenham AAP. These completions so far in the Plan period have the effect of reducing the housing target to 15,817 over the remaining 11 years, at an average of 1,438 new homes p.a.

There are a total of 3,645 net units allocated on major sites in the borough planning have planning permissions granted[1], but not completed. It is expected that all of these will be completed over the Plan period. Of these:

[1] Excluding units already complete, but including units granted permission, but not yet complete on Hale Village.

- 2,335 are included as allocations in this document;
- 1,187 are on permitted on allocated sites in the Tottenham AAP area.
- 123 are on permitted on other sites across the borough as identified below:

Table 6:

Site	Net resi units
56 Muswell Hill (HGY/2013/2069)	28
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)	42
530-536 High Road N17 9SX (HGY/2013/0745)	26
7 Bruce Grove N17 6RA (HGY/2012/0563)	13
700-702 Tottenham High Rd (HGY/2009/1122)	14
Total	**123**

Additionally, planning consents exist for the development of 284 net units to be delivered between 2015/16-2016/17. Together these account for 3,929 net additional units, meaning Allocations in the Sites DPD and Tottenham AAP are required to account for 11,888 net additional units.

Of these, sites in this document are estimated to accommodate 5,425 net additional units, and sites in the Tottenham AAP are estimated to accommodate 7,736 net additional units. This totals 13,161 net additional units.

Additionally it is anticipated that 200 net additional units p.a. will come forward in “windfall” developments. These will generally be on sites of below 10 units, and 0.25 Ha. While the exact amount is not known, it is highly likely that this type of development will come forward to supplement development on larger sites.

This Appendix demonstrates how development will be delivered outside of the Tottenham Area, and indicates the broad distribution of growth as benchmarks in accordance with Strategic Policy SP1 (as revised). The following table summarises the past completions for the period 2011/12 to 2013/14, pipeline supply and planned delivery on previously developed land in each of the broad growth areas for the period 2011/12 to 2025/26.

In addition to these identified sites, development is expected to come forward on unallocated sites at an average rate of 200 net units per annum. While these are not being counted against the target, they are expected to supplement the development of allocated sites over the plan period.

Delivery Summary in the Site Allocations

Table 7:

Area	M2 employment	M2 town centre	Net resi units
Wood Green	47,271	17,217	4,320

South	20,026	7,154	1,699
Highgate	2,660	592	300
West	2,104	-	855
East	2,272	332	494
Total	**74,333**	**25,295**	**7,698**

Table 8: Delivery Assumptions

Site Ref	Site Name	mix (emp)	mix (TC)	mix (other)	mix resi
SA5	LBH Civic Centre	0.2	0.1	0	0.7
SA6	Green Ridings House	0.2	0	0	0.8
SA7	Wood Green Bus Garage	0	0.1	0	0.9
SA8	Station Road Offices	0.2	0.1	0	0.7
SA9	Mecca Bingo	0	0.1	0	0.9
SA10	Morrison's Wood Green	0	0.1	0	0.9
SA11	Wood Green Library	0	0.1	0	0.9
SA12	The Mall	0	0.1	0	0.9
SA13	Bury Road Car Park	0	0.1	0	0.9
SA14	16-54 Wood Green High Road	0	0.1	0	0.9
SA15	Westbury & Whymark Ave	0	0.1	0	0.9
SA16	Turnpike Lane Triangle	0	0.1	0	0.9
SA17	North of Hornsey Rail Depot	0.2	0	0	0.8
SA18	Wood Green Cultural Centre (North)	0.33	0	0	0.67
SA19	Wood Green Cultural Centre (South)	0.33	0	0	0.67
SA20	Wood Green Cultural Centre (East)	0.33	0	0	0.67
SA21	Clarendon Gateway	0.33	0	0	0.67
SA22	Clarendon Square	As per planning consent HGY/2009/0503			
SA23	Clarendon Rd South	0.33	0	0.1	0.57
SA24	NW of Clarendon Square	0.33	0	0	0.67
SA25	Land Adjacent to Coronation Sidings	0.33	0	0	0.67
SA26	Hawes & Curtis, Green Lanes	0	0	0.1	0.9
SA27	Wightman Road	0.2	0	0	0.8
SA28	St Ann's Hospital	As per planning consent HGY/2014/1691			
SA29	Arena Retail Park	0.1	0.1	0.1	0.7
SA30	Arena Design Centre	0.33	0	0	0.67
SA31	Crusader Industrial Estate	0.33	0	0	0.67
SA32	Omega Works	0.33	0	0	0.67
SA33	Vale/Eade Roads	0.33	0	0	0.67
SA34	Overbury & Eade Roads	0.33	0	0	0.67
SA35	L/b Seven Sisters & Tewkesbury Rds	0.1	0	0	0.9
SA36	Finsbury Park Bowling Alley	0	0.1	0	0.9
SA37	18-20 Stroud Green Road	0	0.1	0	0.9
SA38	460-470 Archway Road	0.2	0	0	0.8
SA39	Former Highgate Rail Station	0	0	1	0
SA40	Gonnermanns & Goldsmiths Court	0	0.1	0	0.9
SA41	Highgate School	0	0	1	0
SA42	Highgate Bowl	0.2	0.1	0	0.7

SA43	Summersby Road	0.2	0	0	0.8
SA44	Hillcrest	0	0	0	1
SA45	Highgate Magistrate's Court	As per planning consent HGY/2014/2464			
SA46	Hornsey Depot	As per planning consent HGY/2013/2019			
SA47	Cross Lane	0.33	0	0	0.67
SA48	Hornsey Town Hall	As per planning consent HGY/2010/0500			
SA49	Park Road & Lynton Rd	0.2	0	0	0.8
SA50	St Luke's Hospital	As per planning consent HGY/2013/2379			
SA51	Cranwood Care Home	0	0	0	1
SA52	Pinkham Way	1	0	0.5	-0.5
SA53	Alexandra Palace	0	0	1	0
SA54	Tunnel Gardens	0	0	0	1
SA55	Coppets Wood Hospital	0	0	0.5	0.5
SA56	Park View & Durnsford Road	0	0	0	1
SA57	Myddleton Rd Local Centre	0	0	0	0
SA58	Red House, West Green Rd	0.1	0.1	0.2	0.6
SA59	Haringey Professional Development Centre	0	0	0.2	0.8
SA60	Keston Centre	0	0	0.2	0.8
SA61	Barber Wilson	0	0	0	1
SA62	Broadwater Farm area	0	0	0	1
SA63	The Selby Centre	0	0	1	0
SA64	The Roundway	0.33	0	0	0.67
SA65	Leabank and Lemsford Close	0	0	0	1

Table 9:

Ref	Site Name	M^2 Emp	M^2 TC	Net Resi
Sites in Wood Green Metropolitan Town Centre				
SA 5	LBH Civic Centre	2,156	1,078	108
SA 6	Green Ridings House	1,855	-	106
SA 7	Wood Green Bus Garage	-	2,412	310
SA 8	Station Rd Offices	4,823	2,412	241
SA 9	Mecca Bingo	-	1,484	191
SA 10	Morrison's Wood Green	-	1,855	239
SA 11	Wood Green Library	-	2,783	358
SA 12	The Mall	-	-	0
SA 13	Bury Rd Car Park	-	1,484	99
SA 14	16-54 Wood Green High Rd	-	2,597	334
SA 15	L/b Westbury & Whymark Avenues	-	742	95
SA 16	Turnpike Lane Triangle	-	371	48
SA 17	North of Hornsey Rail Depot site	980	-	56
SA 18	Wood Green Cultural Quarter (north)	3,061	-	89
SA 19	Wood Green Cultural Quarter (south)	12,243	-	355
SA 20	Wood Green Cultural Quarter (east)	4,285	-	124
SA 21	Clarendon Square Gateway	6,734	-	195
SA 22	Clarendon Square	700	920	920
SA 23	Clarendon Rd South	7,115	-	176
SA 24	NW of Clarendon Square	1,005	-	29
SA 25	Land Adjacent to Coronation Sidings	3,015	-	87
Sites in the South of the borough				
SA 26	Hawes & Curtis, Green Lanes	-	-	73
SA 27	Wightman Rd	840	-	48
SA 28	St. Ann's Hospital Site	-	-	456
SA 29	Arena Retail Park	5,390	5,390	539
SA 30	Arena Design Centre	1,386	-	40
SA 31	Crusader Industrial Estate	2,218	-	64
SA 32	Omega Works	1,386	-	40
SA 33	Vale/ Eade Rd	3,465	-	101
SA 34	Overbury & Eade Rds	4,851	-	141
SA 35	L/b Seven Sisters & Tewkesbury Rds	490	-	63

SA 36	Finsbury Park Bowling Alley	-	550	71
SA 37	18-20 Stroud Green Road	-	490	63
Sites in Highgate				
SA 38	460-470 Archway Road	1,260	-	72
SA 39	Former Highgate Rail Station	-	-	-
SA 40	Gonnermann Antiques	-	284	37
SA 41	Highgate School	-	-	-
SA 42	Highgate Bowl	616	308	31
SA 43	Summersby Road	784	-	45
SA 44	Hillcrest	-	-	34
SA 45	Highgate Magistrates Court	-	-	82
Sites in the west of the borough				
SA 46	Hornsey Depot	-	-	438
SA 47	Cross Lane	1,386	-	40
SA 48	Hornsey Town Hall	-	-	123
SA 49	Lynton & Park Road	718	-	41
SA 50	St. Luke's Hospital Site	-	-	156
SA 51	Cranwood Care Home	-	-	35
SA 52	Pinkham Way	-	-	-
SA 53	Alexandra Palace	-	-	-
SA 54	Tunnel Gardens	-	-	-
SA 55	Coppetts Wood Hospital	-	-	21
Sites in the east of the borough				
SA 56	Park Grove & Durnsford Rd	-	-	160
SA 57	Myddleton Road Local Centre	-	-	-
SA 58	Red House	332	332	28
SA 59	Haringey Professional Dev^{t} Centre	-	-	49
SA 60	Keston Centre	-	-	70
SA 61	Barber Wilson	-	-	66
SA 62	Broadwater Farm area	-	-	-
SA 63	The Selby Centre	-	-	-
SA 64	The Roundway	1,940	-	56
SA 65	Leabank and Lemsford Close	-	-	65

Appendix B: Making Representations to the Plan

Introduction

The Development Management Policies development plan document (DPD), the 'Plan', is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when submitted to the Secretary of State for examination by an independent Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) states that the purpose of the examination is to consider whether the Plan complies with the legal requirements and is 'sound'.

Legal Compliance

The Inspector will first check that the Plan meets the legal requirements under s20 (5) (a) of the 2004 Act before moving on to test for soundness.

Before making a representation please consider the following:

- The Plan in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents it proposes to produce over a three year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If this DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.

- The process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.

- The Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.

- On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify statutory bodies (as set out in the regulations) and any persons who have requested to be notified.

- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

- The Plan should have regard to national policy and conform generally to the London Spatial Development Strategy, i.e. the London Plan. This sets out policies for the Greater London region in relation to development and use of land, and forms part of the development plan for LPAs.

- The Plan must have regard to any Sustainable Community Strategy (SCS) for its area. The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area.

Soundness

Soundness is explained fully in the National Planning Policy Framework in paragraph 182.

The Inspector must be satisfied that the Plan has been **positively prepared** and is **justified, effective** and **consistent with national policy**. To be sound the Plan should be:

Positively Prepared
The Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified
This means that the Plan should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area.
- Research/fact finding: the choices made in the plan are backed up by facts

The Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective
This means the Plan should be deliverable, embracing:
- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities.

The Plan should also be flexible and able to be monitored.
The Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the Plan should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Authority Monitoring Report.

Consistent with national policy
The Plan should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach.

Conversely, respondents may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you

to say in your representations what the local circumstances are which justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of the Plan is not sound because it does not include a policy where it should, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the London Plan (2015)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other DPD in the Local Plan. There is no need for repetition between documents in the Local Plan.
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a change to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Plan should be changed. It will be helpful if you also say precisely how you think the Plan should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see the Plan changed, it would be helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to submit separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in The CLG Plan Making Manual.

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TOTTENHAM AREA ACTION PLAN

Publication Version

December-January 2015



Foreword

The Tottenham Area Action Plan will be a blueprint for the comprehensive and co-ordinated regeneration of Tottenham and the local neighbourhoods within it.

I am encouraged by the positive statements made in many of the comments received to the last round of consultation on the Council's Preferred Option in February 2015. In particular, recognition of the need for a plan to manage and guide future development and investment decisions in this part of the borough, and the general support given to the site proposals and policies.

The comments received have helped to strengthen and refine both the policies and the proposals for specific sites.

Taking those comments on board, as well as comments received to previous consultation, this document sets out the Council's Pre-Submission document (i.e. its final draft plan) for Tottenham.

This next round of consultation is focused on the 'soundness' of the plan, ensuing the final plan is robust, effective and deliverable. However, we want the Area Action Plan to be more than just a policy tool. It is important to us and our delivery partners that the local community and key stakeholders can give their support to the final Plan and can work with us to deliver it over both the short and long-term.

Therefore I encourage you to continue to engage with us in the preparation of this important Plan for Tottenham and for the Borough as a whole.



Cllr Ali Demirci
Cabinet Member for Planning

How to respond to the consultation?

The Council will consult on the proposed submission of the Tottenham Area Action Plan for six weeks from **1st December 2015 to the 29th January 2016**. At this stage of the Plan's preparation the consultation is primarily concerned with the 'soundness' of the document.

A sound Plan must be:

Positively prepared – it must be based on a strategy which seeks to meets objectively assessed development and infrastructure requirements;

Justified – it should be based on robust evidence and should be the most appropriate strategy when considered against reasonable alternatives;

Effective –it should be deliverable over the plan period and be based on effective joint working; and

Consistent with national planning policy – it has to have regard to, and give effect to, the policies contained within the National Planning Policy Framework as well as extant national planning policy statements and guidance.

Further guidance on this criteria, how to make your comments and the type of information required is provided in Appendix F.

In particular, if you wish to make a representation seeking a change to the Plan you should:

- Be clear about which policy or paragraph, figure or part of the plan your representation relates to;
- State clearly why you consider the Plan is not sound having regard to the above tests;
- Provide supporting information or evidence to justify why the Plan should be changed; and
- Put forward the changes that you consider necessary to make the Plan sound.

The Plan and all supporting documents can be found at
www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/development-management-dpd

Hard copies are also available for inspection at the following locations:

Planning Department Level 6 River Park House 225 High Road Wood Green N22 8HQ	Civic Centre High Road Wood Green N22 8LE	All public libraries

You can submit your comments:
By email to ldf@haringey.gov.uk
In writing to Planning Policy Team, Level 6, River Park House, 225 High Road Wood Green, London N22 8HQ.

All comments should be submitted by 29th January 2016.

Table of Contents

AAP1 Regeneration / Masterplanning
AAP 2: Supporting Site Assembly
AAP3 Housing
AAP4 Employment
AAP5 Conservation and Heritage
AAP6 Urban Design and Character including Tall Buildings
AAP7 Transport
AAP8: Development along Tottenham High Rd
AAP9: Tottenham Green Grid
AAP10: Meanwhile Uses
AAP11: Education
SS1: Seven Sisters and West Green Rd District Centre
SS2: Lawrence Road
SS3: Brunel Walk and Turner Avenue
SS4: Gourley Triangle
SS5: Wards Corner
SS6: Apex House & Seacole Court
TG1: Tottenham Green's Civic Heart
TG2: Tottenham Chances & Nicholson Court
TG3: Tottenham Police Station and Reynardson Court
BG1: Bruce Grove and Tottenham High Road District Centre
BG2: Bruce Grove Station
BG3: Bruce Grove Snooker Hall and Banqueting Suite
BG4: Tottenham Delivery Office
NT1: Northumberland Park Station
NT2: Strategic Industrial Land in North East Tottenham
NT3: Northumberland Park North
NT4: Northumberland Park
NT5: High Road West
NT6: North of White Hart Lane
NT7: Tottenham Hotspur Stadium
TH1: District Centre in Tottenham Hale
TH2: Tottenham Hale Station
TH3: Tottenham Hale Retail Park
TH4: Station Square West
TH5: Station Square North
TH6: Ashley Road South Employment Area
TH7: Ashley Road North
TH8: Hale Village
TH9: Hale Wharf
TH10: Welbourne Centre & Monument Way
TH11: Fountayne Road
TH12: Herbert Road
TH13: Constable Crescent

1 Purpose and Scope of the Tottenham Area Action Plan

Purpose of the Area Action Plan

The Area Action Plan (AAP) is being prepared in order to ensure that the scale of development and change proposed for Tottenham through 2026 and beyond is positively managed and guided by a planning framework. It also ensures that investment decisions meet the aspirations of the local community and the Council for the area as a whole, as well as specific places and locations within it.

The AAP identifies land capable of delivering 10,000 new homes and 5,000 new jobs. It provides a legal basis for developments including establishing a new retail centre at Tottenham Hale, the intensification and diversification of existing industrial estates, and mixed leisure development around Tottenham Hotspur stadium.

The AAP seeks to provide clarity and certainty about how the opportunities for improving Tottenham's places will be realised, and the challenges addressed. Specifically, it prescribes a vision for how neighbourhoods areas can develop, allocates strategic sites for particular uses and types of development, and sets out Tottenham specific policies aimed at ensuring new development is ambitious, appropriate and sustainable in a Tottenham context. It ensures infrastructure matches the development proposed, ensures local access to training and employment, and enables housing choice for both existing and new residents.

The AAP has a strong focus on delivery and implementation. It is intended to alert infrastructure providers and public sector agencies to the growth targets and existing deficiencies present, so that they may schedule service and capacity upgrades accordingly. The Council's Infrastructure Delivery Plan will be used in conjunction with the AAP for this purpose. Effective cross-service working, securing the coordinated and timely delivery of social and physical infrastructure improvements, will be essential to support new development and ensure that continued growth across Tottenham is sustainable. The AAP provides further guidance on the appropriate phasing of new development, taking into account the need to ensure positive regeneration occurs which benefits the whole of Tottenham.

The boundary of the AAP (see Figure 1.0) has been drawn to include the key neighbourhoods that have the capacity to accommodate growth i.e. those with developable strategic brownfield sites, existing transport connections, and maximise the benefits that come from regeneration. It recognises that sites identified sit within and alongside other sites and neighbourhoods that are not intended to be subject to the same level of change but will benefit from the targeted regeneration and proposals to improve physical connections, transport accessibility, employment creation and enhanced social infrastructure. The AAP boundary does not preclude opportunities outside of the AAP area to realise better

connections and other improvements such green space access, heritage and leisure facilities, and links to other employment hubs.

Figure 1.0: Tottenham AAP Area

What is the Tottenham Area Action Plan (AAP)?

Tottenham has been identified in the London Plan (2015), and Local Plan: Strategic Policies (2013) as a key regeneration area within the capital capable of accommodating significant growth. In addition to these statutory planning documents, the Council has developed a number of non-statutory regeneration plans for Tottenham, culminating in the Strategic Regeneration Framework for Tottenham.

This Area Action Plan (AAP) sets out a strategy for how this growth will be managed to ensure the best quality of life for existing and future Tottenham residents, workers and visitors. It will be a key tool in determining planning applications in Tottenham in the period up to 2026. The Area Action Plan is a Development Plan Document which forms part of the Council's Local Plan. It has been prepared in accordance with the regulations contained in the Town and Country Planning (Local Development) (England) Regulations 2012.

The subsequent chapters in this plan are structured as follows:

Section 2: Tottenham's Character and Challenges provides a summary of the characteristics of Tottenham and sets out the key issues, challenges and opportunities in the area.

Section 3: Vision and Objectives sets out the Spatial Vision and Objectives for the future of Tottenham.

Section 4: Tottenham AAP Policies sets out detailed Tottenham specific policies that supplement or supplant the borough-wide planning policies, to guide and manage new development.

Section 5: Neighbourhood Areas and Opportunity Sites sets out the approach to Tottenham's neighbourhoods and identifies the strategic opportunity sites that the Council is seeking to allocate to deliver the development identified in the Plan.

Section 6: Implementation, Delivery and Monitoring provides details on how the AAP will be implemented, and its delivery monitored.

Planning policy context

The AAP is consistent with relevant national, regional and local planning policies. As part of the borough's Local Plan, the AAP will be applicable to the determination of planning application proposals located within the AAP boundary area. Figure 1.1 shows the Tottenham AAP in the wider policy context.

Figure 1.1 INSERT POLICY CONTEXT FLOW DIAGRAM

National Planning Policy Framework
The National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development. Planning applications that accord with the policies in this Plan will be approved without delay, unless material considerations indicate otherwise. The Council will work proactively with applicants to secure developments that economically, socially and environmentally benefit the area.

Where the Local Plan is absent, silent on or relevant policies are out of date, planning permission will be granted unless the adverse effects would outweigh benefits when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF indicate that development should be restricted.

London Plan (2015)
The London Plan sets out regional planning policies for all of London and forms part of Haringey's Local Plan. The AAP must therefore, be in general conformity with the London Plan.

Tottenham contains areas of Strategic Industrial Land, which are safeguarded for employment use by the London Plan. Similarly areas of Metropolitan Open Land are protected through the London Plan, including Bruce Castle Park/Tottenham Cemetery, Lordship Recreation Ground, and Downhills Park just to the west of the AAP area. In addition to MOL, the Lee Valley Regional Park including Markfield Park and Tottenham Marshes, is designated as Green Belt.

Upper Lee Valley Opportunity Area Planning Framework (2013)
The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF), adopted in July 2013, was produced by the GLA working with TfL and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney.

The OAPF sets out an overarching framework for the regeneration of the area which is amplified where necessary by the boroughs' own planning documents for specific areas. It is Supplementary Planning Guidance to the London Plan and will be used as a material consideration in the determination of planning applications.

Local plans and strategies

The AAP is the key statutory planning document delivering the regeneration strategy for Tottenham. It establishes the local spatial planning framework for the area, giving detailed

expression to the overall growth objectives for Tottenham as contained in the Haringey Local Plan: Strategic Policies (2013), (as amended through alterations).

In particular, the AAP seeks to realise the significant potential for urban renewal and intensification, particularly within Tottenham Hale and North Tottenham. The AAP builds on the conclusions and recommendations of the following documents:

- The Physical Development Framework for Tottenham (2012); and
- The Tottenham Strategic Regeneration Framework (2014);

There are a number of other plans and strategies which will also affect Tottenham's regeneration. These documents should be read in conjunction with this AAP. Key documents are listed below.

- A Plan for Tottenham: sets out a vision for the area from now to 2025 – re building the area through economic growth; investment; improved neighbourhoods and regeneration of key sites
- Housing Strategy: helps to define the council's requirements for the kind of housing – and in particular affordable housing – that needs to be built as part of new developments in the borough.
- High Road West Masterplan Framework: highlights opportunities for improvement and change and identifies where housing, open space and play areas, as well as community, leisure, education and health facilities and shops could be provided. The master plan helps to demonstrate how the growth and development planned for HRW could be delivered through strategic interventions over the short to longer term.
- Northumberland Park Masterplan Framework: identifies the key principles for change and tests development capacity scenarios to realise opportunities for comprehensive physical regeneration in Northumberland Park.
- Tottenham Hale District Centre Framework: has been prepared specifically to provide clarity and guidance relating to relevant development parameters for identified sites in Tottenham, ensuring coordinated delivery of the strategic outcomes sought for the area.
- London Stansted Cambridge Strategic corridor: This corridor is a growth area of national importance requiring coordination across regional boundaries and joint strategic working.

Preparation of the proposed submission document AAP

Figure 1.2 illustrates the current stage the AAP has reached in the statutory process of preparing the Tottenham AAP. This final draft of the AAP gives effect to the Haringey Strategic Policies Local Plan and sets out how we believe Tottenham should be developed.

The AAP has been prepared having regard to the following:

- Consultation to date with the local community, including consultation on an early draft version of the AAP (March 2014), the "Preferred Option" draft version of the

AAP (February 2015); 'Tottenham Futures', the Strategic Regeneration Framework and more recently, consultation on High Road West (September 2014), Tottenham Hale District Centre Framework (October 2014) and Northumberland Park (October 2014) – see 'Previous consultation outcomes' below;

- The findings of the Physical Development Framework for Tottenham (2012);
- Engagement with landowners and developers through the pre-application process and other avenues to gain an understanding of the aspirations they hold for their sites;
- Engagement with key stakeholders, such as Transport for London and the NHS, who need to support the proposals and commit to their delivery;
- The findings of evidence base studies[1], including the masterplan work, Tottenham specific studies on Transport, as well as borough-wide studies on housing need, flooding, employment, open space and urban character; and
- Other policy developments related to Tottenham, including the designation of Tottenham Hale as a Housing Zone and the scope for Crossrail 2 to serve Tottenham, providing significantly greater access to locations within the borough, London and the wider South east.

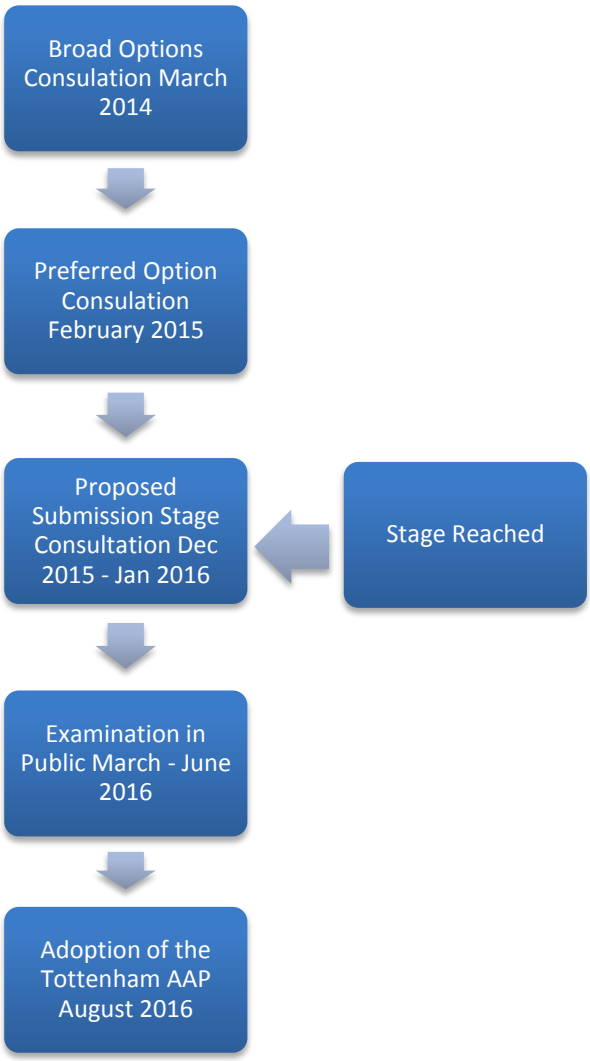


Figure 1.2 Stages in AAP preparation

Scope of the AAP

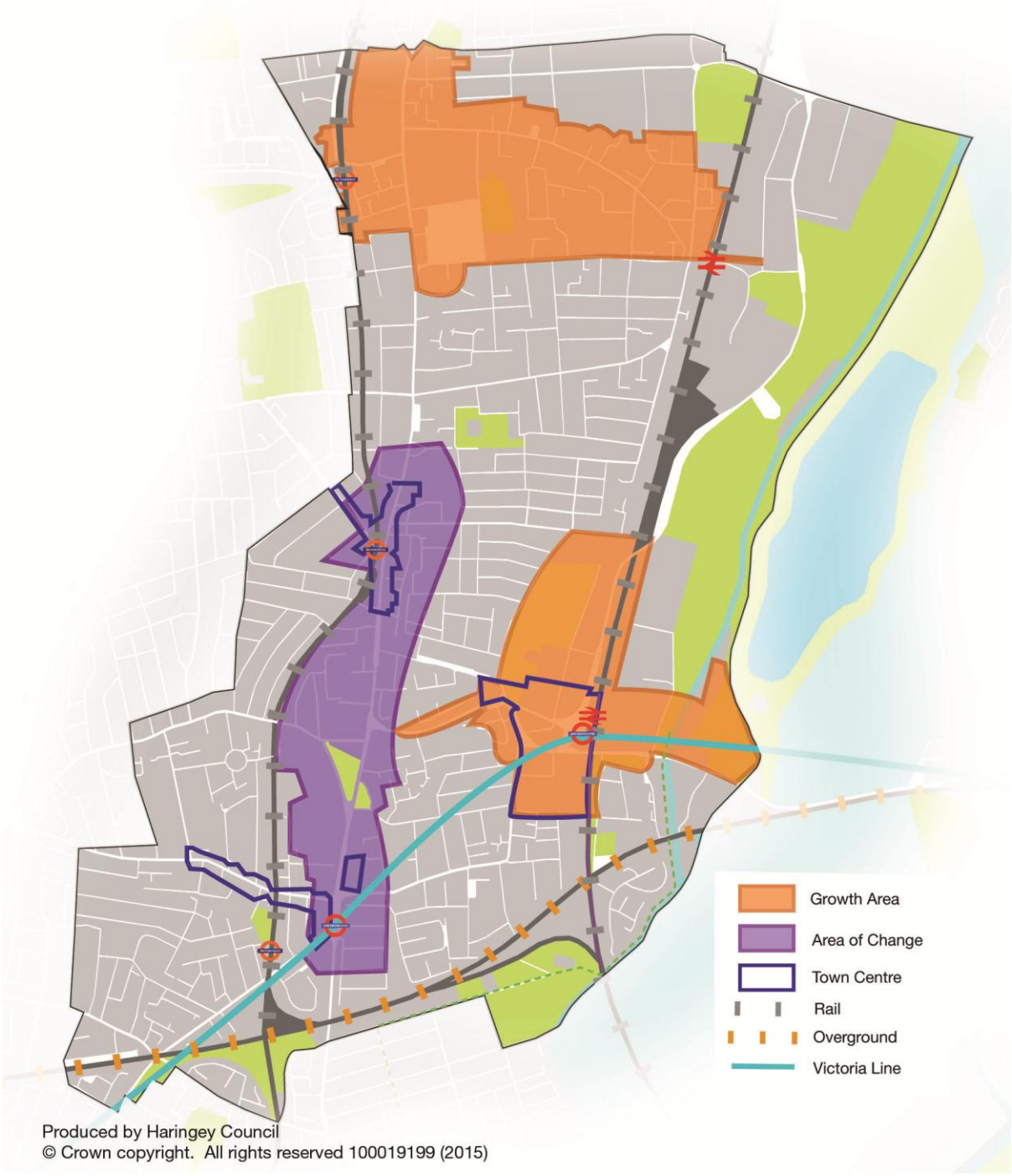
The delivery of key developments within the Plan's timeframe is critical to the success of the AAP, and sites that can feasibly be developed within this timeframe have been prioritised. In addition, it is acknowledged that other sites, currently unidentified, may become available during this Plan period. Therefore guidance is proposed for each neighbourhood and across the entire area to ensure all development is managed, and not just that planned for on currently identified sites.

The AAP also sets out the approach the Council, along with its delivery partners, will take to deliver and implement the Plan. Many parties will have a role to play in Tottenham's regeneration. The AAP will provide a solid foundation for physical change, but a much broader coordination between agencies, the private sector and local communities is still required if the wider social and economic objectives, and the vision for Tottenham, are to be achieved.

[1] A list of the evidence base studies used to inform the preparation of the AAP is set out on the Council's website.

The key proposals being advocated for Tottenham through the AAP are summarised in Figure 1.3.

Figure 1.3: Tottenham Area Action Plan Key Diagram



Previous consultation outcomes

Initial consultation on the broad proposals for Tottenham was undertaken in January 2014. A number of public consultation events were also held that attracted over 80 residents and stakeholders. The full report is available on the Council's website www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-

framework-ldf/tottenham-area-action-plan In summary the comments received highlighted a number of common themes:

- The need for the AAP to be clear about what is being proposed - where, why, and the implications for local neighbourhoods, local residents and businesses;
- That the area is already densely populated and concern as to whether the number of new residential developments proposed for Tottenham is appropriate and equitable in a borough-wide sense;
- The existing deficiencies in health care facilities, primary school places, and local open space serving the area that will be further exacerbated if additional housing is added - new infrastructure provision must be secured and not just promised;
- Concern that regeneration will lead to the gentrification of Tottenham, with existing residents and businesses forced out;
- A desire to see the distinctive existing character and heritage of neighbourhoods retained and preserved;
- The need for further detail on the types of jobs proposed to be delivered, how they will be secured for local benefit, and what the proposals are for existing local employment sites, including proposals to support, retain (including relocation), and grow local businesses and secure affordable workspace;
- That regeneration in Tottenham should not be solely for, or in the hands of, major developers and landowners but should be in collaboration with the existing community.

In addition to consultation specifically on the draft AAP, the Council has been seeking the views and priorities of Tottenham residents in relation to a wide range of social and economic issues. This included commissioning, in 2013, an independent organisation called Soundings to undertake a five-month consultation exercise called 'Tottenham's Future'. More than 3,700 responses were received and analysed, a significant number of which focused on matters that fall within the remit of the AAP to address. A full summary of all responses received to 'Tottenham's Future' is available on the Council's website[2], whilst the key messages relevant to strategic planning and the AAP are summarised below:

- The need to create more job opportunities for local people and support local people to get in to work;
- The need to provide properly funded facilities, activities and spaces for young people;
- Support local independent traders, attract higher end national retailers to the High Street and restrict betting shops and fast-food takeaways;
- Address overcrowding and provide for a mix of decent, secure social housing and well designed homes that are affordable to rent and own;
- Improve the physical environment, safety and the provision of local amenities; and
- Support local communities and ensure they benefit from regeneration.

[2] http://www.haringey.gov.uk/index/housing_and_planning/tottenham/tottenham-consultations/previous-consultation-work.htm

Consultation on the proposed masterplan for High Road West, ran from 13th September to 25th October 2014, generating 292 responses including the following of relevance to the AAP:

- Broad agreement to the comprehensive estate renewal of the Love Lane Estate;
- Support for the provision of an additional 1,200 new homes where this increases housing choice and provides for a better mix of housing in the area;
- Residents wished to see the High Road remain as the main shopping area, with improved public spaces, new retail and community hub provision;
- Improvements to local transport facilities, including the station and bus stops, are required to support new development;
- Protection of the local quality heritage buildings also came through strongly;
- Many local businesses raised concerns to the regeneration proposals for the area and, in particular, proposals requiring the relocation of existing businesses.

Finally, consultation was held in February and March 2015 on the preferred options draft of the AAP[3] (as part of the Local Plan consultation which included the alterations to the Strategic Policies, the Development Management Policies and the Site Allocations documents). All comments to this consultation were summarised and in response to these, where appropriate, changes have been made to this Plan. The key messages from the consultation were:

- Concerns regarding how and where infrastructure will be delivered to service the planned residential and commercial growth in particular healthcare and school places;
- Tottenham's existing heritage and character should be protected and used as a basis for conservation-led development;
- Refurbishment and the continuance of the Decent Homes programme for estates are preferable to other forms of estate renewal;
- Affordable housing is not genuinely affordable for many of Tottenham's population; and
- Local businesses need to be supported in the regeneration of Tottenham.

In drafting the proposed submission document AAP, the Council has had regard to recent policy developments, all the comments received to date to consultation in Tottenham and, where possible, has made amendments to the document.

Sustainability Appraisal, Habitats Assessment, Equalities Impact Assessments

In addition to the evidence base studies, the AAP is also supported by a Sustainability Appraisal, including a Habitats Regulation Assessment, Environmental Impact Assessment, and an Equalities Impact Assessment. The Sustainability Appraisal tests the policies and proposals to identify the likely social, environmental and economic impacts that may arise, and evaluates options for mitigating negative impacts and enhancing positive impacts. The Habitats Assessment determines whether the proposals in the AAP might have a significant effect on a European designated natural habitat. The Equalities Impact Assessment examines how the AAP meets the needs of the whole community and makes sure that the

[3] As required by regulation 18 of The Town and County Planning (Local Planning)(England) Regulations 2012.

proposals and policies being advocated through the AAP do not result in any disproportionate disadvantage to any group in the community.

The Sustainability Assessment is an iterative process, providing further appraisal at each stage of the Plan's preparation and is published alongside the AAP for public consideration and comment.

Infrastructure Delivery Plan

Haringey's Infrastructure Delivery Plan (IDP) sets out the infrastructure that will be required over the Plan period to support the residential and commercial growth planned across the borough. The IDP identifies the types of infrastructure required, where it should be located and (where known) what it will cost, how it will be funded, and who is responsible for its delivery.

Additionally, the Greater London Authority is working with the local authorities in the Upper Lee Valley opportunity area to develop a Development Infrastructure Funding Study (DIFS). The overall objective of the DIFS for the Upper Lee Valley is to:

- Identify the critical enabling infrastructure necessary to deliver the growth;
- Provide an assessment of the capacity of development to fund this infrastructure, and identify funding gaps; and
- Recommend what alternative funding mechanisms might be available to fund the infrastructure.

Haringey's IDP has had regard to and builds upon the DIFS as appropriate to the borough.

What happens next?

The Council will publish this document for a period of six weeks from 1st December 2015 to 29th January 2016. At this stage of the AAP's preparation is primarily concern with the soundness of the document. Guidance on how you can make your comments and the information required are set out at Appendix F (please note that all comments received during this stage will be in the public domain).

Following the consultation, copies of all responses received during proposed submission publication will be forwarded to the Planning Inspectorate for consideration alongside the submission AAP, together with a summary of key issues setting out the Council's response to points raised. In contrast to previous stages of consultation, the Council is not able to make any further substantial changes to the AAP prior to submitting the Plan. However, a Schedule of Minor Post-Publication Changes (editing) will be prepared and submitted to the Planning Inspectorate. An Inspector will then make an independent assessment of the AAP and will hold an Examination in Public (anticipated for May 2016). If the Inspector determines that the AAP is sound, he or she will publish a report containing a number of recommendations that the Council should include within the final document before it is adopted as the new planning framework for the area.

2 Tottenham's Character and Challenges

The following section sets out the context and character of Tottenham and the drivers for change which will have, and will continue to influence and shape the area. These drivers outline the challenges Tottenham faces and opportunities for addressing it.

Location

The Tottenham AAP area covers approximately 560 hectares, comprising the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of Bruce Grove, St Ann's and Seven Sisters. Tottenham is located in the east of the London Borough of Haringey. It borders London Borough of Waltham Forest to the east and London Borough of Enfield to the north





History

The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086. The existence of a weir by 1086 and a mill by 1254 also suggests early habitations at the Hale (later Tottenham Hale) midway between High Road and Mill Mead. Other Manors included Bruce Castle, recorded in 1134 and 14th Century sub-manor of Mockings on the south side of Marsh (later Park) Lane.

Tottenham High Road has its origins in the Roman Period as it forms the successor to Ermine Street, which connected London, via Bishopsgate, to Lincoln and York. Ermine Street however, was situated to the west of contemporary Tottenham High Road. The road's current alignment was adopted during the 16th Century due to its predecessor's proximity to the flood prone Moselle River. In later years the road also became the main route between London and Cambridge. Accordingly, Tottenham High Road has for centuries formed an important route through north London, and as early as the 15th and 16th Centuries, inns, almshouses and residential properties began to develop at strategic points along the highway.

Following the introduction of the Great Eastern Railway in 1872 the area's population grew at an unprecedented rate. The introduction of affordable early morning tickets encouraged workers to commute. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents.

By the 18th century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. There were few significant buildings away from the ribbon development along the High Road, especially at Tottenham Hale. The spread of villas along some of the lanes branching off High Road was more noticeable than the growth of separate hamlets.

People and Community

At the last Census in 2011, the population of the Tottenham AAP area was just over 78,000[4], making up around a third of the total population of Haringey. The demographic profile of the area has changed considerably over the last two decades. It has a much younger population than the rest of the borough and the capital – 28.1% aged 0-19 compared to 25.6% for Haringey and 24.5% in London (NB: White Hart Lane has the highest proportion of 0-19 year olds (32.5%)). It is also one of the most ethnically diverse areas in the country, with over three quarters (78.9%) of residents from minority groups, compared to 55.1% for London. Both its ethnic diversity and younger population are significant factors driving housing need within the area.

The sense of community is however very strong in Tottenham. Residents identify with the place and there are many local groups and organisations that are vocal and active, helping

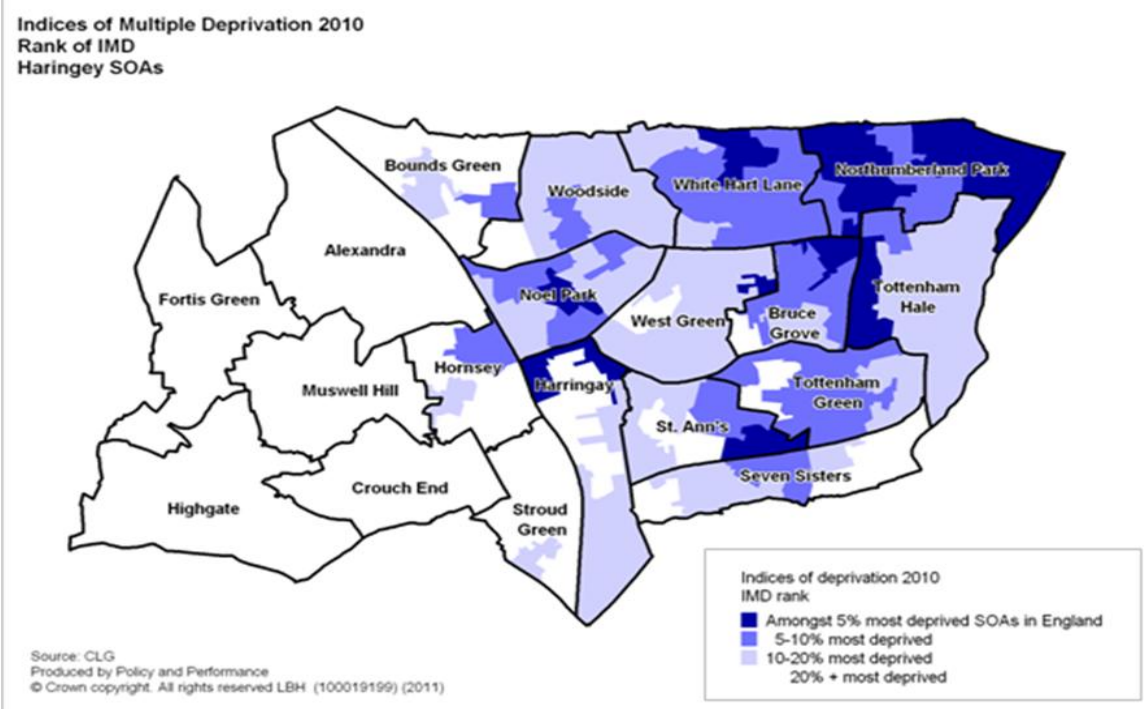
[4] GLA (2012) *GLA Ward-Level Population Projections 2012 Round, SHLAA-Based, Trend-Constraint Variant* http://data.london.gov.uk/dataset/gla-2012rnd-trend-ward-proj/resource/bdc2c3d8-3feb-44ba-a5dd-13ad9e54ea7b

to shape civic, community and cultural life in this area, including Our Tottenham; Chestnut Estate Community Centre; Tottenham Civic Society; Paddock Community Nature Park; 'Friends of' groups including for Tottenham Marshes, Markfield Park, Down Lane Park; Lee Valley Regional Park Authority; Wards Corner Community Coalition, and numerous Residents' associations, to mention a few.

Deprivation and inequalities

Tottenham is one of the most deprived areas in the country. As Figure 2.1 shows, the entire Tottenham AAP area falls within the top 20% most deprived areas in England, and more than half within the top 10%. It is one of the poorest performing areas in the country for income, education, skills and health. 41% of local children live in poverty, compared to a UK average of 20.9%, and around 40% are in workless households, compared with the London average of 21%. 25% of households are experiencing overcrowding. Much of this deprivation stems from labour market disadvantage, with unemployment and low skills base being the two biggest issues facing Tottenham today.

Figure 2.1: Indices of Multiple Deprivation in Haringey



The high levels of deprivation have a negative impact on people's health and wellbeing. In 2012/13, 44.9% of all 10 and 11 year olds living in Tottenham were either overweight or obese, compared with 37.4% for London. 15.6% of residents suffer from a long term limiting illness and 6.8% described their health as either bad or very bad. This compares to 14.2% and 5% for London respectively.

Poor health and wellbeing is also affecting life expectancy in the area. In Northumberland Park, life expectancy for males is 7.7 years shorter than for males living in the more affluent parts of the Borough. For woman the gap is less but is still significant at 3.5 years.

A key challenge is to help address some of the underlying factors contributing to the levels of deprivation experienced in Tottenham. Without positive intervention, the causes of deprivation will continue to persist, undermining efforts to positively affect regeneration within the area.

Those residents in employment tend to be in lower paid jobs. In 2012/13 the median household income in Tottenham was £21,834, substantially below both Haringey (£33,140) and London (£35,740). This is likely to be a reflection of educational attainment, which in Tottenham is improving but remains below London levels. In 2013, only 69% of the pupils who lived and studied in the area achieved level 4+ at Key Stage 2, and 57% of pupils 5 or more A*- C at GCSE level, compared to 79% and 64.5% for London respectively. Of those aged 16 and over, only 37% have a qualification at level 3 or above, lower than Haringey (50.4%) and London (48.8%). A quarter of all adults in Tottenham have no qualifications at all.

The work of some excellent schools and colleges will be built upon, and Tottenham's increasing educational standards is expected to push upwards. Further school provision needs to be made within the area to serve both the existing and new communities. Where new schools are proposed, opportunities for the use of shared facilities should be fully explored.

Economy

Tottenham was once a thriving and prosperous area. As recently as the 1960s and 70s local employers included many household names, such as duplicator manufacturer Gestetner (3,000 employees); the makers of Basildon Bond, (900 employees); and Harris Lebus – a then internationally known maker of furniture (6,000 employees). Other sizable firms included bottlers, bakers and a division of what later became Trebor Bassett, the confectioners (700 employees). Today all of these names are gone. Tottenham has however recently experienced an increase in small and medium enterprise (SME) activity, mostly associated with creative industries, but this sector is still in its infancy.

Many of Tottenham's problems are a direct consequence of the demise of its manufacturing base. Despite strong transport links and the availability of good employment sites, those jobs have not been replaced and have contributed to the high levels of unemployment experienced in the area.

Although unemployment is reducing, the area still experiences some of the highest levels of unemployment in London and the UK. Some 17,430 residents are claiming an out-of-work benefit – equivalent to 22.3% of the population – and markedly higher than rates across the rest of London (12.4%). This rate is amongst the highest 5% in the country, and one ward in particular – Northumberland Park – has the highest rate of out-of-work benefit claimants in the whole of London, at 31.5%. Youth unemployment is also particularly acute, with 5.4% of 18-24 year olds in the area claiming Job Seekers Allowance, increasing to nearly 10% in Northumberland Park.

New Jobs

Tottenham is expected to meet provision for the bulk of the London Plan's forecast growth of 12,000 jobs in the borough by 2026. There is a need to create new jobs, both to replace the businesses that left in the 1960s and 1970s but also as a component of managed growth, providing a balance of homes and jobs to achieve more sustainable communities. With excellent transport connections, low business costs and an affordable/low cost housing offer, there is real potential to attract new businesses to the area.

Local evidence suggests Tottenham is experiencing high demand for small-scale, low cost and flexible space for small businesses. These firms require floor space in highly accessible, high amenity areas. The Tottenham High Road Corridor and Tottenham Hale are already experiencing start-up activity, and actions to help these firms grow, while attracting new firms will increase local jobs in the area.

Provision needs to be made to renew and diversify Tottenham's industrial estates to realise the prospect of accommodating more intensive employment uses as well as the burgeoning creative industries sector and 'maker' economy. Given the need for start-up businesses to exist cheaply, with the right support there is potential to make the area a hub of early-stage entrepreneurship with provision for appropriately sized move-on space, to enable new and existing businesses to grow.

In particular, the AAP will ensure that new development in the area secures opportunities for skills training, apprenticeships and local employment. New ways to deliver new employment floor space will be identified, and the potential for all new major development to provide construction apprenticeships and training targeted at local young people will also be set out.

Tottenham's Employment Land

Tottenham's current economy contains a diverse range of employment areas and premises. The largest employment areas are industrial estates within the Upper Lee Valley. There are smaller manufacturing hubs clustered around the High Rd, while District and Local centres offer a locus for businesses to be located in areas with high footfall.

The borough's largest industrial area straddles the West Anglia rail line in the North Tottenham area. Brantwood Industrial Estate comprises a large employment area with a mix of industrial and logistics premises, and the North East Tottenham/Leeside Trading Estate comprises mainly warehouse and logistics space, with strong trunk road access via Watermead Way. These areas are supplemented by industrial space at Willoughby Lane, and Marsh Lane.North east of the Tottenham AAP area, in London Borough of Enfield, is the Meridian Water redevelopment which will provide for new retail, leisure and business uses.

Strategic Industrial Land
Brantwood Rd Industrial Estate, North Tottenham

Locally Significant Industrial Land
South Tottenham Industrial Estate
Lindens/Roseberry Works, Tottenham Hale

North East Tottenham Trading Estate, North Tottenham
Marsh Lane, North Tottenham
Millmead/Lockwood, Tottenham Hale

Local Employment Areas
Ashley Rd Area, Tottenham Hale
Rangemoor Rd/ Herbert Rd, Tottenham Hale
Willoughby Lane, North Tottenham
Hale Wharf, Tottenham Hale

High Rd West, North Tottenham

District Centres
Seven Sisters/West Green Rd
Tottenham High Rd/Bruce Grove
Tottenham Hale (proposed)

Local Centres
Broad Lane
Lordship Lane East
Park Lane
Phillip Lane East
Tottenham High Rd North

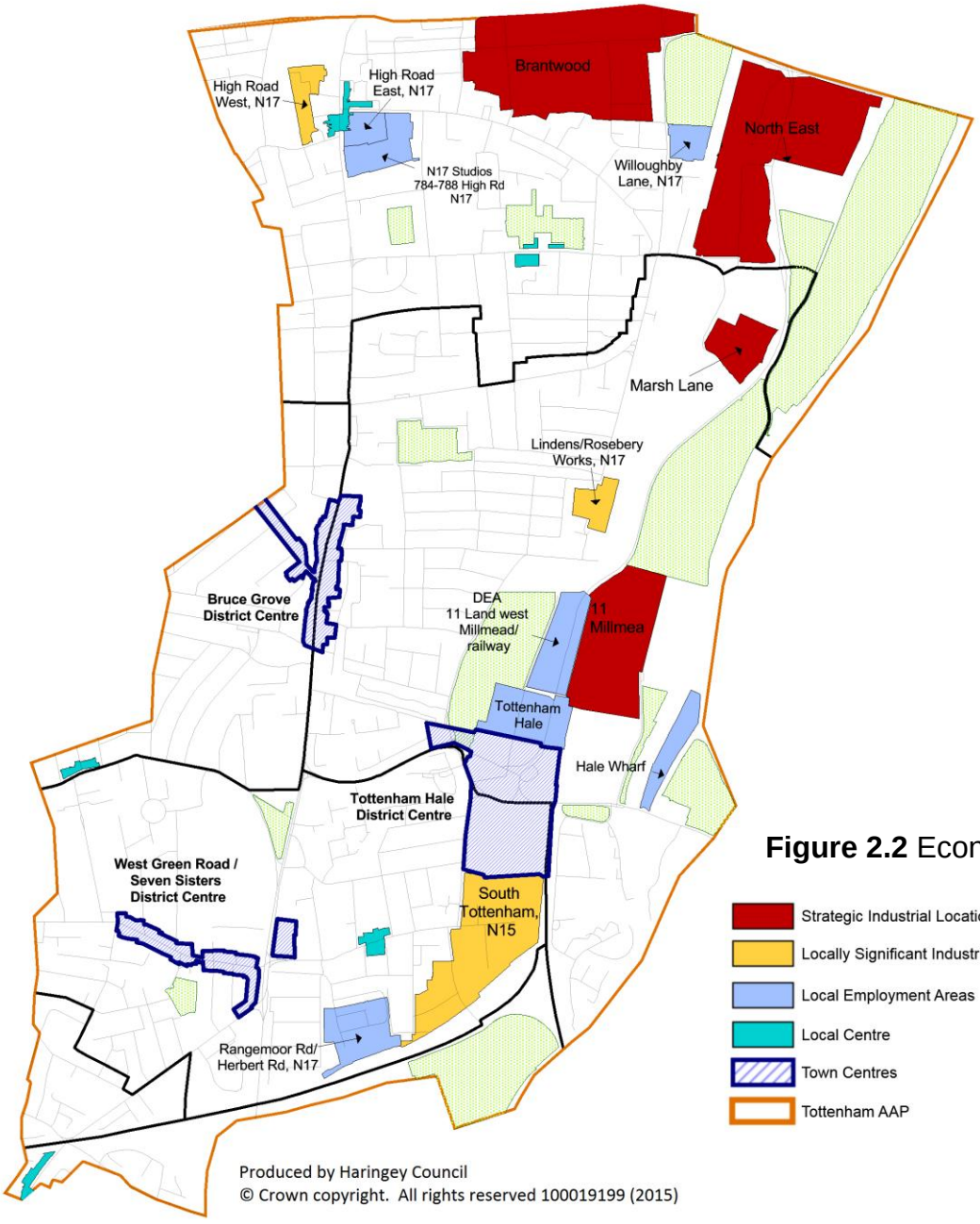


Figure 2.2 Economic Assets

Town centres

Tottenham Green and Seven Sisters/West Green Rd District Centre

Tottenham Green and Seven Sisters are at the southern end of the Tottenham High Road, and is the sole London Underground station on the High Rd. As such it acts as a gateway to Tottenham from many parts of London. Seven Sisters hosts a wide range of multicultural retail premises, including the Seven Sisters Market, which is the anchor development for the retail offer at Seven Sisters which extends westwards down West Green Road. The market is predominantly South American in character with stalls selling goods from countries such as Colombia, Peru, and Brazil.

West Green Road provides a thriving local parade of small high street units (with generally poor quality residential accommodation located above) occupied almost entirely by local independent traders. The majority of the offer is targeted at the Caribbean community and based on convenience and service retail comprising barbers shops/hairdressing salons, small food stores/newsagents, specialist butchers and greengrocers and money exchange/ travel agents.

North from Seven Sisters tube station lies Tottenham Green, a key focus for civic life in Tottenham. Assets in this area include the former Tottenham Town Hall, Bernie Grant Arts Centre, Marcus Garvey Library, and further north, Tottenham Police Station, and Tottenham Chances.

Bruce Grove/Tottenham High Rd

Bruce Grove is located approximately half way along Tottenham High Road within the AAP context, with Bruce Grove Station at its heart. This area is a focal point for retail on the High Road, comprising a long linear retail pitch of mainly independent retailers trading from ‘traditional’ high street units; small ground floor sales areas with residential or office uses on one or two floors above. These units provide predominantly service and convenience retail: A5 takeaway units, estate agents, bookmakers and banks, charity shops and small convenience/newsagents. In addition a limited number of multiple operators such as Peacocks, Santander and McDonalds are located in this area.

A different retail offer is provided along the eastern end of Bruce Grove. There are two set back retail areas in Bruce Grove, one in front of Bruce Grove station, and the other a fruit, vegetable and fish market at Holcombe Road.

Tottenham Hale

Tottenham Hale is identified as a potential District Centre in the future, and already boasts a considerable retail offer. Tottenham Retail Park is a large retail warehouse development catering predominantly for car-borne shoppers. Tottenham Hale Retail Park contains the majority of multiple retailers within the Tottenham area, which comprises mainly bulky good retailers although the newer development space includes more variety including Costa Coffee, Boots and Next. The recently constructed Hale Village development offers office, retail, health and community facilities beneath higher density residential space, signalling the transition of this area towards a public transport-oriented centre.

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, a purpose built office development which is becoming a new Academy school.

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.

North Tottenham

The High Road in this part of Tottenham provides a local centre, but is run-down and in need of investment. A number of the units, particularly north of White Hart Lane have relatively large sites including goods yards/storage to the rear which back onto the Peacock Estate/Chapel Place. With the exception of Sainsbury's, retail units are typically occupied by independent operators and there is a high proportion of hot food takeaway and convenience stores. There are also a number of food and beverage outlets in this area linked to the activities that take place at Tottenham Hotspur FC (THFC) football stadium.

Planned regeneration includes the proposed new THFC stadium development which comprises demolition of the stadium and comprehensive redevelopment with a new hotel, significant retail and leisure offer, museum, offices and housing. The existing stadium will be demolished in order to allow new leisure hotel and residential development at the southern end of the site. The first phase of the development is complete and includes a large retail superstore, office space and a University Technical College which is being delivered in partnership with Middlesex University.

Park Lane includes a secondary parade of shops and further shops are found on the High Road. In the south of the area is the 639 Enterprise Centre, which has been redeveloped as a business centre, and Tottenham Community Sports Centre.

The future of Tottenham's Town Centres

Town centres in Tottenham need to retain their distinctiveness and offer different experiences so as to complement rather than compete with each other. There is a need to improve the town centre offer across the whole of the Tottenham area in order to increase visitation to its centres. Maintaining local character will be an important challenge when considering opportunities for accommodating the growth Tottenham will experience.

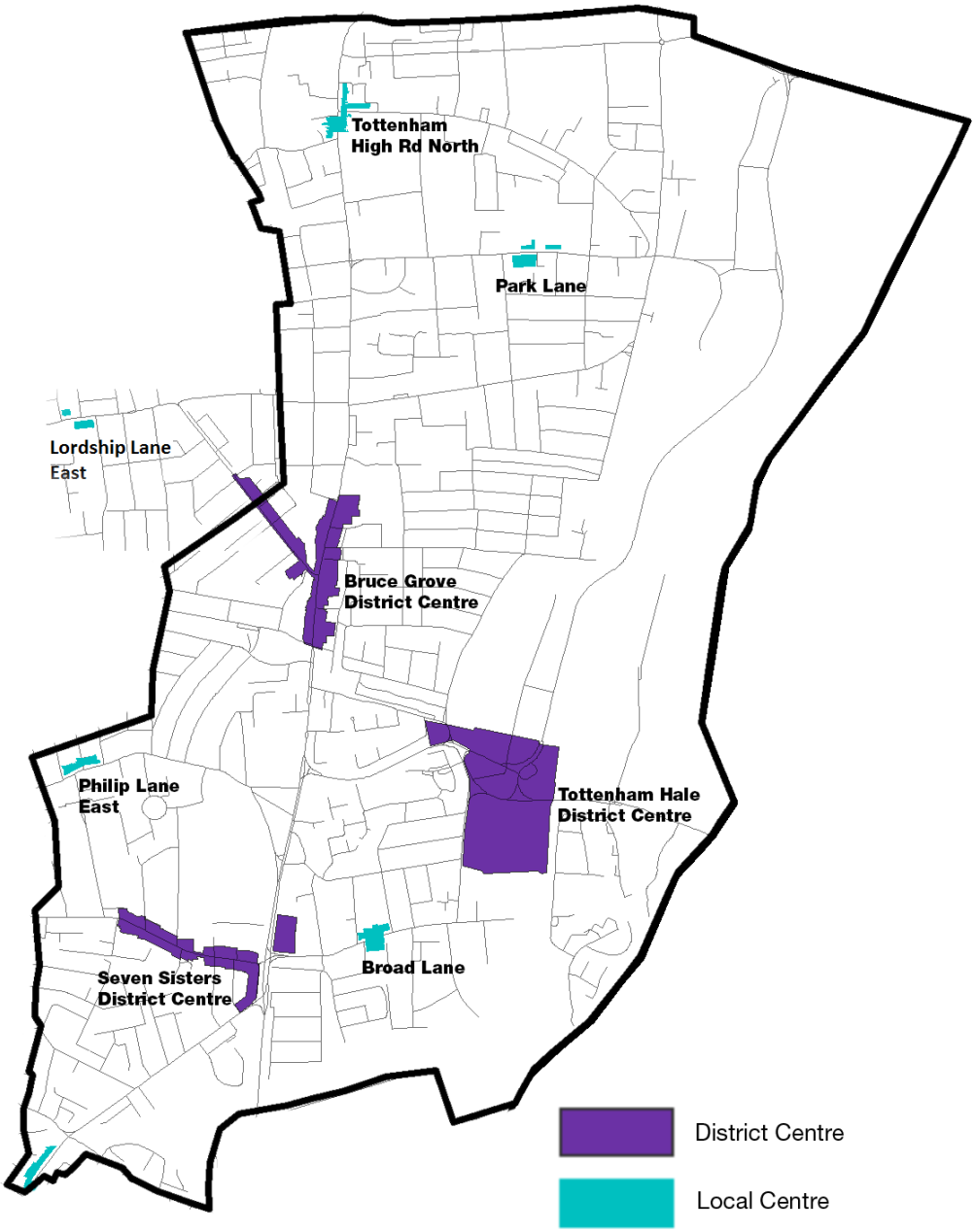
Shopping centres can be amended, including reducing in size the primary shopping area to encourage a wider range of uses to move into the periphery of centres to help attract visitors, and concentrate shopping activity. This would allow well-known retailers to congregate in Tottenham's retail cores, together with a mix of smaller units elsewhere, allowing the flexibility for family businesses to continue to form and expand. The Council will need to work with the community and local businesses to ensure they are supported in the growth of Tottenham.

The growth in Tottenham Hale will benefit from the provision of both new office space and increased retail development as a new District Centre. This will be guided by a District Centre Framework. In North Tottenham there is a need to realise the investment being made by Tottenham Hotspur FC on their stadium site as a catalyst fir wider change, ensuring this area becomes a hub of activity throughout the week and not just on match days by ensuring the area established itself as a premier leisure destination for London. It will retain a local retail function.

Improving the retail offer will require positive interventions in the form of public realm enhancements, reduced congestion in centres, and encouraging a better variety of local amenities such as recreation, leisure, community spaces and cultural facilities.

The redevelopment of lower density estates provides the opportunity to tailor replacement housing to better meet existing residents' housing needs, to increase overall housing numbers, and to provide a better mix of housing choice, including social, privately rented and privately owned housing. Estate renewal can be a cost effective means by which to bring homes up to modern living standards.

Redevelopment of poor quality housing, prioritising family sized housing, strict application of the Mayor's internal space standards, and adherence to good design and layout can all help to significantly alleviate the overcrowding being experienced within parts of Tottenham. The emerging Local Plan will seek to prioritise family housing across the east of Haringey, including Tottenham, through a restriction on converting family homes to small units. This should ensure sufficient stock of family sized properties in Haringey to meet the needs of Haringey's existing and future residents.



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Figure 2.3 District and Local Centres

Housing

The residential hinterland of the AAP area exhibits a range of different characteristics including a mix of late Victorian and Edwardian housing, with later in-fill development of high rise tower blocks and low and mid-rise housing estates. The area experiences high concentrations of social housing and poor quality privately rented accommodation. More

than 60% of the Borough's social housing is in and around Tottenham, approximately 40% of that being located in the Northumberland Park ward alone (the borough has around 30,000 social homes of which 16,000 are owned by the Council).

The majority of people living in Tottenham rent their house either from the council or a private landlord (67.3 per cent). This is much higher than Haringey as a whole (58.2 per cent) and the difference is even greater compared to London (49.1 per cent). Of the four wards which have been used for this analysis Northumberland Park has the highest number of renters, both private and social, with approximately three in every four people renting their home. Bruce Grove at the other end of the spectrum more closely resembles the pattern of tenure in Haringey as a whole.

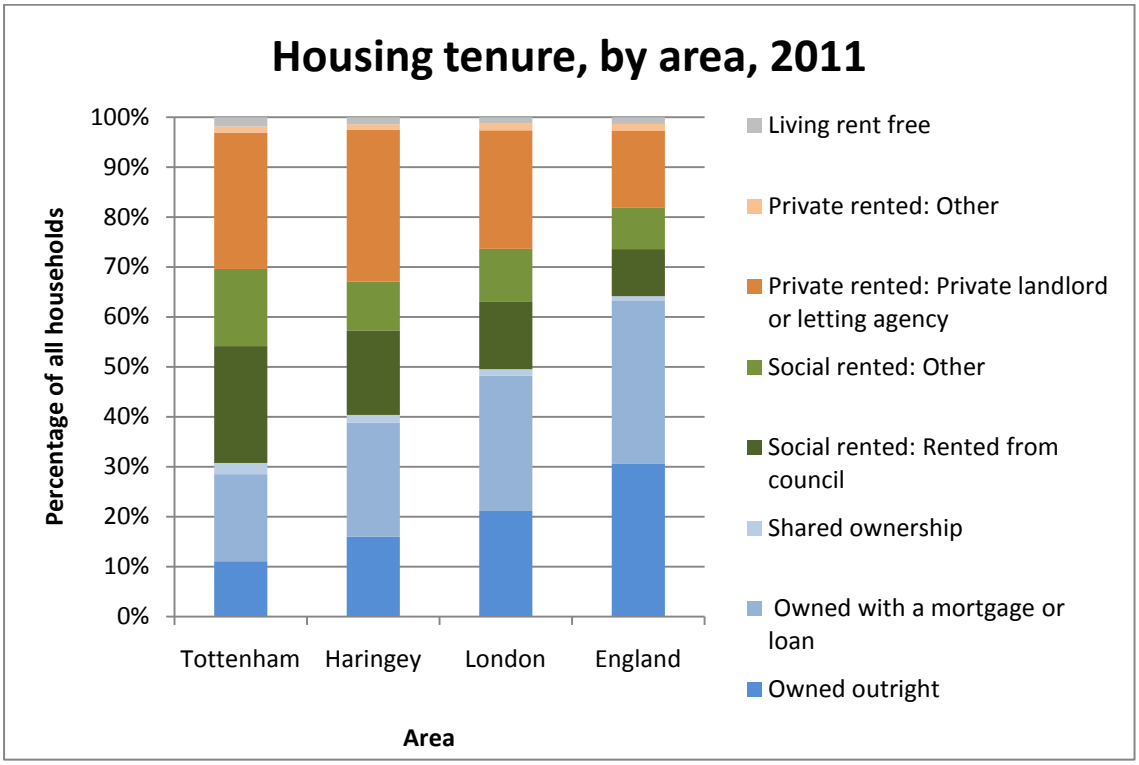


Figure 2.4 Housing Tenure table

Tottenham also has the highest levels in the UK of people living in temporary accommodation. Currently, 35 in every 1,000 households in Tottenham are in temporary accommodation compared to a London average of 12 and a UK-wide average of 2. Many migrants to London come to the area partly as a consequence of the relatively cheap cost of living compared to other parts of London. These migrants then leave the area once they have established themselves economically.

Existing housing stock and overcrowding

Part of the challenge in regenerating Tottenham is to improve the quality of the existing housing stock, which in some areas suffer from poor layouts, lack of permeability and legibility in street networks, and/or is over concentrated with smaller homes (those with

predominantly one or two bedrooms). While efforts have been taken through the Decent Homes Programme to retrofit properties to bring them up to an acceptable modern living standard, this is not possible for all homes, especially those within estates that are poorly laid out and constrained in terms of the ability to make further modifications.

A quarter of the homes within Tottenham are overcrowded. Cramped living conditions can harm family relationships, negatively affect children's education, affect sleep, and cause depression, stress and anxiety. Overcrowding can also detrimentally affect a person's perception of options and future prospects.

Population and housing growth

As London's population continues to grow, so does pressure on all boroughs to accommodate housing growth to meet need. The latest projections suggest that London's population could increase from 8.4 million in 2011 to 9.54 million by 2026. Over the same period, Haringey's population is also projected to grow by an additional 37,300 people.

To meet the housing needs of the growing population, Haringey must provide a minimum of 19,800 new homes across the Borough between 2011 and 2026. Tottenham is expected to contribute half of this, i.e.10,000 new homes. This is on the basis of the availability of developable strategic Brownfield sites, excellent transport connections, and the need for investment and change to bring about the regeneration needed within Tottenham. It is considered that sustainable residential development in Tottenham, in the form of higher densities and well designed taller buildings in accessible locations, can meet this target. However, it is crucial for the AAP to ensure that the delivery of the growth agenda runs hand-in-hand with delivery of the regeneration agenda, particularly as a proportion of the new homes provided will come from the renewal of the Council's housing estates.

Addressing the high levels of population churn is therefore a priority, and will be achieved partly by across-the-board increases in the quality of education, the protection and provision of more family housing and home ownership, improvements to the local environment and the creation of local job opportunities. It is hoped that together these will ensure that Tottenham is an area in which residents wish to stay for the longer term.

Heritage and cultural assets

The Tottenham area contains a number of listed buildings both statutory listed and local listed. These tend to be grouped on the High Road as well as other major roads such as Bruce Grove, Phillip Lane and Town Hall Approach. Significant buildings further afield include Markfield Beam Engine House in the south east and Bruce Castle Museum to the west. Significant heritage and cultural assets in Tottenham include Tottenham Hotspur FC Stadium, Bernie Grants Arts Centre, and the College of Haringey, Enfield and North East London.

The Tottenham area has a number of conservation areas within its borders. A conservation area designation is a means of recognising the importance of the quality of an area as a whole, as well as protecting individual buildings. Five areas are wholly within the borders of the AAP while two are partly included. The High Road is an important historic corridor,

comprising six separate but adjoining conservation areas along its length. Recent investment by the Council using Lottery Heritage funding, has specifically targeted the refurbishment and enhancement of the Nineteenth Century shop fronts and their facades along the High Road, but there remain a large number of heritage assets, across the AAP area, on the English Heritage at risk register.

The AAP needs to ensure that the regeneration of the area acknowledges the importance of local cultural and heritage assets to the character and vitality of the area. There is the opportunity to continue to promote the conservation led development of Tottenham. Adaptive reuse of heritage buildings can help maintain the character of Tottenham while meeting growth targets. Ensuring these are integrated into new developments will also ensure their continued use and protection.

The AAP also recognises the need to strengthen the understanding of the significance of the heritage assets and their potential to add value to regeneration. This needs to be integrated holistically so that Tottenham's historic buildings are perceived as adding unique value to the regeneration of the wider area.

Engaging with Historic England at the earliest opportunity will be a key to delivering the aims of this AAP and the Council will continue to engage positively on the preparation of this AAP with the London Advisory Committee of Historic England in a proactive and collaborative manner.

Heritage at risk

The general economic deprivation of the area has led to several of the heritage assets to be neglected with poor or no maintenance of internal spaces as well as external facades, proliferation of clutter and loss of architectural details. Given the oppurtunities presented by regeneration, some sites are also under severe development pressure and are in danger of being lost completely. Recognising this, Historic England have included several of the listed buildings in the At Risk register. In addition, the conservation areas along the high Road are also in included in the 'At Risk' register.

With the current transformation vision of Tottenham there is great opportunity to maximize major public and private investment for improvements to infrastructure, housing, employment and public spaces. These major developments are both a challenge to and an opportunity for the fragile historic fabric of Tottenham High Road. The approach to the process should be that of "well managed change", balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities. The historic fabric of Tottenham should be considered an asset, which can anchor the character of the proposed new quarter and regeneration schemes in deep historical roots, add precious cultural capital, and avoid the bland homogeneity of many large scale regeneration projects.

Meeting social needs

New development and growth must be supported by adequate social infrastructure. Community centres, health centres, schools, open spaces libraries and religious facilities should all become part of an integrated social fabric.

There is the opportunity to work collaboratively with infrastructure providers to ensure the right type of infrastructure is provided when and where it is needed. Working positively and collaboratively with both NHS England and the Haringey Clinical Commissioning Group will be the key to ensuring the need for improved primary health care provision in Tottenham is delivered.

It is important that infrastructure is provided in a space-efficient manner. Partnerships with schools could help to open up facilities such as gyms, playing fields and theatres at night and on the weekend for sports, music or similar events. Opportunities for flexible, multifunctional community facilities to provide space-efficient, quality spaces for a range of different activities will be key to ensuring services can be provided in a cost-effective manner.

Engaging with new commercial operators and local charities is important for the provision of new leisure and recreational facilities, such as cinema and theatres. The provision of new local centres should include provision to share facilities with local charities to facilitate their services.

Parks and open spaces

The Lee Valley Regional Park forms both the borough and AAP boundary to the east, much of which is designated Green Belt land, however accessibility from most parts of Tottenham is poor due to severance cause d by both the over ground railway line and the A1055. The River Lee runs the length of the eastern boundary of the AAP, within the regional park. It provides both recreational and ecological benefits to the area.

Tottenham Marshes, within the regional park, has won a Green Flag Award. Green Flags are awarded to the best parks in the country. Tottenham is also home to two other Green Flag Award winning public parks, Down Lane Park in Tottenham Hale and Markfield Park in South Tottenham. Living Under One Sun Community allotments have also won a Green Flag Community Award.

Bruce Castle Park, Lordship Recreation Ground, and Downhills Park offer excellent recreation spaces just outside the AAP area to the west. Across the rest of the AAP area there are a limited number of open spaces such as pocket parks, play spaces and amenity spaces.

Open space deficiency

A number of areas in Tottenham have been identified as being deficient in open space. These include large sections of Northumberland Park, Bruce Grove and Seven Sisters wards.

New public spaces need to be added and existing spaces significantly improved so that each part of Tottenham has a quality network of green and accessible space. Opportunities to provide open space as part of master plans developed in Tottenham will be encouraged.

The Council will work to improve the open spaces in Tottenham to increase capacity for residents and visitors. As outlined in the Local Plan: Strategic Policies, the Council will look to improve access to existing parks as increasing the quantity of open space is difficult in an urban borough. Specifically, improved access to the Lee Valley Regional Park and Walthamstow Wetlands in the east of Tottenham will help address levels of deficiency in the east of Tottenham.

Transport

Tottenham High Road is the main transport corridor, connecting Tottenham to Enfield and the M25 in the north and Hackney and central London to the South. There is also an extensive bus network running through the area and excellent connections to the regional and national road network.

The area is well served by rail and tube lines, including the Victoria line, which serves both Seven Sisters and Tottenham Hale, and over ground connections to Stansted airport, as well as links to Cambridge and Liverpool Street from Seven Sisters, Tottenham Hale, Northumberland Park, Bruce Grove, and White Hart Lane stations. The Southbury Loop line (through Seven Sister, Bruce Grove and White Hart Lane Stations) was incorporated into the London Overground network in May 2015.

A cycle superhighway is under construction in Tottenham. Cycle Superhighway 1 links White Hart Lane with the City of London. It follows the High Road between Tottenham Green and South Tottenham but links to streets parallel to the west along Ermine Road and along Napier Road, Broadwater Road and Church Lane near Bruce Grove.

Public transport accessibility plays an important role in helping to reduce inequalities by improving access to a variety of services. Over the Plan period, Tottenham is expected to see significant investment in public transport accessibility, including a new intermodal station at Tottenham Hale, a new entrance to White Hart Lane station, the three tracking of the West Anglia Main Line, the electrification and longer trains on the Barking-Gospel Oak line, and improvements in frequency between Stratford and Angel Road via Tottenham Hale (STAR scheme). This sits alongside improvements in road, bus, cycle and pedestrian networks, and by 2026, the introduction of Crossrail 2 stations at Seven Sisters, Tottenham Hale and Northumberland Park, significantly increasing the accessibility of Tottenham to wider London.

3 The Vision & Strategic Objectives for Tottenham

Vision for Tottenham

Tottenham will be the next great area of London. It will build on its geographical, natural and cultural strengths and capitalise on the dynamics of neighbourhood improvement, the significant infrastructure investments being delivered in the area and the availability of large development sites. The combination of transformative actions and continuous incremental improvement will unlock Tottenham's potential as an increasingly attractive place to live, work, study and visit, a neighbourhood fully benefitting from London's growth and its position in a world city.

Tottenham's transformation will benefit existing as well as future residents of Tottenham. It will build on the strength and resilience of the existing community to help deliver a positive future for Tottenham. The vision for Tottenham was developed in consultation with the local community and is contained within the 'Tottenham Strategic Regeneration Framework' which was adopted by the Council in March 2014.

Building upon the overarching vision the following establishes the AAP's 'spatial vision' for how Tottenham and the places within it will develop by 2026.

Spatial Vision for Tottenham

By 2026 Tottenham Hale will have become a thriving District Centre focused on an improved Station Square around Tottenham Hale Station. A mix of town centre uses, including high end retail, leisure and healthcare facilities, along with a high quality public realm, continues to attract shoppers to the centre, where footfall numbers continue to increase year on year. The station itself has become a key transport interchange including underground, national rail, Crossrail, and Stansted Express services. The new residential and office developments have contributed significantly to the vibrancy of the area throughout the day and week, and continue to drive demand for additional restaurants and bars.

The redevelopment around Ashley Road is now held up as an exemplary of successful employment-led mixed use development, integrating tertiary education provision with intensive employment and residential uses. The outstanding Harris Academy, the network of green links to and around the centre, and the improved access to Down Hills Park and the Lee Valley Regional Park, continues to attract young families from across the borough.

Ashley Rd itself now forms the High Street through the new District Centre offering different experiences along its length from the thriving creative communities in Fountayne and Markfield Roads, through the bustling business sectors in the South Tottenham industrial area, and through to the new town centre itself, with its plaza arrangements that break out from the High Street and offer places to dwell and relax.

Hale Wharf is also a successful new mixed-use riverside development, and the links created back through to the District Centre are treasured by the local community for their ease of safe access to the Lee Valley Regional Park.

The protection and enhancements made to the strategic industrial areas in the Upper Lee Valley area, both in Tottenham Hale and North Tottenham have led to these areas becoming one of London's hubs for small firms to set up, thrive and grow.

North Tottenham has undergone significant change. Following the successful redevelopment of the THFC Stadium, this provided a catalyst and anchor for the High Street and the area, and is now the premier leisure destination in London. New links between the stadium, White Hart Lane and Northumberland Park stations, and the Lee Valley Regional Park have increased access and the physical activity of local residents, and have resulted in improvements in the health statistics for the area. Alongside the new green spaces and excellent schools, the estate renewal programme continues to deliver much needed higher quality council housing within new mixed communities, and is driving significant demand from housing tenants outside of the area to relocate to North Tottenham.

Tottenham High Rd has strengthened its role as the main thoroughfare for community life in the area. New development along the High Road ahs integrated in seamlessly with the historic buildings, many of which have now been restored to their former glory and are in high demand for occupation by local business and community organisations. Tottenham Green too has enhanced its role as the civic hub for the area. Seven Sisters and Bruce Grove District Centres initially saw their retail extents reduced, but are again seeing further demand as new businesses take up opportunities to share in Tottenham's success.

Strategic Objectives

The vision for Tottenham is supported by eight strategic objectives. These objectives have been developed through documents such as the Tottenham Physical Development Framework and the Tottenham Strategic Regeneration Framework. They are supported by the Mayor of London, private sector investors and Government. But most importantly they are based on the views and the feedback of our residents.

Objective 1: World class education and training

Tottenham already has outstanding rated schools, but we want our provision to be the best to the age of 18 and beyond. We will work with existing schools and providers and attract new schools and new providers to ensure Tottenham residents have opportunities equal to the best life chances in London. This includes improved access and higher participation rates in apprenticeships and university, enabling Tottenham residents to access the full range of options available to them in London.

Objective 2: A prosperous hub for business and local employment

Tottenham is part of the world's most exciting city and an existing and competitive global jobs market. We want better access to these opportunities for Tottenham's communities, and

we also want more of those opportunities to be in Tottenham itself. We will work to deliver local business growth, and to attract new investment in successful business sectors to provide new jobs in, and for, Tottenham.

Objective 3: High quality public realm

Through appropriate planning measures, great town centres, public spaces and streets will be created, giving Tottenham residents places to meet, shop and play. Well designed public spaces will be at the heart of district centres which focus on creating a pleasant and functional pedestrian urban realm. Additionally, improving access to significant local open spaces such as Walthamstow Wetlands and Lee Valley Regional Park will ensure everyone in Tottenham has the space they need for recreation and relaxation.

Objective 4: A different kind of housing market

Tottenham has a great mix of housing, it was the last great Victorian suburb, but it is part of a city where housing demand is outstripping supply and in some areas the housing quality does not appropriately meet need. We want Tottenham to be known for having a high quality yet affordable housing market, and will work with local residents to begin an ambitious programme of estate renewal where necessary to deliver this. We will secure investors to provide a portfolio of housing types at a range of prices and tenures to ensure more people get access to the quality homes they need.

Objective 5: A fully connected place with even better transport links

Tottenham is only 12 minutes to the centre of London on the tube or train, but improvements are already being made and we will work to improve the connections within Tottenham for all types of transport – including walking and cycling. In the longer term we will consistently make the case for the delivery of Crossrail 2 and further rail, pedestrian, and cycling improvements to increase the connectivity of Tottenham with central and other parts of London.

Objective 7: A strong and healthy community

Tottenham is a network of strong, cohesive and diverse neighbourhoods. Many people love living there and feel they belong, but a growing Tottenham will need improved health care provision, a continued joint effort to further reduce crime and support to foster strong and new social networks.

Objective 8: Enhancement of heritage assets

Tottenham has a number of significant heritage assets, which are facing pressures from development as well as wear and tear over time. Heritage buildings, and the conservation area which lines the high street, are important markers of the past and are assets which add value to the character of the high street. Therefore we will promote the enhancement of heritage assets through appropriate heritage led redevelopments as part of the overall regeneration of Tottenham to ensure these buildings are enhanced through new

development. Conservation Areas will be actively managed, and regularly reviewed as regeneration progresses to ensure resources are effectively targeted in this area.

The Spatial Strategy for Tottenham

Development and regeneration within Tottenham with be targeted at four specific neighbourhood areas. The four neighbourhood areas are identified in Map 5.1 and comprise:

- Tottenham Hale;
- Seven Sisters/West Green Road and Tottenham Green;
- Bruce Grove; and
- North Tottenham (which includes Northumberland Park, the Tottenham Hotspur Stadium & High Road West).

These neighbourhoods are targeted for new development and regeneration because they have or are planned to benefit from significant public and private investment. Areas outside these neighbourhoods are not directly targeted for new development in this AAP but will evolve organically, which may involved limited or no change or redevelopment, and benefit from the wider regeneration of Tottenham. This AAP will ensure development proposals adjacent to these neighbourhoods are determined in accordance with the principles of this AAP and the vision to deliver positive regeneration in Tottenham.

For the Tottenham Hale neighbourhood, the focus will be on comprehensive regeneration. The neighbourhood will accommodate a significant portion of the housing and jobs proposed within the Tottenham AAP area (5,000 new homes and 4,000 jobs of the 10,000 homes and 5,000 jobs planned for all of Tottenham). Development will make the most of Tottenham Hale's location beside the open spaces and waterways of the Lee Valley Park, and the provision of a new transport hub, including new bus interchange facility, a new station, improved train frequencies, and Crossrail 2, as well as a new all through school in the current Lee Valley Technopark building. A new road layout and significant public realm improvements are also planned, creating a more traditional street network and making pedestrian movement through the area easier. This includes the proposal for a new Green Link (recommended in the Physical Regeneration Framework for Tottenham 2012), extending from the High Road, through Down Lane Park, to Hale Village and Hale Wharf, through to The Paddock – although the final route through Down Lane Park is as yet to be confirmed.

This infrastructure will help facilitate the creation of a new District Town Centre through the redevelopment of the existing Retail Park and Ashley Road area, within which the Council expects to see provision made for a range of town centre uses, including retail, office, hotel community, leisure and higher education facilities. Within the South Tottenham and Tottenham Hale industrial areas, the Council will encourage renewal and reorientation to more intensive industrial and employment uses, and within select parts, will promote warehouse living where this supports existing creative communities and secures the employment use of these sites. On other industrial estates within the Tottenham Hale neighbourhood, such as the Millmead estate, the Council will seek to retain these in their current use and will strongly resist proposals to introduce non-industrial uses.

In the North Tottenham neighbourhood, the new Tottenham Hotspur FC stadium development will provide the catalyst for comprehensive regeneration of both High Road West and Northumberland Park. The priority is to ensure that, even on non-match days, the area is lively and attracts people to make the most of the stadium development, the High Road, and wider urban realm improvements that will take place as part of this development. Provision is therefore proposed for new community facilities and leisure orientated retail development to further cement the area's reputation as a premier leisure destination within North London.

Comprehensive estate renewal is proposed for both Northumberland Park and Love Lane which includes a programme to deliver better mix of social housing, tailored to meet residents housing needs, particularly for affordable family housing, alongside a mix of market, private rented and intermediate housing, providing for a substantial increase of 3,850 net new homes within this neighbourhood.

Both existing and new residents within the North Tottenham Neighbourhood will benefit from enhanced provision of new schools, health care facilities, community uses, increased train frequencies, Crossrail 2 at Northumberland Park station (in the long term), and the creation of new local parks and open spaces, forming a network of green spaces and play spaces, linking through to the Lee Valley Regional Park.

The proposal for Bruce Grove is to consolidate and strengthen its role as the retail heart of the High Road, with underutilised or poorer quality sites around the station proposed for redevelopment, providing new housing, retail and community uses. The levels of development proposed for the area are modest in comparison with the other three neighbourhood areas, but will require careful consideration to ensure they integrate with and enhance the distinctive heritage character of the area, and contribute to the area's vibrancy.

Further down the High Road, proposals at Tottenham Green are aimed at enhancing the cultural offer of the area, reinforcing the areas role as focal point for cultural and civic activity within Tottenham, including making the most of the Green itself as a significant community asset on the High Road. Provision is therefore to be made for new cafes and restaurants to enhance and support the existing cultural offer in the area. The recent public realm improvements to Tottenham Green will be further extended along the High Road to the north of the Green where the new development will be required to reflect and enhance the heritage and conservation status of the area.

At Seven Sisters and West Green Road, new landmark buildings around the station will help communicate the area's significance as a vibrant district centre, a gateway into Tottenham, and a major transport hub – the latter to be further enhanced through investment as part of London's Overground network and, in the longer term, Crossrail 2. Further public realm improvements are proposed to help address the current dominance of the heavily trafficked road network.

Beyond the District Centre boundary, development is focused mostly on estate renewal programmes aimed at enhancing the existing housing stock and providing existing and new residents with greater housing choice within a higher quality residential setting. Whilst

proposals for Gourley Place and Lawrence Road offer the opportunity for mixed use development which should secure the replacement of the existing employment floorspace and where possible, deliver light industrial uses and affordable workspace for small to medium enterprises.

Outside of the targeted regeneration areas, it is expected that residents will benefit significantly from the improvements to public transport, better east – west connections, the provision of new and expanded schools and health care facilities, new parks and new employment opportunities. Further, these areas will benefit from planning policies that seek to protect existing family sized housing by restricting the conversion of houses to flats and Houses in Multiple Occupation. As well as maintaining a supply of family housing, in Tottenham, such restrictions will help stem the tide of poor quality private rented accommodation and assist in retaining the residential amenity within these predominantly suburban areas.

4 Tottenham AAP Area-Wide Policies

Introduction

4.1 These planning policies form part of a suite of policies in this AAP which will be used for assessing and preparing development proposals in Haringey. The suite of policies includes:

- Tottenham: Area Wide Policies,
- Neighbourhood Areas: Neighbourhood Policies,
- Sites: Site Allocations

4.2 This chapter of the AAP sets out the detailed Tottenham specific policies and site allocations that supplement or supplant the borough-wide planning policies, to guide and manage new development within the area. They do not repeat the Council's wider Local Plan policies or the London Plan and should be read in conjunction with the London Plan and Haringey's Strategic Policies DPD and Development Management Policies DPD.

4.3 The Area Wide policies are

- AAP1: Regeneration & Masterplanning
- AAP2: Supporting Site Assembly
- AAP3: Housing
- AAP4: Employment
- AAP5: Conservation and Heritage
- AAP6: Urban Design and Character including Tall Buildings
- AAP7: Transport
- AAP8: Views along Tottenham High Rd
- AAP9: Tottenham's Green Grid
- AAP10: Meanwhile Uses
- AAP11: Infrastructure

Policy AAP1 Regeneration & Masterplanning

A. The Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in this Plan. Applicants will be required to demonstrate how the proposal:

1. **Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP.**
2. **Will integrate and complement successfully with existing and proposed neighbouring developments**
3. **Optimizes development outcomes on the site**

B. The Council will direct development to Growth Areas and Areas of Change, and will support planning applications which accord to the delivery of Neighbourhood Objectives, and site requirements Site Allocations. Planning applications for development within the Tottenham AAP area which promote the positive regeneration of Tottenham, in line with the principles of the Strategic Regeneration Framework.

C. The Council will take a proactive approach to working with landowners, the Mayor of London, the local community and other interested parties to help deliver the changes needed in Tottenham to meet the shared vision for the regeneration of Tottenham.

D. Development proposals will be expected to maximise the use of public and private sector investment to provide a range of types and sizes of homes, create mixed and balanced communities within neighbourhoods, create economic opportunities for local residents and businesses, improve and enhance the local environment, and reduce carbon emissions and adapt to climate change, in accordance with the other policies of this AAP and Haringey's Local Plan.

4.4 To ensure the vision of this Area Action Plan are achieved, Policy AAP1 seeks to ensure all development proposals submitted to the Council proactively respond to the vision and ensure the regeneration objectives for the Tottenham AAP area are achieved. At the same time, the Council also has a responsibility to proactively work with landowners, local communities and other parties to help deliver the aims of the AAP. The programme for growth is ambitious but with the support from the Mayor of London, the community, stakeholders, and the development industry, the vision for Tottenham will be realised. AAP1(B) provides the Council's commitment to helping facilitate and delivery the necessary change.

4.5 Private and public investment will be key to delivering the ambitious regeneration vision for Tottenham. The housing zone is one example of investment which will contribute

significantly to delivering the aims of this AAP. The housing zone monies will direct important investment to the AAP area supporting transport and public realm improvements which will benefit existing and future residents of Tottenham. Development will be expected to harness the benefits of such investment and maximise the opportunities this presents which could lead to more sustainable development outcomes. Another such example will be Crossrail which will redefine the accessibility levels of parts of the AAP area. Developers and the Council should utilise this to optimise housing delivery and more effectively meet the objectives of the Haringey Local Plan.

4.6 Ensuring development proposals are designed and submitted to Haringey as part of wider comprehensive developments will help to alleviate concerns associated with piecemeal development, and ensure that new development maximises benefit locally. The aim is to ensure landowners are talking to each other and are aware of the shared vision for the AAP area, including the sites allocated for important infrastructure projects. Haringey wants to ensure development proposals do not prejudice each other, or the wider development aspirations for the Tottenham AAP area. Comprehensive redevelopment which is designed in consultation with the Council is likely to result in a faster planning consent being granted and will avoid any undue delays in the planning process, to the benefit of everyone involved.

4.7 **Blurb on sharing burden, can come forward in parcels, but they must add up to the total, first must not make the rest unviable.**

4.8 Particular areas in which masterplans will be required in order to demonstrate that proposals include:

- Sites within the emerging Tottenham Hale District Centre to ensure a coherent Centre is created;
- Estate Renewal projects in which developments will need to be co-ordinated and community consultation held;
- Larger sites on which there are multiple landowners in order to ensure that proposals are not prejudicing development of the remaining parcels (including those with extant planning consent);
- Sites which fall within the borough's Warehouse Living Areas (see Policy DM39).

The sites in which a masterplanned approach will be required are set out in Table 1 below:

Table 2: Example Sites with requirements for comprehensive development

Tottenham Hale District Centre
Station Square West
Station Square North
Tottenham Hale Retail Park
Tottenham Hale Station

Large/Complex Sites
Gourley Triangle
Apex House
Wards Corner
Tottenham Hotspur Stadium
Hale Village

Estate Renewal schemes
Turner Ave & Brunel Walk
Northumberland Park North
Northumberland Park
High Rd West

North of White Hart Lane

Warehouse Living Sites
Constable Crescent
Fountayne Rd

AAP 2: Supporting Site Assembly

A. The Council will support landf assembly to achieve comprehensive development, and will use compulsory purchase powers, only where necessary, to assemble land for development within the Tottenham AAP area where:

- **a. Landowners and developers can demonstrate that they have:**
  - **i. A viable, deliverable and Local Plan compliant scheme; and**
  - **ii. Have made all reasonable attempts to acquire, or secure an option over, the land/building(s) needed, through negotiation.**
- **b. Comprehensive redevelopment of the assembled site is required to deliver the site's allocation as prescribed in Section 5 (including the requirements of a Masterplan where stated in the Plan) of this AAP; and**
- **c. The development proposed for the assembled site would contribute to the delivery of the Tottenham AAP objectives.**

B. Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability.

4.18 A comprehensive approach to development will often be in the public interest within the Tottenham AAP area. Whilst incremental schemes might be more easily delivered, the constraints posed by site boundaries, neighbouring development or uses, and below-ground services all have potentially limiting consequences for scale, layout and viability. Across the Tottenham area as a whole, such consequences could depress the optimum use of land, the proper planning of development (in terms of layout, design, use etc) and the ability of development to support the achievement of wider regeneration initiatives or objectives.

4.19 As with Policy AAP1, the necessity to use compulsory purchase powers is more likely on sites with more complicated sites, which have land in multiple ownerships. These sites are set out in Table 1. These sites are considered to be the ones most likely to require Compulsory Purchase powers to be used. It is possible that other occasions may come forward that require site assembly to be carried out by the Council on sites other than those set out in Table 1.

Policy AAP3 Housing

A. To improve the diversity and choice of homes and support mixed and balanced communities in Tottenham, the Council will seek the delivery of 10,000 additional new homes across the Tottenham AAP area in order to meet housing needs, contribute to mixed and balanced communities and to improve the quality of homes;

B. The Council will expect affordable housing to be provided in accordance with Policy SP2 of the Local Plan: Strategic Policies and DM13 of the Development Management DPD, with the exception of the affordable tenure split (DM13 A(c)) which in the Tottenham AAP area should be provided at 60% intermediate accommodation and 40% affordable rented accommodation;

C. Development proposals incorporating a housing element will be expected to provide the housing in accordance with the minimum capacities, set out in the Site Allocations in this AAP. Higher densities and capacities may be acceptable in appropriate locations, close to town centres, in areas with good local facilities and amenities and in areas well served by public transport, providing the other policies of this AAP and Haringey's Local Plan are not compromised.

D. To better address the concerns of viability in delivering wholesale renewal on Haringey's housing estates in Tottenham (as listed in Alt53 of the Local Plan Strategic Policies), the Council will support higher density mixed tenure development, as a mechanism to

- **a. improve the quality and range of affordable housing options,**
- **b. better address housing needs in Haringey;**
- **c. secure a more balanced community; and**
- **d. increase housing delivery in Tottenham.**

4.20 Tottenham is expected to experience significant growth over the next decade as set out in SP1 of the Local Plan: Strategic Policies. Parts of Tottenham suffer acutely from overcrowding and deprivation compounded by poor quality social housing, significant churn in population, polarised communities and limited housing. The Plan seeks to enable delivery of 10,000 new homes across the Tottenham AAP area as a mechanism for stimulating regeneration and economic growth. The capacity to deliver 10,000 new homes has been identified in the allocated housing sites outlined in the allocations sections of this document. Additional sources of capacity may come forward as a result of the investment going into the area and as these developments come forward, they will contribute to meeting housing needs in Tottenham.

4.21 To rebalance the high levels of social rented accommodation in Tottenham, which equates to more than 60% of the boroughs' total social rented stock, (40% of which is located in Northumberland Park alone), Policy AAP2 seeks to introduce alternative affordable tenures into areas currently dominated by a single tenure type.

4.22 Tottenham also has an ageing stock of Council housing and rather than re-providing or renovating low quality existing stock which is not a sustainable solution and is not viable, the Council will support proposals for more widespread renewal of Tottenham's housing estates in accordance with policy AAP2(E). This support will lead to significant improvements in the quality of affordable housing which better address housing needs, secures a balanced community, and increases housing delivery.

4.23 In order to meet both of these aims, a "portfolio" approach where a group of sites can be seen to work together to meet the overall objectives of the Plan will be encouraged. This could for example mean that two or more sites working in parallel deliver different mixes or tenures of units which together make a policy-compliant outcome in the area.

4.24 Improving the quality of housing in Tottenham is a key priority and policy AAP2(D) is written to be consistent with the Council's wider aims for improving development design in Haringey, as set out in the Haringey Development Management DPD.

AAP4 Employment

A. Within the Tottenham AAP area, the Council will facilitate the regeneration and renewal of selected Designated Employment Areas (DEAs) through a reconfiguration of the local employment offer in order to intensify land uses, maximise the amount of business floorspace and premises, and to increase the number and variety of jobs. This will be achieved by:

- **a. Re-classifying some of the area's Designated Employment Areas;**
- **b. Protecting where appropriate industrial areas from inappropriate development as set out in SP8 and DM37;**
- **c. Supporting development proposals for enabling led mixed-use schemes, in line with Local Plan Policy DM38;**
- **d. Supporting development proposals for B1 Office uses in Tottenham Hale;**
- **e. Supporting additional employment uses to be created along the High Rd**
- **f. Intensification of industrial uses on the borough's stock of SIL; and**
- **g. Effective enforcement of non-employment or non-conforming uses which if retained would be of detriment to the area's employment stock.**

B. The Council will support local residents to access local and London-wide jobs through the ongoing collection of planning contributions towards providing training courses in line with SP9.

C: Employment Areas within Tottenham are designated as follows:

Name of Site/Area	Level of Designation
Brantwood Rd, N17	Strategic Industrial Land
North East Tottenham, N17	Strategic Industrial Land
Marsh Lane, N17	Strategic Industrial Land
Willoughby Lane, N17	Local Strategic Industrial Land
Lindens/Roseberry Works	Local Strategic Industrial Land
Millmead & Lockwood, N17	Strategic Industrial Land
Ashley Rd South	Local Employment Area: Regeneration Area
Hale Wharf	Local Employment Area: Regeneration Area
South Tottenham, N15	Local Strategic Industrial Land
Fountayne Rd	Local Employment Area: Regeneration Area
Rangemoor Rd/Herbert Rd, N15	Local Employment Area: Regeneration Area
Constable Crescent	Local Employment Area: Regeneration Area

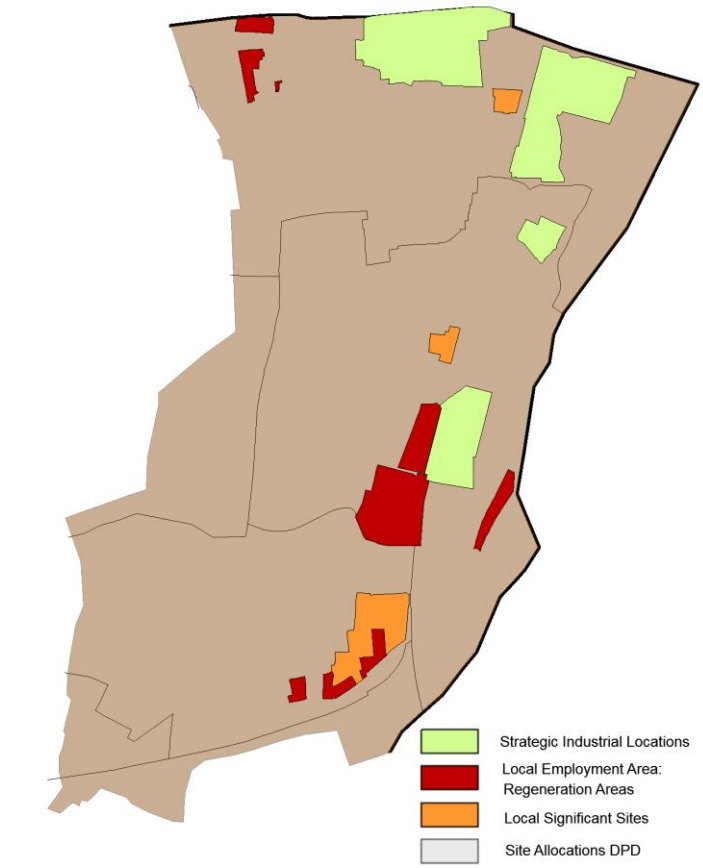


Figure 2.5 Designated Employment

Map 4.X: Designated Employment Areas in Tottenham

4.25 Whilst it is necessary and appropriate that some of Tottenham's employment land is safeguarded, it is imperative that the Council proactively facilitates a step-change in the local employment offer, particularly to expedite economic development. The policy includes interventions to ensure that employment land is fully maximised and that sites are appropriately positioned to support the existing and emerging business sectors which are vital to supporting area regeneration and improving job opportunities. This will create a policy environment which will allow development to bring forward new employment floorspace for new firms start, grow, and move into the area.

4.26 One of the key mechanisms for achieving a step-change in employment is to re-classify some employment areas to allow a wider range of employment generating uses on sites, and to help facilitate regeneration led mixed use development, where required. To secure investment an element of residential or another high value use will be required to enable new employment floorspace. Further details on site specific requirements are set out in the Neighbourhood Area chapter of this AAP.

4.27 The policy recognises and supports a future role for Tottenham Hale as a destination for higher value, purpose built B1 office development. This type of employment land use will complement regeneration in the area, driven by demand arising from the establishment of a new District Centre and Crossrail 2 stations, along with the uplift in housing development.

4.28 There are significant lower density employment designations in Tottenham, and these will be protected using this policy. These sites contain a significant number of jobs which require particular conditions to thrive. It is not considered that the introduction of residential into these areas is compatible with safeguarding the types of industries present. These industries provide jobs of a type which are important to be retained to ensure that there continues to be a diverse range of jobs in Tottenham.

4.29 The High Road itself serves as an important locus for employment and enterprise. In addition to the wide range of retail and community facilities located on the High Rd itself, there are a range of businesses located within close proximity to the High Rd. These are formed in part of tertiary employment sectors to complement the residences and retail businesses in the area, but also of smaller manufacturing and workshop spaces behind the High Rd. There is a presumption in favour of creating active ground floor uses on Tottenham High Rd.

Policy AAP5 Conservation and Heritage

A. The Council will seek to strengthen the character and local identity of Tottenham by sustaining and enhancing heritage assets, their setting and the wider historic environment. Proposals for new development will be required to:

- **a. Reflect relevant character appraisals and management plans for the area;**
- **b. Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal;**
- **c. Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them**
- **d. Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.**
- **e. Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.**

B. In line with the NPPF, paragraph 133, substantial or total loss of significance of designated heritage assets would only be considered where it satisfactorily justifies and demonstrates that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; and
b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
d. the harm or loss is outweighed by the benefit of bringing the site back into use.

C. In line with the NPPF, paragraph 134, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

D. In line with the NPPF, paragraph 135, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.30 All development proposals should demonstrate an understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment, as well as the wider area. The Council will seek to ensure that all proposals consider opportunities for adaptive re-use of existing assets, where viable, as well as the sensitive integration of new development within the existing urban and historic fabric.

4.31 In Tottenham, the historic environment forms an important part of the area's character and contributes to residents' sense of place and local identity. Continued economic deprivation of the area has led to some loss of architectural features and detailing that has compromised the significance of some assets. The AAP Policy seeks to positively maximise the investment and regeneration opportunities in managing historic environment with particular emphasis on integrating assets with development schemes and bringing redundant buildings back into use. The policy recognises the need to balance continuity and the preservation of local distinctiveness and character with historic environments as active living spaces that respond to the needs of local communities.

4.32 All development proposals should demonstrate an understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment, as well as the wider area. Where substantial harm to or total oss of significance of heritage assets is proposed, the Council must be satisfied that all opportunities to enhance the existing asset have been considered, and that there is significant public benefits which outweigh the substantial harm.

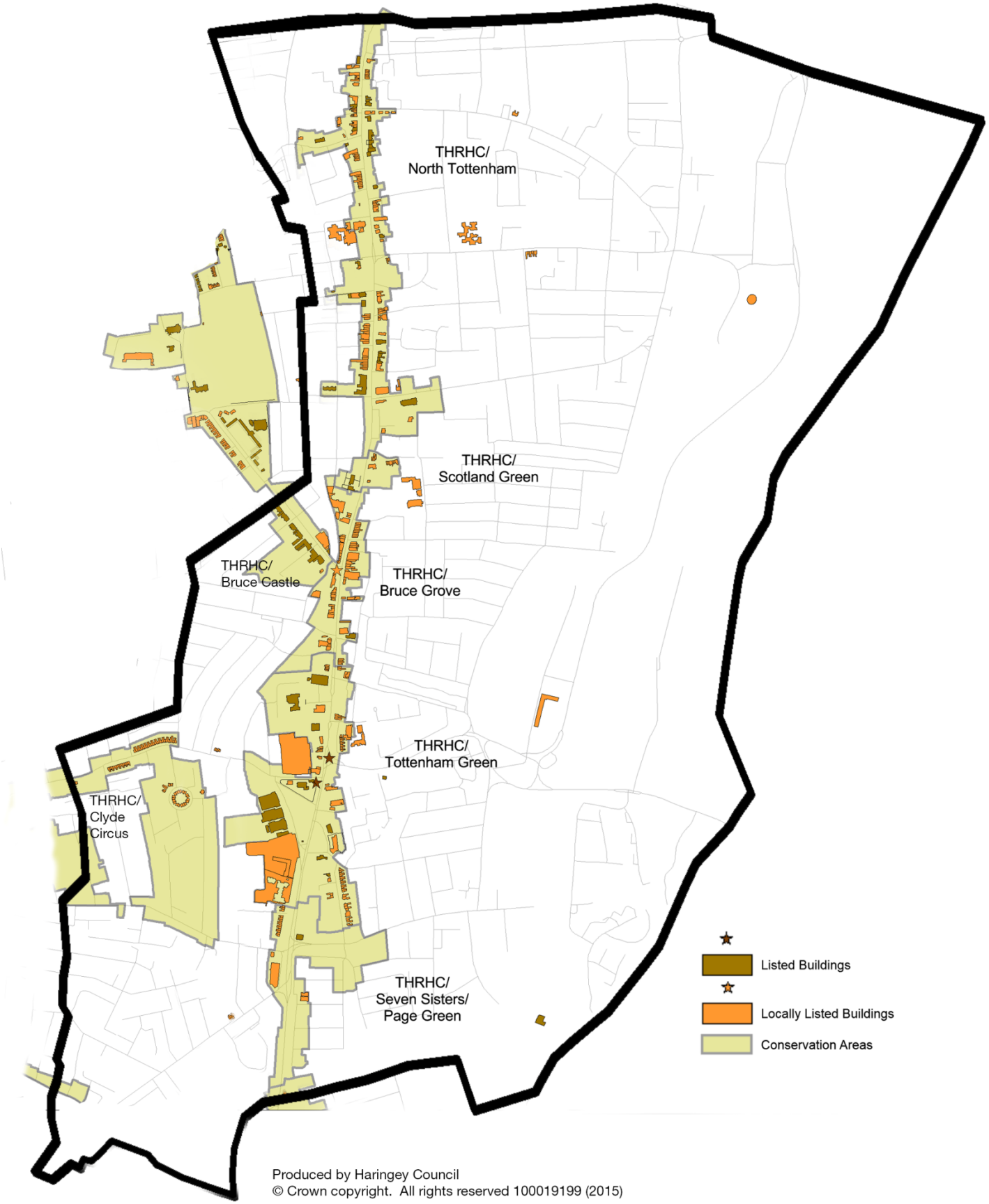


Figure 4.1 Conservation Areas

AAP6 Urban Design and Character including Tall Buildings

A. **The significant change planned for Tottenham's Growth Areas provides the opportunity to establish a new urban character for these areas. The Council will prepare Design Code SPDs for each area to ensure consistency of design across the area, and that a framework for high quality design is achieved.**

B. **In line with DM6, Tottenham Hale and North Tottenham as growth areas, and the area directly adjacent to Seven Sisters Station have been identified as being potentially suitable for the delivery of tall buildings. Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should follow the guidance set out Tall Buildings SPD.**

C. **The appropriate height of development sites within Tottenham will be guided by the principles in Local Plan Policy DM1, and DM6, the reorientation of Tottenham Hale from an urban to a central area, the policy below, and the Site Allocations included in the Neighbourhood Areas Chapter.**

D. **The Council expects the highest density development to be located adjacent to public transport nodes, and in Growth Areas and Areas of Cahnge. At their boundary, development is expected to transition between these areas and the suburban areas of the AAP through appropriate transition/scaling of heights.**

E. **The recommendations of the Urban Characterisation Study will ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration in order to help create legible neighbourhoods.**

F. **Taller buildings will be appropriate along (parts of) Tottenham High Road, Park Lane, Lordship Lane, Northumberland Park, Broad Lane, Lawrence Road, West Green Road, Seven Sisters Road, Monument Way, Ferry Lane, and within existing mid-rise residential areas, responding to the prevailing mid-rise character, and in some cases promoting intensification, increasing heights from low-rise to mid-rise where appropriate.**

G. **Retained suburban areas will be protected from inappropriate development, with taller development only being permitted where it can be demonstrated that the existing character of the area will not be compromised.**

H. The impact of new development, and particularly tall buildings should be considered against the requirements to protect Local Views as asset out in DM5: Locally significant views and vistas.

I. Where proposals fall within 500m of a Special Protection Area/ RAMSAR areas, specific measures should be set out to ensure there is no adverse effect on ecological integrity. Applicants are encouraged to engage with Natural England during pre-application discussions.



Figure 4.2 Tall buildings diagram

4.33 The Urban Characterisation Study underpinning the preparation of the Local Plan together with local area based explorations suggest that within Tottenham, there are a number of areas that are suitable for taller buildings because of their characteristics and accessibility. Equally, other parts of the AAP area comprise established residential "suburbs" characterised by conventional 2 storey housing, which are proposed to be retained and protected. The transition between metropolitan and high street areas and the suburban hinterland needs to be carefully managed.

4.34 The ambitions and vision for Tottenham, planned and expected infrastructure investment and the need to optimise housing and employment outcomes in accessible locations, means that the AAP includes provision for higher density and tall buildings on specific sites, and in specific locations. High Quality tall buildings can make an important contribution to the delivery of employment and community space as well as homes, whilst also playing a part in place making and the creation of new urban form.

4.35 In line with Policy DM6 of the Development Management DPD, this policy establishes the principle that building heights need to respond to the existing street hierarchy. It asserts that buildings should be taller on main streets and within town centres and decrease gradually as you move away into the quieter hinterland areas. This is considered a key component in creating legible neighbourhoods and places which is a key objective of the Tottenham AAP.

4.36 The consistency of building heights is recognised as an important quality. Where height changes do occur on a large scale this change should occur gradually and retain consistency. With elements that are considerably taller than this consistent height such as at Seven Sisters station in the Apex House site allocation or at Northumberland Park station in the Northumberland Park site allocation, they should mark something or somewhere and have a reason for being taller. These by their very nature should be few in number.

Policy AAP7 Transport

A. The Council will support future improvements in the levels of public transport accessibility and capacity across the Tottenham AAP area. The Council expects development proposals to:

- **a. Seek improvements to connectivity and permeability for pedestrians whilst minimising the likelihood of conflicts with vehicular traffic.**
- **b. Consider opportunities for improving walking and cycling across the AAP area, which could include the introduction of a wider cycling and walking network; and**
- **c. Promote where appropriate, traffic calming, pedestrian accessibility enhancements, road safety measures and cycle facilities such as on street cycle parking;**

B. Developments proposed within 1km of a proposed Crossrail 2 station should show how they meet the requirements of Policy SA1.

C. Parking provision will be expected to be delivered in accordance with Policy DM32 of the Development Management DPD; and

D. In line with Haringey's Local Plan policies, the London Plan, the Local Implementation Plan [LIP] and the Mayor's Transport Strategy, the Council will work with its partners to promote and support the delivery of key infrastructure proposals to support the regeneration of Tottenham which are set out in the Neighbourhood Area wide section of this AAP.

E. The Council will support applications which enhance the transport interchange between Tube, train bus, and pedestrian/cycling modes at Tottenham's transport interchanges.

F. Sites required for the construction of Crossrail 2 safeguarding will be protected as necessary. The Department for Transport and TfL should be consulted with regards planning applications on any formalised Crossrail alignment.

G. In order to maximise the utility of Seven Sisters station, development which can enhance pedestrian and cycling routes to and from the station will be supported.

H. The Council supports the addition of a Cycle Superhighway that passes runs from THFC to the City, and this will be required to be produced in a manner that adds legibility to the urban realm in this area.

4.37 In accordance with Haringey's 2011-2031 Local Implementation Plan, a major objective of the AAP is to ensure Haringey's transport network can accommodate increases in travel demand by tackling congestion, increasing sustainable transport capacity, encouraging modal shift and reducing the need to travel. This includes facilitating an increase in walking and cycling to improve the health and term wellbeing of Haringey's residents

4.38 As part of the AAP production process a Transport Modelling and Analysis was undertaken in 2014 in order to assess the level of growth proposed in Tottenham in the context of the objective above. The report emphasised that a suite of transport mitigation measures are needed if the level of proposed growth within Tottenham is to be accommodated sustainably. The findings of this Analysis reflected both the TfL

commissioned transport study in 2012 to support the development of the Upper Lea Valley Opportunity Area Planning Framework and Haringey's 2011-2031 Local Implementation Plan. These studies indicated that interventions should be based on:

- The support for more walking and cycling;
- A better interchange at Tottenham Hale;
- Improving bus capacity through a package of new routes, extensions and increased service frequency for existing routes;
- Managing and improving the capacity of the road network; and
- Increased local rail services on the West Anglia Main Line and in the longer term, the implementation of Crossrail.

AAP8: Development along Tottenham High Rd

A. Development on Tottenham High Rd will be supported where it is demonstrated to positively enhance the overall character and setting of Tottenham High Rd.

B. The High Road has a number of District and Local Centres along its length, and uses within these will be in line with DM42 and DM43.

C. Development will be expected to provide active frontages onto the High Rd between designated centres to provide activity along its length. A wide range of non-A1 or C class uses will be supported here.

D. Due to the excellent public transport connections, and in order to manage flow on the High Rd, car-free development will be supported. Developments that help to optimize the benefits of Cycle Superhighway 1, including through the design of the site, and the incorporation of cycle parking facilities, will be supported.

E. Development which positively enhances the distinctive character and setting of neighbouring and nearby buildings, and produces improved views along the High Road, including long views from other parts of the High Rd, and and from adjacent streets, will be supported.

F. Opportunities to create new space for enterprise and commercial uses to the rear properties fronting the High Rd will be permitted. Where a site with a back of High Rd frontage is redeveloped, an employment ground floor use will be sought.

4.39 Tottenham High road is a major arterial route which has historically supported ribbon development along its length. The existing earliest buildings date from the eighteenth century including grand Georgian houses. The High Road became infilled with houses, shopping parades and municipal buildings with the advent of mass transit in the nineteenth century. Today, the High Road is dominated by Victorian and Edwardian terraces interspersed with some modern development. The predominant character of the area is that of a busy high street, dominated often by a heavy traffic flow. The length of the High Road from the borough's northern boundary with Enfield to its southern boundary with Hackney is part of the Tottenham High Road Historic Corridor – a sequence of six adjoining

conservation areas. There are a large number of statutory listed buildings and locally listed buildings and many non-designated buildings that contribute positively to its unique character.

4.40 The Northern section of the High Road between the borough boundary and Bruce Grove is characterised by tightly knit terraces with shop fronts at street level, creating an enclosed urban environment. The North Tottenham Conservation area and Scotland Green Conservation Area have a mix of smaller two and three storey buildings of various ages and styles ranging from the handsome Georgian townhouses set behind generous front gardens to later Victorian and Edwardian terraces built right up to the pavement, or occasionally set behind small forcourts.:

4.41 In the area around Bruce grove, the predominant urban character is that of three-storey buildings with shops at the ground floor. Buildings are mostly Victorian, Edwardian with a few modern buildings. All buildings have active frontages which are set immediately behind the pavement. It is an important and busy shopping area and district centre.

4.42 Tottenham Green and the area between High Cross and Chestnut Road were extensively redeveloped at the turn of the century and have a different character. While still 2-4 storeys in height, buildings are much larger in scale. There are individual large buildings which are generally set back behind forecourts. Grand Edwardian municipal buildings around the Green mark out Tottenham's old Civic centre, around an open space with mature trees. There is a mix of municipal and community uses in this area with some residential, retail and offices.

4.43 South of Tottenham Green the predominant urban form is 2-3 storey Victorian suburban blocks. There is a mix of late nineteenth century shopping parades, Victorian terraced houses and more modern housing estates and offices. Buildings are generally set back from the pavement line creating a more suburban feel with space for mature street trees, though some of the street frontages are flush with the pavement.

AAP9– TOTTENHAM GREEN GRID

A. In areas identified as deficient in access to open space and nature, a high priority will be afforded to opportunities to enhance access through on-site provision or contributions to the implementation of relevant Tottenham Green Grid projects.

B. **Development proposals for sites adjoining the Green Grid will need to take account of the route and ensure that opportunities are taken to provide new developments which address the route along its built edges.**

C. **The principles included in the Council's Green & Open Spaces Strategy should be adhered to in the creation of the Green Grid.**

Reasoned justification

4.44 Due to the significant need for new housing and employment in Haringey, and Tottenham, delivering new open spaces of a significant scale is not considered realistic. Tottenham does have a range of excellent open spaces within it, and on it's doorstep. Additionally, development contributions have the potential to be collected and spent on improving, and improving access to existing open spaces. Together, these aims will form a green grid of networked, high quality open spaces.

4.45 Tottenham's Green Grid will form a part of the Haringey and London wide integrated network of green infrastructure. A network of accessible open spaces linked by footpaths, cycleway and tree-lined avenues is planned. The more built-up character of many of the areas identified as being deficient in access to nature make the education of deficiency all the more challenging. Policy AAPx seeks to ensure that through a combination of more substantial enhancements, as part of major development, and off-site investment, this will ensure a valuable environmental legacy for future residents.

4.46 Key routes within Tottenham include the connecting of the High Rd with the Lee Valley Regional Park through the key growth areas in Tottenham Hale and Northumberland Park. Links to the collection of parks to the west of the AAP area (Lordship Rec, Downhills Park, Chestnuts Park) will also be improved.

4.47 The impact of new routes on existing open spaces will be closely managed. The aim of the link, while being as direct as possible, is to enhance and link together existing open space assets. Any developments should be able to clearly demonstrate how they meet this aim, including how any affected assets in the Park will be reprovided and improved if necessary.

4.48 To complement the delivery of development and ensure that new development and existing residents are able to access high quality amenity space there will be a generous, accessible, legible and safe pedestrian/cycle friendly

network linking open spaces, town centres, and public transport nodes in Tottenham. New residents will access the commercial and cultural amenities of the High Road more directly and comfortably, and existing residents around the High Road will access the recreational amenities of the Lee Valley Regional Park.

4.49 A key project in the development of the Green Grid will be a new axial east-west route between Tottenham High Road and the Lee Valley Regional Park through the Tottenham Hale area. The new route will pass across the northern section of the new Tottenham Hale district centre on a straight path which extends east the axis of Chesnut Road.

4.50 A second new axial east-west route that creates new public spaces in north Tottenham will be delivered. The delivery of this high quality public space network will effectively link up and connect the major physical assets in the area, namely: the new White Hart Lane Station, the High Road West regeneration area, the THFC-led Northumberland Development Project, the Northumberland Park regeneration scheme, Northumberland Park station and the Lee Valley Regional Park.

Figure 4.3 Green Grid



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AAP10: Meanwhile Uses

The Council will support, through the granting of temporary planning consents, and where appropriate, time-limited Local Development Orders, "meanwhile" uses on allocated development sites which are not expected to come forward in the short term. Such uses will be required to demonstrate how they contribute to the vibrancy of the immediate area and support the delivery of the development outcomes and vision as set out in this Plan.

4.51 In order to deliver the desired regeneration outcomes and successfully co-ordinate development schemes, the Council recognises that some developments may not come forward until the later part of the plan (2020-2026). The Council believes that there are many opportunities for sites to continue to offer an active use throughout the early stages of redevelopment.

4.52 Where there are functioning buildings on sites which are scheduled for redevelopment, the Council will support applications that keep the buildings in active use in the short term. Where demolition has occurred, but the new development may be a few years away, a suitable temporary meanwhile use of the space will be encouraged. Such uses should ensure that they have no negative impact on the immediate area and that they continue to complement the vibrancy and distinctiveness of the neighbourhood.

AAP11: Infrastructure

A. The Council will plan positively to introduce improved facilities in Tottenham which meets the overall needs of the population, including meeting existing deficits, as well as the needs of new developments.

B. The Council will actively seek to introduce tertiary employment operators into the Tottenham area to ensure local residents have excellent options to gain skills to access the London jobs market.

C. New primary and secondary provision to match growth will be created in the growth areas of Tottenham Hale and North Tottenham. This will principally be at the new Harris Academy on Ashley Rd in Tottenham Hale, and within the Northumberland Park masterplan regeneration area in North Tottenham.

D. The council will work with developers and construction companies to create local employment opportunities through:

1. **Ensuring local labour can access construction jobs**
2. **Creating apprenticeships**
3. **Ensuring contributions towards local skills regeneration are gained when employment floorspace is lost on a site.**

Reasoned Justification

The Council has published an Infrastructure Delivery Plan for the borough which identifies the current and forecast levels of need for new school places in the borough. This will be kept under

review throughout the Plan period to ensure that there is adequate provision to meet a changing population. At present the Harris Academy in Tottenham Hale is forecast to have the capacity to meet local need in this area over the plan period. There is currently an unmet need for approximately 100 new primary school places in North Tottenham over the Plan period. The Northumberland Park regeneration programme, and future masterplanned change, will be required to include provision for this.

An increase in the number of jobs in Tottenham will be complemented by an increase in the level of early years provision, to enable local parents to make the choice about how they access jobs with a young family. It is considered that town centres, with their generally high public transport accessibility, and higher job densities, are the most appropriate location for these uses to be supported, subject to them not compromising the primary concentration of retail at the heart of the centre.

Part of the economic strategy for the borough is to seek to encourage tertiary education providers to locate in Tottenham. This could be through the addition of a new university, or through the introduction of a college that will support local resident's ability to secure new skills that will help them access new jobs both locally and across London. Similarly, increasing of CHENEL's capacity to offer a tertiary education facility will be supported by the Council. These should be located in highly accessible areas.

5 Neighbourhood Areas and Opportunity Sites

Introduction to Neighbourhood Areas

Neighbourhood Areas

The AAP acknowledges that the Tottenham area comprises a complex mosaic of areas, all differing in character from one to another. To better understand the potential for change within the different parts of Tottenham, four neighbourhood areas have been identified which reflect the varied character and functions of the place. The neighbourhood areas are identified in Map 3.1 and comprise:

- Tottenham High Rd Area of Change, including
  - Seven Sisters/West Green Rd,
  - Tottenham Green, and
  - Bruce Grove;
- North Tottenham Growth Area;
- Tottenham Hale Growth Area.

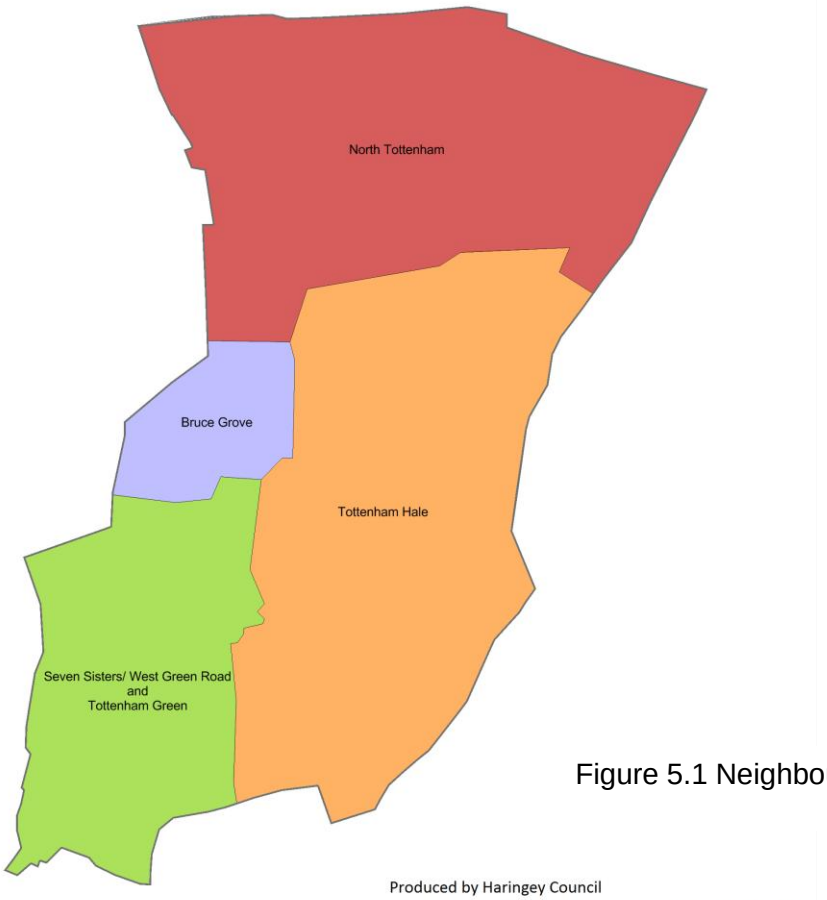


Figure 5.1 Neighbourhood Areas

Each neighbourhood area has its own challenges and opportunities in meeting the wider AAP objectives, especially with respect to housing and employment targets. The neighbourhood areas reinforce and bring together the AAP-Wide Policies and the opportunity sites to guide improvements and development in each area.

Each area is introduced below. The following section establishes the contribution each neighbourhood area will make towards the delivery of the overall objectives and development strategy set out for Tottenham. It shows the associated infrastructure in support of the neighbourhood area as a whole, as well as transport and public realm enhancements specific to each neighbourhood area that are needed to maintain or create a distinctive sense of place.

5.2 Within each neighbourhood area, sites which offer opportunities for strategic development and change are allocated. Each site represents land that is suitable for development over the plan period, including key sites to achieve regeneration objectives or necessary to deliver infrastructure improvements. For each site, expectations are set out relating to land use, design, infrastructure, and delivery. Where appropriate indicative capacity estimates for net additional new homes, employment floorspace, town centre, and other uses are provided. For an explanation of how these numbers were arrived at, please see Appendix A.

Sites with significant opportunities for development and change have been allocated, including key sites that have an extant but unimplemented planning permission. Each site represents brownfield land that is suitable and available for redevelopment over the plan period, including sites key to achieving wider regeneration objectives or necessary to deliver infrastructure improvements.

For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. There are then a list of Site requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy-compliant proposal. Following this there are “Development Guidelines” which offer further guidance on the most appropriate development on each of the sites.

A leading use(s) and supporting uses are specified to direct the nature of the acceptable mix of uses for the site. Leading uses are those that make an essential contribution to delivering the objectives of this Plan and should form principal components of proposals for each site. Supporting uses are uses compatible with the leading use(s) that may form ancillary components of the overall mix of uses proposed on a site. Where appropriate, details of the mix of uses for the site are accompanied by further guidance on options and dependencies, including site assembly and phasing.

Tottenham High Road Area of Change

This Area of Change is formed of three Neighbourhood Areas:

- Seven Sisters/ West Green Rd
- Tottenham Green
- Bruce Grove

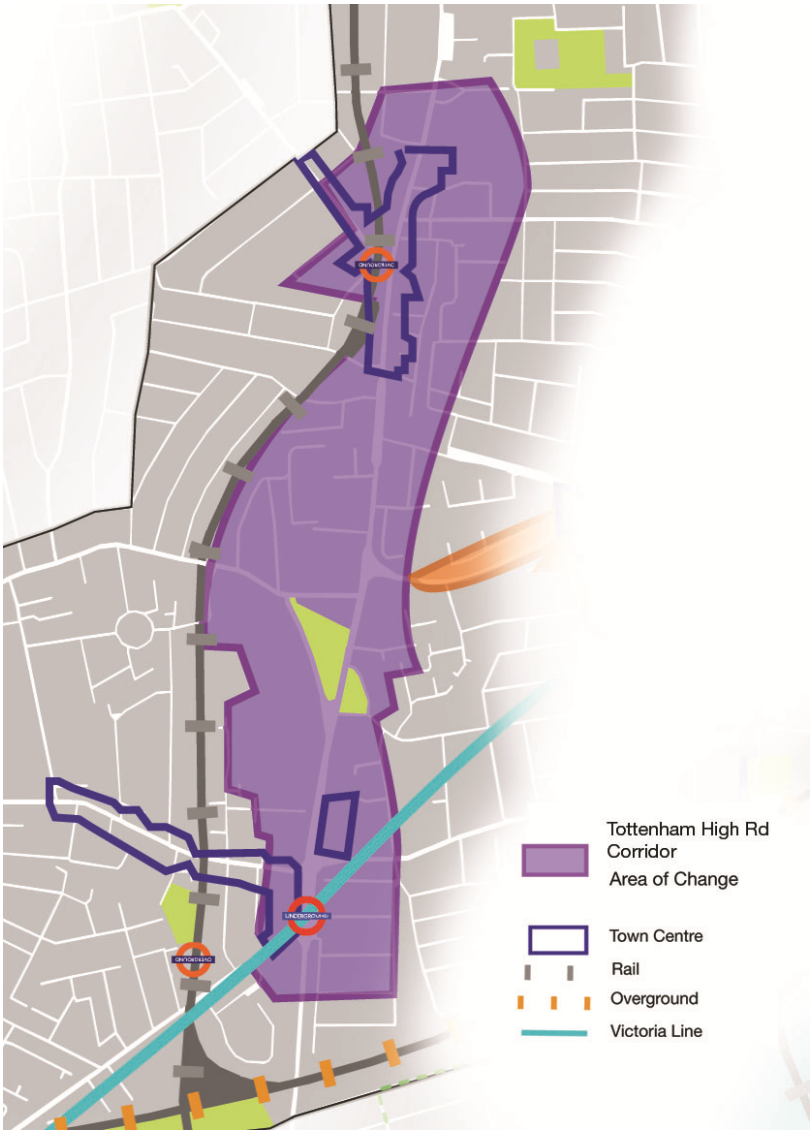


Figure 5.2 Tottenham High Road Area of Change

These areas are addressed separately below, including the Site Allocations in each section. Their capacities are set out together below.

Site	Net residential units	Commercial m^2	Town Centre m^2	Other m^2
SS2: Lawrence Road	264+93	1,200	0	0
SS3: Turner Avenue and Brunel Walk	0	0	0	0
SS4: Gourley Place	191	6,600	0	0
SS5: Wards Corner	163	0	3,700	0
SS6: Apex House	53	0	1,600	0
TG3: Tottenham Chances & Nicholson Court	34	0	0	2,400
TG4: Tottenham Police Station & Reynardson Court	30	1,200	500	0
BGX: Bruce Grove Station	13	0	100	0
BG1: Bruce Grove Snooker Hall and Banqueting Suite	49	0	900	0
BG2: Tottenham Delivery Office	63	500	0	0
Total	**620**	**9,500**	**6,800**	**3,300**

Table 4:

Seven Sisters/ West Green Rd Neighbourhood Area

Vision for the neighbourhood area

5.1 *Enhancement of the urban realm and transport interchange at Seven Sisters Station, including development of a landmark building, to create a fitting gateway to Tottenham. Improvements to West Green Rd shops to enable a more varied mix of uses.*

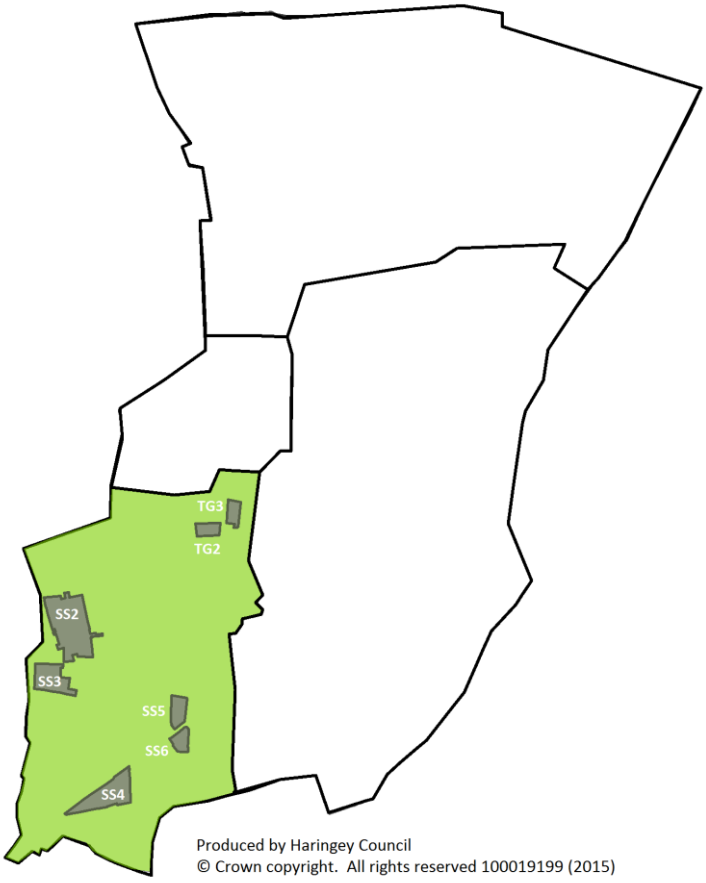


Figure 5.3 Seven Sisters/ Tottenham Green area

Key neighbourhood area objectives

- Refocusing of retail floorspace within Seven Sisters/West Green Rd District Centre at Seven Sisters end of West Green Rd to enhance its' retail characteristics;
- Redevelopment of key sites including Wards Corner, Apex House, Lawrence Road and Gourley Triangle;
- Targeted streetscape and environmental improvements along West Green Road,
- Tottenham High Road and Seven Sisters Road including paving, signage, landscaping and street furniture;
- New affordable employment/workspace suitable for new enterprises and medium sized businesses as part of mixed use redevelopment at Gourley Place and Lawrence Road;
- A landmark tall building at Apex House providing significant new mixed tenure homes and ground floor space for employment/commercial space to complement development on the Wards Corner site;

- Targeted building and shop front/signage improvements consistent with the enhancement of the character, heritage and townscape attributes of the area alongside new development.

Neighbourhood Character

The Urban Characterisation Study suggests that the area is predominantly residential but of contrasting qualities, densities, periods and types. Houses generally consist of compact and consistent terraces in majority of the area to the south-east and north. There are large number of elegant villas and townhouses north of West Green Road and around Page Green terrace.

The neighbourhood is fairly dense and urban- comprised largely of urban blocks with a small number of small parks. Larger open spaces can be found to the west in the form of Lordship Recreation ground, Downhills Park, and Chestnut Park.

There are employment areas at Gourley triangle on Seven Sisters Road, Lawrence Road, and in the Rangemoor Road area (covered in the Tottenham Hale section). Housing estates are generally more prevalent south and west of Seven Sisters Road.

Tottenham High Road and Seven Sisters Road both function as the spines through the neighbourhood to which other streets connect. West Green Road, Phillip Lane, Bruce Grove, Lordship Lane and St. Ann's Road provide secondary connections to adjacent neighbourhoods. Surface railway lines divide the area both east west throughout the area, and north south in the Seven Sisters area.

Urban realm improvements:

5.10 The Urban realm improvements for the neighbourhood area are:

- The redevelopment of key sites on the high road should lead to improvements to footway and public realm/station entrances in the vicinity of Sevens Sisters Road and Tottenham High Road
- New way finding/signage as part of wider Tottenham branding and route finding
- Opportunities for further enhancement of Tottenham Green to continue to hold education and cultural events.
- Significant buildings and spaces along with heritage assets that contribute positively to the area's character should be conserved and enhanced and their settings and viewing corridors improved, notably St Ignatius Church, St Ann's Church and wider setting, and Page Green.
- Targeted streetscape and environmental improvements including an enhanced urban realm between Seven Sisters and Tottenham Green and recognition/redesign of the street to encourage use of the proposed "Green Link" through Tottenham Hale towards the Lee Valley Regional Park.

- Public realm improvements and transport projects which facilitate improved pedestrian circulation and movement including improvements to permeability.

Management of heritage assets in the area

The area contains the southern part of the Tottenham Historic Corridor. The earliest settlement within the area was Page Green lying just off the High Road. The name Seven Sisters was recorded as a settlement within the area known as Page Green. It derives its name from seven sisters planting seven Elm trees encircling a Walnut tree which became an identifiable local feature.

The area developed rapidly following the construction of Seven Sisters Road connecting Holloway to Tottenham. Further development was facilitated by opening of railways and tram services that made the area popular among workers to live and commute to London. The area transformed from a quiet and affluent suburb to a working class area with excellent transport connections to London.

In the post war era, a number of Victorian terraces were replaced with large housing estates. These terraces were either damaged during the war or deemed as slums.

Improvement Sites: Existing buildings / sites that need repair, enhancement, major intervention

- The neighbourhood essentially forms a gateway to the Historic Corridor and key opportunity sites such as Apex House and Wards Corner would play a crucial role in defining this important node. Development schemes should respond the character of the adjacent area and positively enhance the setting of the Historic Corridor.

- Within the Seven Sisters/West Green Neighbourhood area, there are several non designated heritage assets i.e. buildings that are not listed or locally listed that contribute positively to the area. These should be targeted for improvement in groups, as they enhance the historic character of the area. These buildings could be improved by improvements to shopfronts, removal of inappropriate signage, street and facade clutter, replacement of inappropriate uPVC windows, and removal of satellite dishes. In doing so, innovative and creative designs for shop fronts would be encouraged to reinstate and celebrate the area's multi-cultural and unique identity.

OPPORTUNITY SITES: Major sites where redevelopment is likely/desirable

- Key design principles for each site allocation that would have an impact on heritage assets has been discussed under the respective allocation.

PROTECTION OF VIEWS – consolidating and enhancing views into the High Road and strengthening the sense of character and place

- The view east, from Seven Sisters Road
- The view along West Green Road
- Threshold views at the junction with main roads such as West Green Road, Seven Sisters Road and Broad Lane providing a sense of arrival via a 'secondary route' to a 'primary route'

Local Strategic Policies in this area govern

- THR1: Seven Sisters/West Green Rd District Centre
- THR3: Tottenham Green Civic Heart

Site Allocations in this Neighbourhood Area

5.2 The site allocations in this neighbourhood area, grouped into Seven Sisters (SS), and Tottenham Green (TG) are:

- SS1: Lawrence Road
- SS2: Turner Avenue and Brunel Walk
- SS3: Gourley Triangle
- SS4: Wards Corner
- SS5: Apex House
- TG2: Tottenham Chances & Nicholson Court
- TG3: Tottenham Police Station & Reynardson Court

Infrastructure

5.11 The infrastructure projects for the neighbourhood area are:

- The site is expected to be served by new Crossrail 2 station infrastructure at Seven Sisters.
- Transfer of the Enfield East/Enfield line to London Overground will lead to service frequency improvements at Sevens Sisters Overground station
- Potential improvement to facility currently located at Tottenham Chances.
- New improved SLOL at Lawrence Rd and Bruce Grove Wood

SS1: Seven Sisters and West Green Rd District Centre

A. The Council will support planning applications for development within the Seven Sisters and West Green Rd District Centre as indicated in Map X to promote the positive regeneration of the area.

B. Development proposals will be resisted where they involved the amalgamation of individual shop units, in order to preserve the historical streetscape rythem and preserve opportunities for independent traders.

C. To retain the viability of the shopping area, the primary retail frontages will be adjusted as follows:-

1. The primary frontage will be transferred to secondary shopping frontage between 70 to 126a (even), and 51-95 (odd) West Green Road to support the consolidation and intensification of the town centre uses.

D. Active town centre uses including retail, restaurant/café, leisure, commercial or community facilities will be required on all ground floor street frontages;

E. Small floor plate units a near the underground station are appropriate to create activity and vibrancy and security;

F. The Council will require the retention of the Seven Sisters Market in the area.

G. Council will support retention, repair and reinstatement of historic shop fronts and facades including innovative and creative branding opportunities to celebrate the area's independent and multi cultural shops;

H. A high quality urban realm will be created around Seven Sisters station.

I. Unauthorised and incorrectly implemented planning consents in the centre will be a focus for enforcement action to ensure high quality of design is maintained.

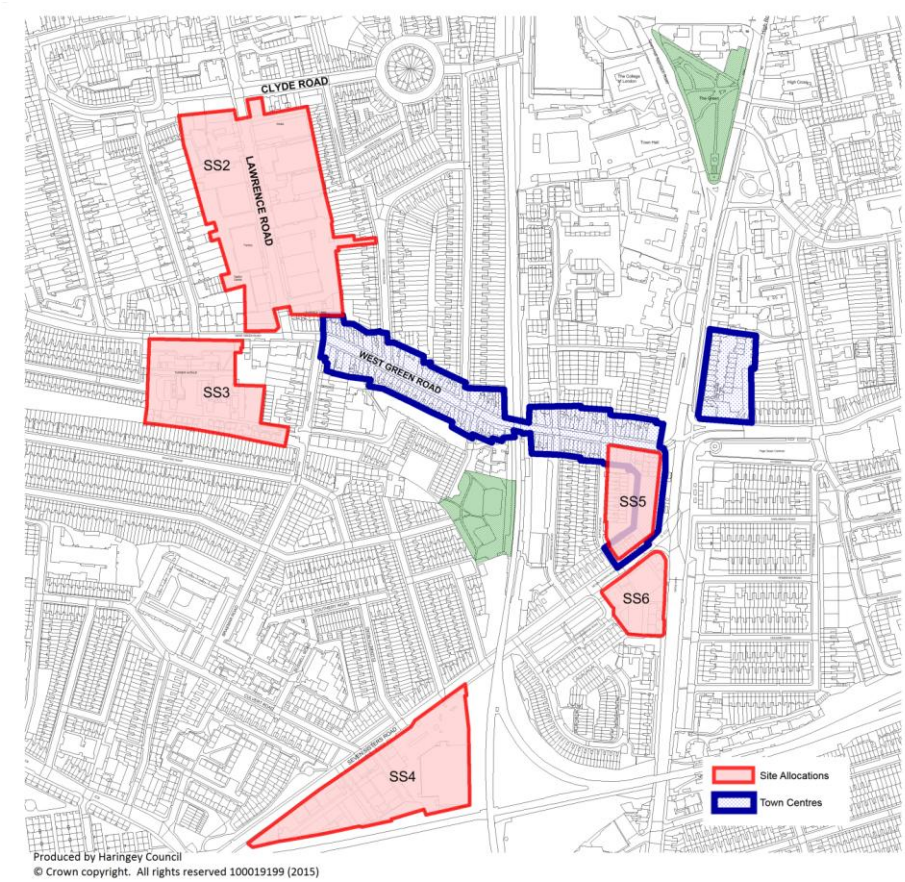


Figure 5.4 Seven Sisters sites

Reasoned Justification

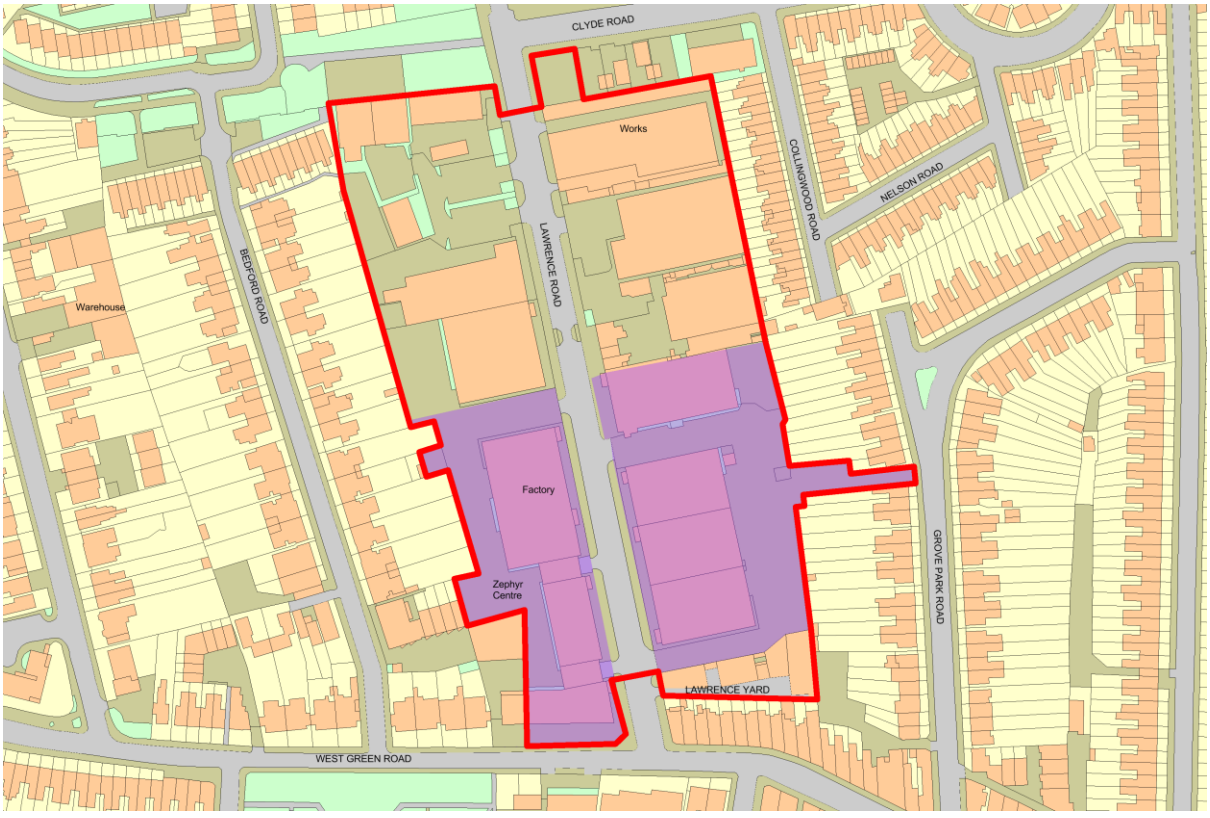
Seven Sisters station is the focal point of the District Centre, and the key location from which many visitors access Tottenham. This situation is forecast to increase further with the potential addition of Crossrail 2, makes the area a suitable location for housing and employment growth. There are proposals for comprehensive redevelopment at Wards Corner (including a community-led refurbishment plan), and Apex House. The retention of a market in this area is seen as important in ensuring that the existing multicultural feel of the area is retained in the future. This policy therefore seeks to retain this part of the District Centre as the retail heart of the District Centre. This will have a particular focus on encouraging additional comparison retail uses in the area.

It is recognised that West Green Road provides an important local shopping destinaton, particularly to residents west of the High Road. There is an opportunity to improve the quality of many of the shops within the centre, with much of the buildings and shop fronts suffering from poor maintenance due to lack of investment. This policy supports the refreshing of the shopping frontage while retaining the generally small floorplate shops which enable small independent traders to operate in the area. Additionally, greater flexibility for a wider range of town centre uses to be introduced into the West Green Road frontage will be supported. This is seen as crucial to supporting small businesses to set up in Tottenham.

SS2: Lawrence Road

Address	Zenith House, 69 Lawrence Road; Sterling House 67 Lawrence Road; Mono House, 50-56 Lawrence Road and 45-49 Lawrence Road			
Site Size (Ha)	3.7	**PTAL Rating**	3	
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Offices (B1)			
Ownership	Mix of private and public freeholds and leaseholds			
How site was identified	Strategic Housing Land Availability Assessment			
Planning designations	Adjacent to Clyde Circus conservation area			

Indicative Dev^{t} Capacity	**HGY/2012/1983**		**Site Allocation**	
	Net Resi units	**Commercial m^2**	**Net Resi units**	**Commercial m^2**
	264	500	93	1,200



Extant Planning Permission (HGY/2012/1983)

Demolition of existing buildings and erection of seven buildings extending up to seven storeys to provide 264 new residential dwellings, 500 sqm of flexible commercial/retail

floorspace (A1/A2/A3/D2 uses) with associated car parking, landscaping and infrastructure works

Site Allocation (Remainder of the site):

Mixed use development with commercial uses at ground floor level and residential above.

Commentary

Following on from the recent development at the southern end of Lawrence Rd, development to create a consistent medium density, mixed use precinct will be encouraged. There are a number of existing buildings that should be retained, notably 28 Lawrence Rd.

Site Requirements

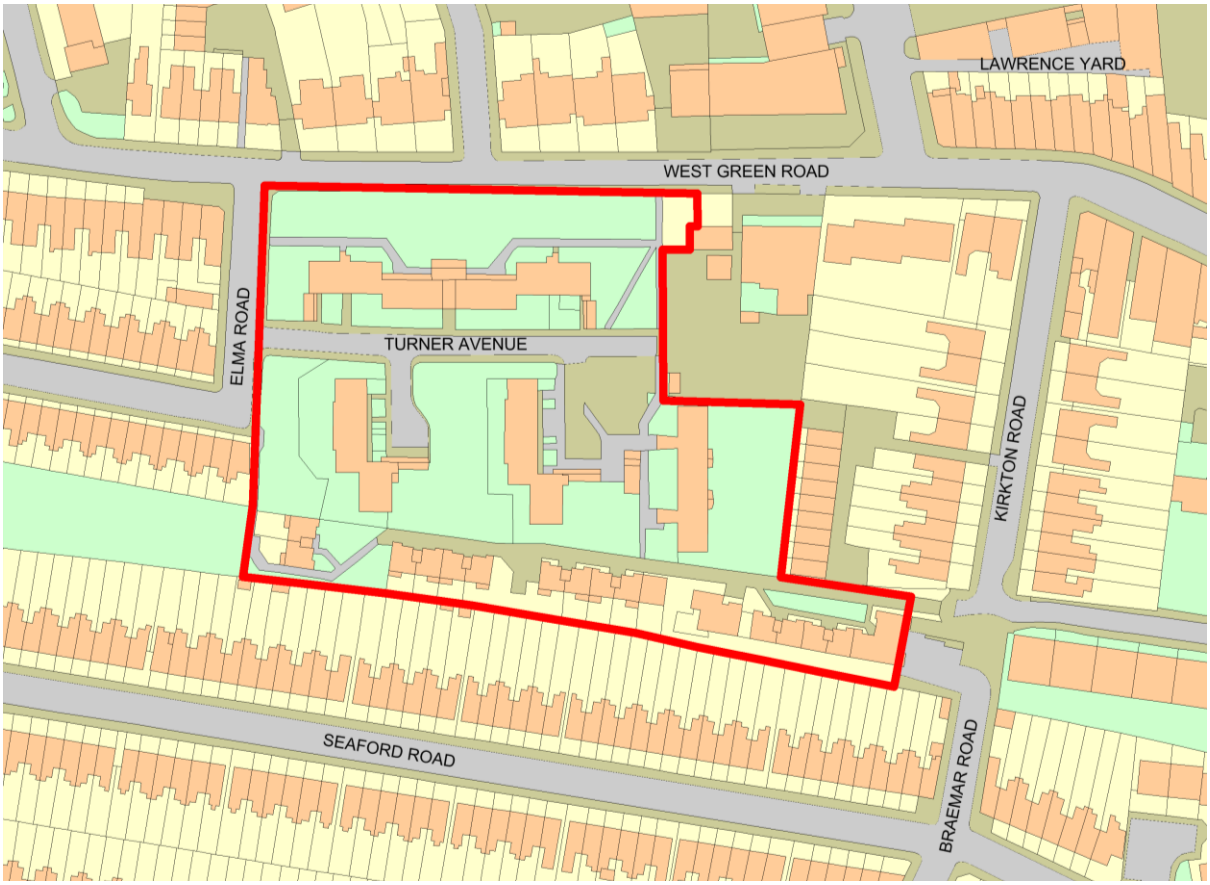
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- Re-provision of employment floorspace at ground floor level along Lawrence Rd, with residential development above.
- This site is suitable for taller buildings facing both sides of Lawrence Rd, with mews-type streets behind containing family housing responding to the scale of the terraced housing prevailing in the Clyde Circus Conservation Area to the east and west will be supported, in line with the extant planning permission on the southern section of the site.
- The junction adjacent to the existing linear park to the north of the site should be reconfigured to reflect Clyde Rd as part of the Mayor of London's Quietway cycle network.
- The development must be designed in such a way that the SLOL designation at the land linking Elizabeth Place and Clyde Circus to the north of the site.
- An assessment of the impact on the existing traveler site on Clyde Rd should be undertaken for any adjacent or closely proximate development proposals.

Development Guidelines

- Existing good quality stock, notably 28 Lawrence Rd, which can continue to meet the needs of contemporary commercial uses, should be preserved as part of a more comprehensive development.
- Development at the northern edge of the site should face the existing linear park as well as Lawrence Rd, and should step down in height to respect the existing terraced housing to the west.
- The existing street trees are a strong asset to the streetscape and should be preserved.
- Approaches to ensuring the retention of the commercial use remains affordable in perpetuity will be supported in line with Policy DM38.
- While taller development is suitable on the Lawrence Rd frontage due to the deep set backs from the street, consideration to avoid new development creating a canyon-like effect on this street should be considered.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.
- The urban realm along, and linking to Seven Sisters Rd should be of a high quality to provide a pleasant approach to Seven Sisters station by foot.

SS3: Brunel Walk and Turner Avenue

Address	Turner Avenue estate, and 1-36 Brunel Walk		
Site Size (Ha)	1.4	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Housing Estate		
Ownership	Public freehold, with leaseholder interests		
How site was identified	Housing estate renewal and investment programme		
Planning designations	Adjacent to Clyde Circus conservation area		
Indicative Dev[t] Capacity	**Site Allocation**		
	No net additional capacity		



Site Allocation

Potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.

Commentary

The Council will work with existing residents to bring forward a masterplanned development which improves the quality and mix of housing on this site to better meet local need.

Site Requirements

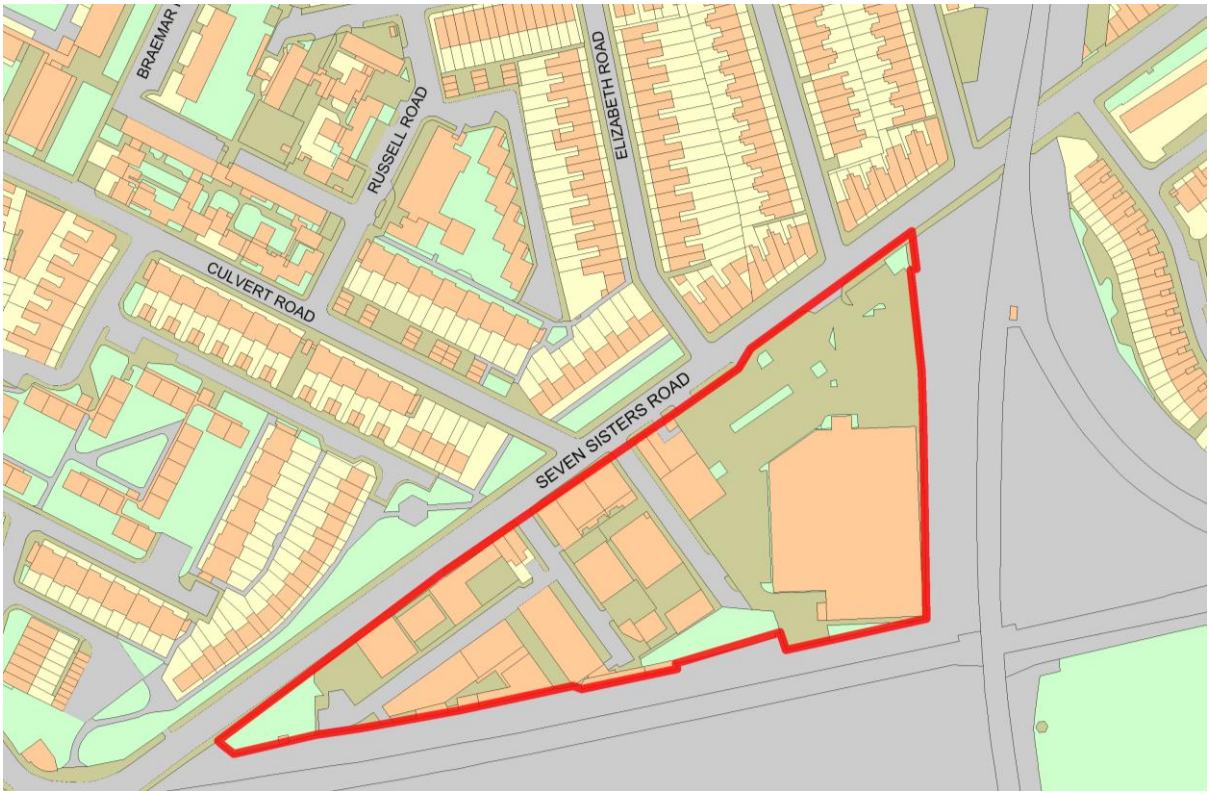
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- Existing buildings do not need to be retained, although refurbishment of the existing blocks with limited infill of the Turner Avenue part of the site should be considered.
- Design should take into account and positively respond to the Clyde Circus Conservation Area adjacent to the site.
- The use on this site will be residential.
- A new public open space should be provided on this site. The potential for this to link with the outside drinking area to the rear of the Fountain Pub should be considered.
- National Grid cables are identified as being present on site and need to be indentified and built around to ensure access for contractors to maintain

Development Guidelines

- Development along West Green Road should be consistent with those of the neighboring properties on West Green Road.
- Heights could increase towards the centre of the site, but would need to be reduced to the south, east and west to respect the amenity of neighboring residential buildings.
- Due to the good, and improving, public transport connections, parking should be limited on this site. The parking needs of existing residents should be accessed through future site masterplanning.
- Improved site permeability to enhance connection to the local road network. A through route may be acceptable if sensitively integrated and designed to restrict through traffic, including traffic calming measures.
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

SS4: Gourley Triangle

Address	Land South of Seven Sister Road extending west of the Mainline Railway and East to the junction of Seven Sister Road and St Ann's Road		
Site Size (Ha)	2.0	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Mix of B1/B3/B8 and Residential		
Ownership	Public and Private		
How site was identified	Strategic Land Availability Assessment (SHLAA)		
Planning designations	Adjacent to: • SINC borough grade II • Ecological corridor		
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	
	191	6,600	



Site Allocation

Comprehensive mixed use redevelopment in accordance with a site wide masterplan providing new employment space and residential use.

Commentary

The Council is seeking to encourage redevelopment of the area to introduce a range of higher density employment uses into this area to exploit the excellent access provided by Seven Sisters Station. Residential uses will be permitted to cross-subsidise renewed employment uses which will be aimed at creating flexible workspace for knowledge-driven economies.

Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- An active frontage onto Seven Sisters Rd will be created, with employment uses located here.
- The employment use should be of a typology that is compatible with neighbouring residential use
- Development will preserve and enhance the SINC and ecological corridor to the south and east of the site.
- There is potential for some taller buildings along Seven Sisters Rd.

Development Guidelines

- The layout of the new development should provide for adequate servicing of the employment floorspace on the site. This should not be from Seven Sisters Rd, the servicing of buildings fronting Seven Sisters Road should be provided from the rear.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Approaches to ensuring the retention of the commercial use remains affordable in perpetuity will be supported in line with Policy DM38.
- The potential for a pedestrian crossing of the rail line to the south of the site should be considered.
- Parking should be minimised on this site due to the excellent local public transport connections.
- The Stone Bridge Brook runs in a culvert under the site. Development proposals should explore opportunities to de-culvert the Brook, with clear and robust justification provided if considered unachievable.
- A Flood Risk Assessment will be required on this site.
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.

SS5: Wards Corner

Address	Wards Corner Site, High Road London N15			
Site Size (Ha)	0.7	**PTAL Rating**	6a	
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Retail and residential			
Ownership	Public and private freeholds and leaseholds			
How site was identified	Strategic Housing Land Availability Assessment and extant planning permissions			
Planning designations	Seven Sisters / Page Green conservation area Tottenham High Road Corridor Town centre Primary shopping area Primary frontage Locally listed buildings: High Road west side			
Indicative Dev^{t} Capacity	**HGY/2012/0915**		**HGY/2011/1275**	
	Net Resi units	**Town Centre m^2**	**Net Resi units**	**Town Centre m^2**
	163	3,700	0	3,200 (retained)



Site Allocation

Mixed use development providing town centre uses at ground floor level, including a replacement market, with the potential for residential use above.

Commentary

The site's prominent location at the heart of the Seven Sisters/West Green Rd District Centre and above the Seven Sisters London Underground station make it a suitable location for a mixed use development, which improves the public realm around the Seven Sisters Station entrance, and reflects the site's gateway location into Tottenham and the High Rd. The Seven Sisters Market should be re-provided on this site, and the size and cost of stalls should be controlled to ensure they are accessible to local independent traders. The site has also been identified as having capacity to contribute to the supply of new housing in the borough.

Existing Planning Permissions

HGY/2012/0915 - Demolition of existing buildings and erection of mixed use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements.

HGY/2011/1275 - External alterations to front and rear elevation including new shop fronts, angled bay windows and dormers, and reinstatement of rear upper floor windows and formation of new windows.

Site Requirements

- Comprehensive masterplanned development is required on this site to ensure that this site delivers a high quality, coordinated development appropriate for a location which is a key gateway into Tottenham.
- A site-wide masterplan will be required to be provided alongside any planning application to demonstrate how the proposed development complements the remainder of the site.
- Proposals should ensure re-provision of the existing market will be on site and arrangements should be made for the temporary housing of the market whilst the proposal is being built out.
- The new market will be required to provide a range of small and affordable retail units suitable for independent traders.
- Retail and other town centre uses will be required at ground floor level frontages onto the West Green Road, High Road and Seven Sisters Road frontages to ensure this site contributes towards strengthening and reinvigorating the town centre.
- The future implications arising from Crossrail 2 into this site will need to be considered as part of any application.

Development Guidelines

- Adjacent to this site is the Apex House site allocation, which is projected to come forward during the same time period as Wards Corner. The building at Wards Corner should be designed with an understanding of how it will relate to the strategic vision for Tottenham and particularly the type and scale of development which is outlined in the site allocation for Apex House.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 scale of change for the public realm must ensure a positive transformational outcome for the area, in line with public realm and highways improvements at Tottenham Hale Gyratory and in anticipation of further transformational public realm projects throughout Tottenham, including at West Green Road.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Car free development is suitable for this site.
- This site is on the route of Cycle Superhighway 1, and cycle parking should be provided as part of any scheme.
- This site is within the Seven Sisters/ Page Green Conservation Area and any development should enhance its setting and appearance.

SS6: Apex House & Seacole Court			
Address	Apex House, 820 Seven Sisters Rd, and Seacole Court, Tottenham High Road		
Site Size (Ha)	0.5	**PTAL Rating**	6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Offices & residential		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Strategic Housing Land Availability Assessment (SHLAA)		
Planning designations	Seven Sisters / Page Green conservation area Tottenham High Road Corridor		
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^{2}**	
	53	1,600	



Site Allocation

Mixed use development with town centre uses at ground floor level and residential above.

Commentary

This site's strategic location at a key point at the confluence of Seven Sisters and Tottenham High Roads, and additionally, proximity to Seven Sisters station make it a suitable location for a landmark building marking the location of Seven Sisters Station in Tottenham. The distinct and prominent location and unexceptional existing building that do not contribute to the conservation area justifies redevelopment for mixed use buildings that define and identify the location at a key node on Tottenham High Road.

Site Requirements

- Development will be required to be in accordance with a site wide masterplan demonstrating how a comprehensive development can be brought forward, including in phases if necessary.
- Any proposed tall building must meet the requirements set out in policy DM6.
- This is a suitable location for a high quality tall building marking the location of the public transport interchange of train, tube, bus and Overground rail, and the junction of Seven Sisters Rd and Tottenham High Rd. Careful consideration of the long views of this building along, including the linear view along the High Rd and Seven Sisters Rd, as well as the effect on the microclimate should be considered.
- The tallest element will need to have regard to properties to the rear of the site, as well as to its relationship to other buildings along Seven Sisters and Tottenham High Rd.
- Where necessary, the development should step down towards the lower density building to the south and south-west of the site.
- Any development proposal will be required to consider its relationship to the proposals for the Wards Corner site and the provision of public space and public realm improvements to support the arrival to Seven Sisters Station and for moving between this site and Wards Corner.
- Development should provide high quality public realm outside its active frontages.
- An active use on the ground floor of the Seven Sisters Rd and High Rd frontages is required.

Development Guidelines

- To help facilitate a coordinated approach towards development along the High Road and in particular Wards Corner, these two sites should combine to create a high quality public realm and positively enhance the significance of this important location within the conservation area.
- The Council will consider a range of town centre uses along the High Road Frontage which could include small scale A1 retail located close to the apex with Seven Sisters Road. However along Seven Sisters Road, the Council with only permit secondary town centre uses such as use classes A2, A3, A4, A5, D1 or B1.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Car free development is suitable for this site.

- This site is in a Critical Drainage Area - proposals should refer to the Local Flood Risk Management Strategy.
- The existing mature trees along Tottenham High Rd must be retained, and incorporated into the masterplan for this site.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- If the site is to come forward in phases, each phase must not compromise the other.
- The servicing of the development should be provided from Stonebridge Road.
- This site is on the route of Cycle Superhighway 1, and cycle parking should be provided as part of any scheme.

Tottenham Green Neighbourhood Area

Vision for the neighbourhood area

5.12 *Consolidation of community facilities into the area surrounding Tottenham Green, including improvements to the Green to maximise community use, and ensure it remains the civic heart of Tottenham.*

Key neighbourhood area objectives

The key objectives for the neighbourhood area are:

- Development should support Tottenham Green as the civic and cultural heart of Tottenham, with a range of offers such as Tottenham Green Market area, restaurant, cafe and other cultural uses that complement historic and civic setting of the Green.
- Redevelopment of underused sites that detract from the significance of the conservation area as well as its wider setting.
- Public realm enhancements between the buildings on the Green to create more attractive and accessible public squares including spaces to the rear of the Green such as adjacent to Bernie Grants Arts Centre.
- Promotion of the provision of workspace to support the successful and emerging SME community around Tottenham Green



Figure 5.5 Tottenham Green sites

Urban Character of the Area

Tottenham Green is a large historic green space, well planted with mature trees, encircled by a range of handsome and imposing municipal and domestic buildings in the heart of Tottenham. The area's unique character stems from the open nature of the Green lined with imposing historic buildings in comparison to the much more tightly developed High Road.

It is well served by buses thanks in part to the bus garage located north of the Green on Phillip Lane. The High Rd is heavily trafficked along this stretch, with the Monument Way junction in close proximity. Phillip Lane provides the principal route to West Green/ Harringay/Wood Green to the West. North-South connectivity, other than the High Rd is quite poor.

The area has a range of community uses surrounding Tottenham Green, with town centre uses on the High Rd, and to a lesser degree on Phillip Lane. The prevailing use are well established residential terrace streets laid out during the mid-late 19th Century still characterises a good deal of the area. These are popular and desirable areas, providing compact, yet well sized family houses with back gardens.

Management of Heritage Assets in the area

The present day Tottenham Green was the original main settlement in the medieval parish of Tottenham marked by Tottenham High Cross, which is thought to date from Roman times when it served as a survey marker. By 1580 a wooden cross with four projecting spurs formed a landmark on this elevated section of the High Road and the surrounding area subsequently adopted the name Tottenham High Cross. By the 16th Century several affluent Londoners had developed country retreats in Tottenham, including Awlfield Farm adjacent to the Church and Reynardson's House on Philip Lane, overlooking Tottenham Green.

The growth of the population of Tottenham provided a market for new shops and a demand for public buildings, many of which were developed between 1850 and 1900 on Tottenham High Road. By the turn of the century, several other public buildings were built on the Green- Tottenham Town Hall (1904-05) and Tottenham Fire Station (1905).

Today, the ancient green space provides the area with a sense of openness rarely experienced elsewhere within the Tottenham High Road Historic Corridor. The eastern section of the Green is overlooked by a series of grand neo-Georgian buildings associated with the former Tottenham Hospital, whilst on its western side it is flanked by larger institutional Edwardian buildings, including the old Fire Station, Tottenham Town Hall, and the College of North East London. To the north and south of the Green, the buildings lining the High Road are of considerable diversity; varying significantly in terms of scale, appearance and use. The area includes several clusters of larger institutional and religious buildings and is less dominated by commercial premises than the majority of the High Road. Consequently, this area is more open in nature than the surrounding areas and is characterised by the Green with its mature London plane trees surrounded by imposing and distinctive historic buildings.

Improvement Sites: Existing buildings / sites that need repair, enhancement, major intervention

- Within the area, there is a large concentration of high quality Civic buildings that are statutorily listed around the Green. Whilst large scale development within this part of the area is not anticipated, any new development should seek to reinstate the civic centre of the area or provide uses that complement it.

- Vacant or partly vacant listed and non-listed buildings that contribute positively to the High Road should be targeted. This includes buildings such as the Palace Cathedral (included in Historic England's 'At Risk' register) currently only occupied on the ground floor; and Monument Way public toilets (locally listed, currently disused). Opportunities for their repair and sustainable future use should be sought.

- The setting of these heritage assets should be preserved and enhanced through regular repair and maintenance programmes. Where necessary, funding would be sought from grant bodies or section 106 contributions to achieve this.

- Public realm improvements and including creation of public squares by assembling rear and ancillary spaces such as that adjacent to the Bernie Grants Arts Centre should be explored. There is an opportunity to incorporate the brick chimney and create a significant but quiet public square at this location. Improvement and maintenance of Tottenham Green and landscaping within it should be continued.

PROTECTION OF VIEWS – 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 High Road looking at key buildings such as Palace Cathedral, Police Station Monument Way Toilet, Holy Trinity Church and the 'village well'.
- Threshold views at the junction with main roads such as Philip Lane and Monument Way providing a sense of arrival via a 'secondary route' to a 'primary route'.

Local Strategic Policies in this area govern

- TG1: Tottenham Green Civic Heart

Site Allocations in this Neighbourhood Area

5.13 The site allocations in this neighbourhood area are:

- TG2: Tottenham Chances & Nicholson Court
- TG3: Tottenham Police Station & Reynardson Court

Infrastructure

- Investment in Bruce Grove Station will take place as part of the transfer of the station assets to TfL and introduction of London Overground services in 2015.
- Transfer of the Enfield East/Enfield line to London Overground will lead to service frequency improvements at Bruce Grove Overground station
- Cycle Superhighway 1 will pass through this area

TG1: Tottenham Green's Civic Heart

Development which serves to consolidate and improve access to community facilities in the Tottenham Green area will be supported.

A. Permissible uses on sites surrounding the Green will include community facilities, and secondary town centre uses such as restaurant and café use.

B. Developments will positively enhance the setting of the listed buildings including Holy Trinity Church and that of Tottenham Green as an Open Space, closing street frontages where appropriate; improve footfall and activity along Town Hall Approach Road, and will be of a scale consistent with the existing buildings in the area.

C. Tottenham Green itself will be enhanced, with opportunities to use the Green for public events such as markets and fetes supported.

Tottenham Green (with SLOL)



Figure 5.6 Tottenham Green with SLOL

Reasoned Justification

Tottenham Green represents an existing centre for community uses in Tottenham, and is already the “go-to” place for civic facilities. It boasts the former Tottenham Town Hall building, Old Fire Station, Tottenham Leisure Centre, the Bernie Grants Arts Centre, the College of North East London, Marcus Garvey Library, and Holy Trinity Church as local assets.

Improved pedestrian and cycle routes to and through this area, including the introduction of Cycle Superhighway 1, and the addition of complementary uses such as additional workspace, community facilities, and restaurant/café uses will further increase the local utility of this area for local residents. Also, by enabling a wide range of services to be located in close proximity to one another will enable Tottenham Green to become a “one stop shop” for an increasing range of functions. By encouraging increased trips by foot and bicycle, the local road and bus network will benefit.

Tottenham Green itself is already a location that regularly holds events such as markets, and the Council will support the continuation and where appropriate, growth of this use in the future.

TG2: Tottenham Chances & Nicholson Court

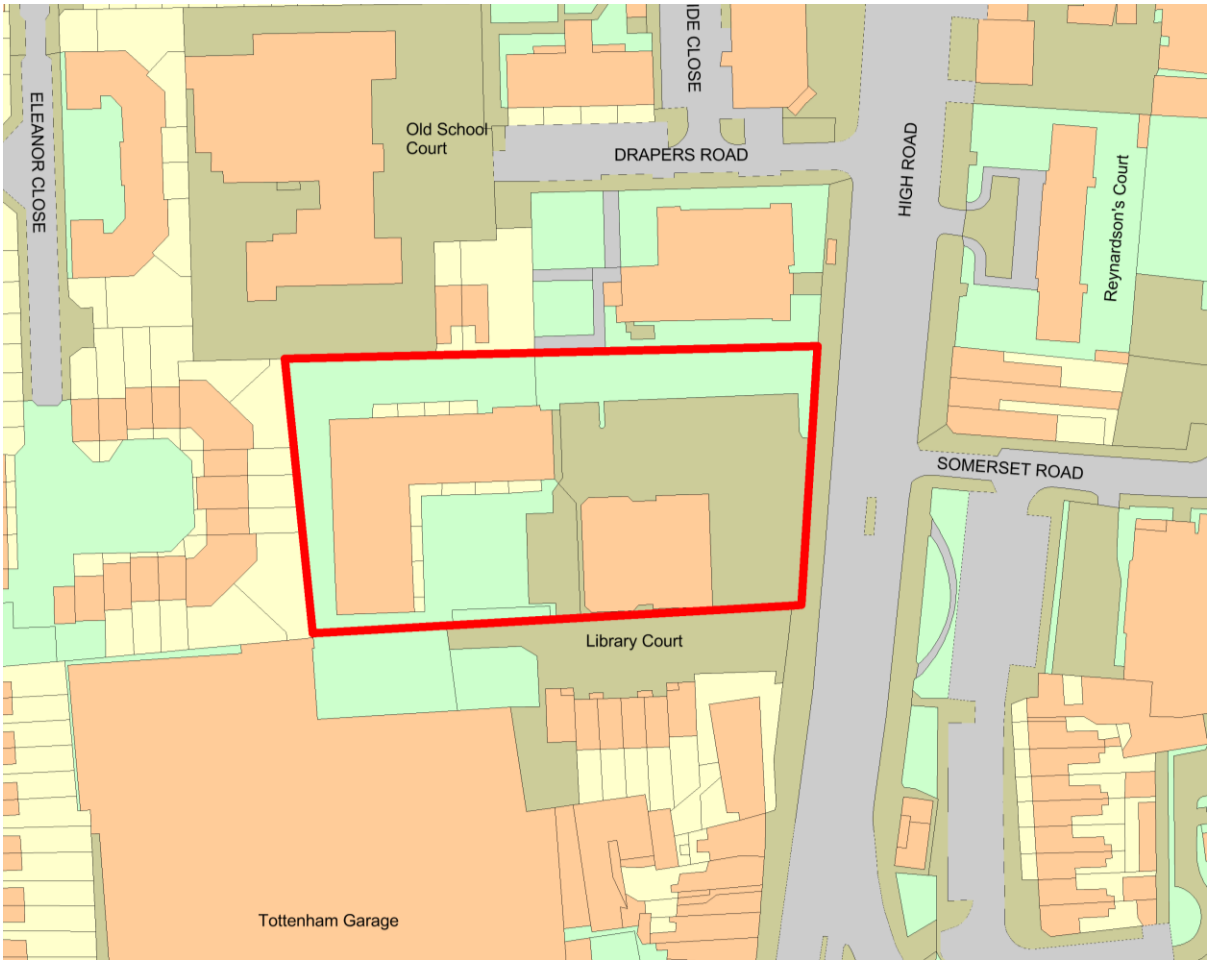
Address	399 High Road, N17		
Site Size (Ha)	0.5	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Community venue, residential		
Ownership	Multiple private/charitable freeholds		
How site was identified	Planning Application		
Planning designations	Tottenham Green conservation area Tottenham High Road Corridor Archaeological priority area Listed building: The British Legion Club Adjacent to locally listed buildings		
Indicative Dev^{t} Capacity	**Net resi units**	**Community Use m^{2}**	
	34	2,400	

Site Allocation

Mixed use development which creates an enhanced community use, with residential infill.

Commentary

Subject to ensuring an appropriate venue for the existing community use, development will be permitted which improves the site's addressing of the High Rd frontage. The current building at the front of the site is listed, and any design will need to show how it enhances the setting of this, and the wider Conservation Area prior to any development proceeding. The redevelopment of Nicholson Court will be permitted subject to a comprehensive approach to the site being agreed.



Site Requirements

- The development should be sensitively designed to include the retention of the listed building; an extension to the rear and northern side are acceptable. A more comprehensive scheme would need to justify the loss of the existing listed building.

- If demolition of the listed building is justified:
    - New development should continue the building line established by 391 and 413 High Rd.
    - Development should respect the setting of neighbouring locally listed buildings.
    - Views to the former High Cross School from the High Rd should be maintained and enhanced as appropriate.
    - The community use should be located on the High Rd frontage, with residential above and behind.

Development Guidelines

- Particular care for the amenity of 413 High Rd should be taken through any potential redevelopment.
- Due to the high PTAL of the area, a car-free development should be pursued.

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Detailed assessment of how any new development would positively enhance the conservation area and listed buildings and their setting should be provided.
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.

TG3: Tottenham Police Station and Reynardson Court

Address	398 High Road and Reynardson Court, N17		
Site Size (Ha)	0.5	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Police station, town centre uses, residential, car park		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Strategic Housing Land Availability Assessment (SHLAA)		
Planning designations	Tottenham Green conservation area Tottenham High Road Corridor Archaeological priority area Adjacent to locally listed buildings		

Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	**Town Centre m^2**
	30	1,200	500



Site Allocation

Subject to reprovision of the Police Station locally, conversion of the existing police station to include commercial space for SME and start up businesses. Redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.

Commentary

The Police Station building is a prominent locally listed building on Tottenham High Rd and should be retained. This site represents an opportunity to create new workspace in the existing Police Station building. The redevelopment of Reynardson Court, the 80's extension of the Police Station building, and underutilised land to the rear can create a more consistent frontage to the High Rd, improve housing stock, and create a new open space in the High Rd area. Additionally this site marks the start of a green grid connection towards Tottenham Hale and the Lee Valley Regional Park, and the urban realm should signal how this link connects to Tottenham Green.

Site Requirements

- There is a proposed Green Grid connection running along the northern edge of the site, and proposals should facilitate development of and enhanced access to this new route.
- The existing original Police station building should be retained, and a suitable town centre use found for it. There is potential for redevelopment of the 1980s extension and ancillary buildings to the rear.
- There is a presumption for retention of the 372-376 High Road, but these properties could be considered as part of a master planned development where it can be demonstrated that the significance of the conservation Area can be significantly enhanced through the extension and/or change of use of these buildings. The rear of these buildings is suitable for redevelopment.
- Building heights will be limited to respect the scale of existing buildings to be retained on this site.
- The site lies within the Tottenham Green Conservation Area and development should demonstrate how it positively enhances its significance.
- Re-provision of police facility within Tottenham to be identified prior to redevelopment taking place.
- Any redevelopment of Reynardson Court will be master planned in consultation with existing residents with the overall aim of increasing affordable housing provision.
- The existing mature trees along Tottenham High Road must be retained, and incorporated into the design for this site.

Development Guidelines

- The High Road building line should be continued, with designs taking account of the line of the existing police Station and 372-376 Tottenham High Rd.
- Due to the high PTAL of the area, a car-free development should be pursued.
- Development at the northern and southern edges of the site should positively respond to the existing heritage assets and wider historic environment.
- The existing trees to the front of Reynardson Court should be retained. Those to the rear may be removed, however with an equivalent number of trees, at a minimum, replaced as part of public realm enhancements in proximity to the site. This will be secured via planning obligation.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

Bruce Grove Neighbourhood Area

Vision for the neighbourhood area

5.14 *Revitalisation of Tottenham High Rd/Bruce Grove District Centre through targeted developments creating targeted and visible developments, in some cases using innovative architecture, to cement the role of the District Centre at the heart of a vibrant urban community within Tottenham, and provide a balance to large scale change in other parts of Tottenham.*

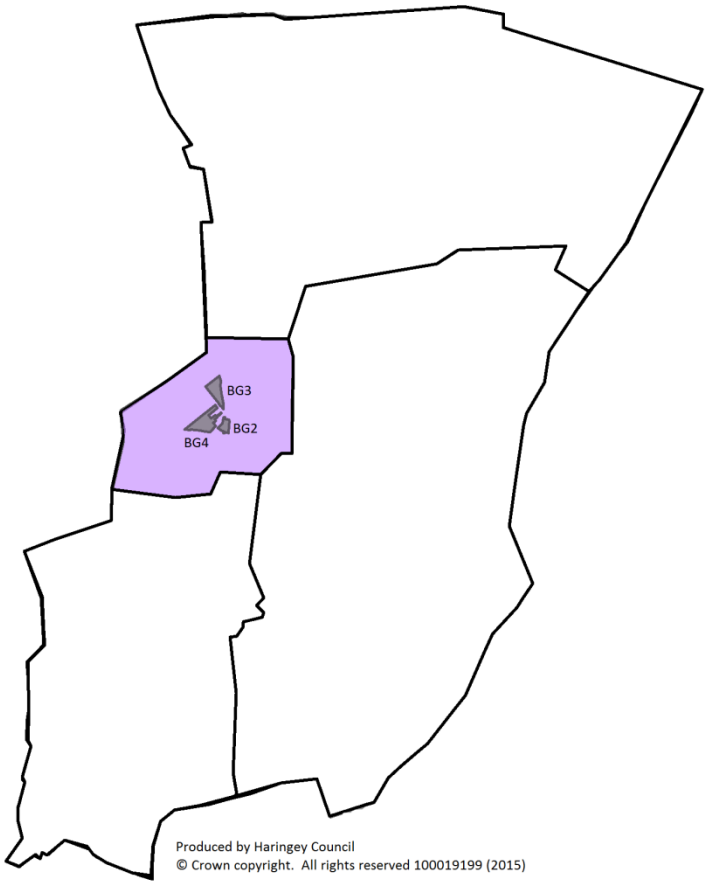


Figure 5.7 Bruce Grove neighbourhood area

Key neighbourhood area objectives

The key objectives for the neighbourhood area are:

- Limited growth through complementary mixed use development on allocated sites consistent with the existing scale and character of the Conservation Area and Town Centre.
- Improvements to shop fronts and signage
- Protection of family housing stock complementing wider change in other parts of Tottenham.
- Managing the impact of “negative clusters” of betting shops and takeaways.
- Improvement of Bruce Grove Station and forecourt through redevelopment and the re-branding to London Overground network.
- The promotion of a range of new high quality town centre uses along Bruce Grove

- Two new residential led development sites capitalising on opportunities from the improvement of Bruce Grove Station.
- The enhancement and legibility of Bruce Grove's heritage assets which complement the town centre's character and as a place for smaller floor plate commercial and community uses celebrating the area's heritage, such as Bruce Castle.
- Public realm improvements and transport projects which facilitate improved pedestrian circulation and movement including improvements to permeability.

Urban Character of the Area

5.19 In contrast to the other neighbourhood areas in Tottenham, Bruce Grove will experience more moderate change based on enhancing its existing and distinctive retail, heritage and residential assets.

5.21 Bruce Grove's primary retail frontage and core shopping area is along the High Road while the town centre boundary (along with a significant secondary portion of retail frontage) continues along the A10 (Bruce Grove). In general the commercial units in this part of the town centre are of poor quality and dilute the commercial offer along the High Road which should be the functional and physical axis to which the adjoining areas respond.

5.22 In general the quality of the streetscape within Bruce Grove is varied with some Victorian period properties interspersed with more modern development. However, the quality of the built environment is often detracted from by unauthorised and poor building alterations and street clutter from signage and street furniture. This situation is worsened by the high volumes of traffic and on the High Road which reduces the pedestrian experience and impedes pedestrian and cycle movement. East-west movement to the Lee Valley Park and Lordship Rec/Downhills Park should be improved. Bruce Grove station which serves this area is well located, but is inaccessible to people with limited mobility, parking standards.

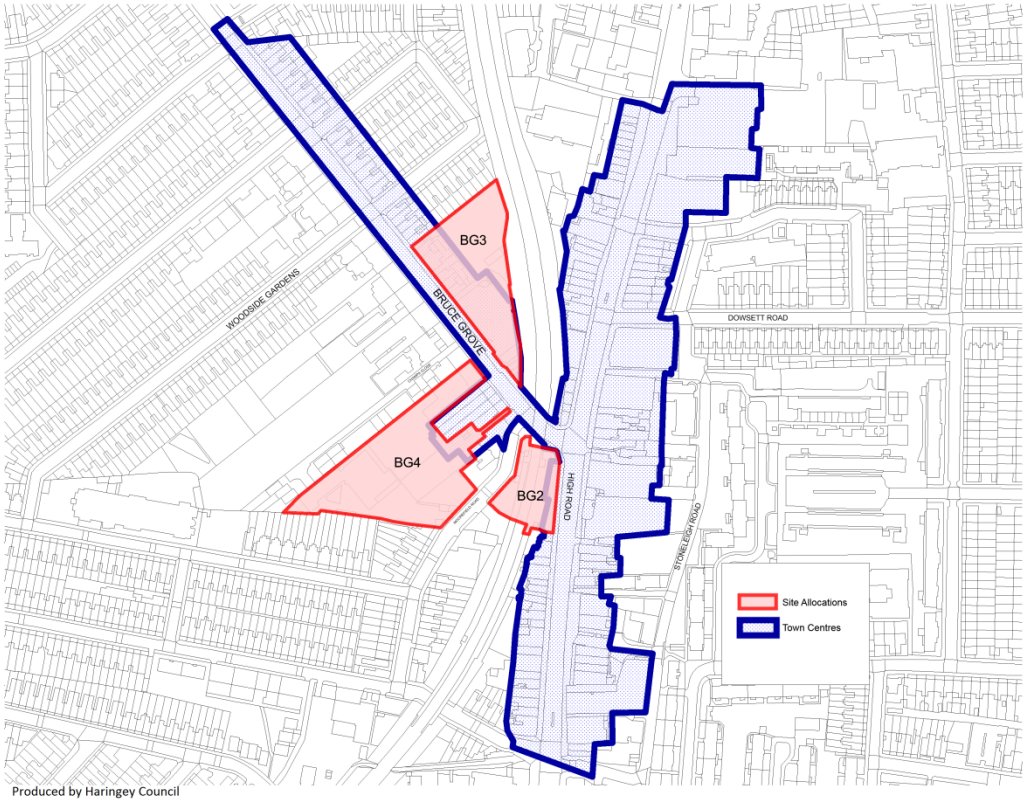


Figure 5.8 Bruce Grove sites

Urban realm improvements:

5.10 The Urban ream improvements for the neighbourhood area are:

- The enhancement and improvement of way finding and legibility of the area's heritage assets such as Bruce Castle.
- The enhancement and legibility of Bruce Grove's heritage assets which compliment the town centre's character and as a place for smaller floor plate commercial units.
- Improved/widened footways along Bruce Grove to improve movement and bus passenger waiting facilities
- Redevelopment and environmental improvements to Bruce Grove Station Forecourt

Local Strategic Policies in this area govern

- BG1: Tottenham High Rd/Bruce Grove District Centre
- BG2: Bruce Grove Station

Site Allocations in this Neighbourhood Area

5.15 The site allocations in this neighbourhood area are:

- BG3: Bruce Grove Snooker Hall and Banqueting Suite
- BG4: Tottenham Delivery Office

Management of Heritage Assets in the area

The Bruce Grove section of the High Road is fronted directly by a range of buildings of varying scale, origin and design, which provide the area with a diverse and vibrant urban character and a strong sense of enclosure. The area's enclosed urban nature is enhanced by the elevated railway line, which comes in close proximity to the High Road in the vicinity of Bruce Grove Station.

8.2 This section of the High Road is primarily fronted by three and four storey Victorian buildings, which in many cases have been significantly altered and include unsympathetic retail units at ground floor level. The area also includes several modern infill properties, whilst the streets flanking the western side of the High Road are lined with residential properties and are more domestic in character and scale. In addition, a series of passages and alleyways provide access to buildings and yards situated to the rear of the buildings fronting this section of the High Road.

Improvement Sites: Existing buildings / sites that need repair, enhancement, major intervention

- Bruce Grove Station forms a gateway into the High Road and this site along with the disused Bruce Grove toilets, the bridge and the snooker hall provides an important node. These sites should be carefully considered and should positively enhance the setting of the conservation and the listed and locally listed buildings within their vicinity.

- Within the area, there are several locally listed buildings that contribute positively to the area. These should be targeted for improvement in groups, as they enhance the historic character of the area. These buildings could be improved by improvements to shopfronts, removal of inappropriate signage, street and facade clutter, replacement of inappropriate uPVC windows, and removal of satellite dishes. In doing so, innovative and creative designs for shop fronts would be encouraged to reinstate and celebrate the area's multi-cultural and unique identity.

OPPORTUNITY SITES: Major sites where redevelopment is likely/desirable

- Key design principles for each site allocation that would have an impact on heritage assets has been discussed under the respective allocation.

PROTECTION OF VIEWS – consolidating and enhancing views into the High Road and strengthening the sense of character and place

- 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 High Road of long continuous terraces

Infrastructure

- Investment in Bruce Grove Station will take place as part of the transfer of the station assets to TfL and introduction of London Overground services in 2015.
- Transfer of the Enfield East/Enfield line to London Overground will lead to service frequency improvements at Bruce Grove Overground station
- Cycle Superhighway 1 will pass through this area

BG1: Bruce Grove and Tottenham High Road District Centre

A. The Council will adjust the designated retail frontages to ensure that there is a consolidation of retail uses on Tottenham High Rd;

B. For the Bruce Grove area frontage, uses will be permitted that enable a character area that promotes a cafe and restaurant type environment.

A. An improved public realm to encourage pedestrian activity, this including where possible pavement widening measures;

B. Residential units behind ground floor could be acceptable provided they are carefully designed to allow overlooking on to the public realm without compromising the use of the town centre unit.

C. The Council will enhance this District Centre along the High Road as the principal high street shopping area, reinforcing its historic and diverse character.

D. Opportunities to improve shop fronts including enforcing against unauthorised development which contributes negatively to the overall appearance of the area.

Reasoned Justification

Concentrating the retail use around the Tottenham High Rd frontages core will have the dual effect of providing a focus for retail use, and enabling a wider range of non-retail town centre uses to come forward on the north side of Bruce Grove. The Council will focus on improving the pedestrian experience by promoting environmental enhancements at Bruce Grove Station. New streetscape furniture and materials; improvements to shop frontages, and new public spaces will enable a range of commercial and community uses.

Development which complements improvements to Bruce Grove Station and the service improvements courtesy of the transfer to London Overground will be supported. This includes improvements to the layout of the station buildings and forecourts. A positive urban realm which supports enhanced pedestrian access to the station, intermodal transfer with buses and bicycles, and creating opportunities for retail provision around the station will be supported.

The enforcement of unauthorised and unattractive advertisements and shop fronts will benefit the area by improving the quality of experience for visitors to the Centre.

BG2: Bruce Grove Station

Address	Bruce Grove Station, and 22-24 Moorefield Rd, N17		
Site Size (Ha)		**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Train station, builders' yard.		
Ownership	Mix of public and private freeholds		
How site was identified	Ongoing station improvement works		
Planning designations	Bruce Castle conservation area Tottenham High Road Corridor Town centre: Listed building: Public Toilet Bruce Grove Adjacent to locally listed buildings		
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^{2}**	
	13	100	



Site Allocation

Improvements to Bruce Grove Station and forecourt including creation of new A3 use on Tottenham High Rd, and mixed use employment and residential on Moorefield Rd.

Site Requirements

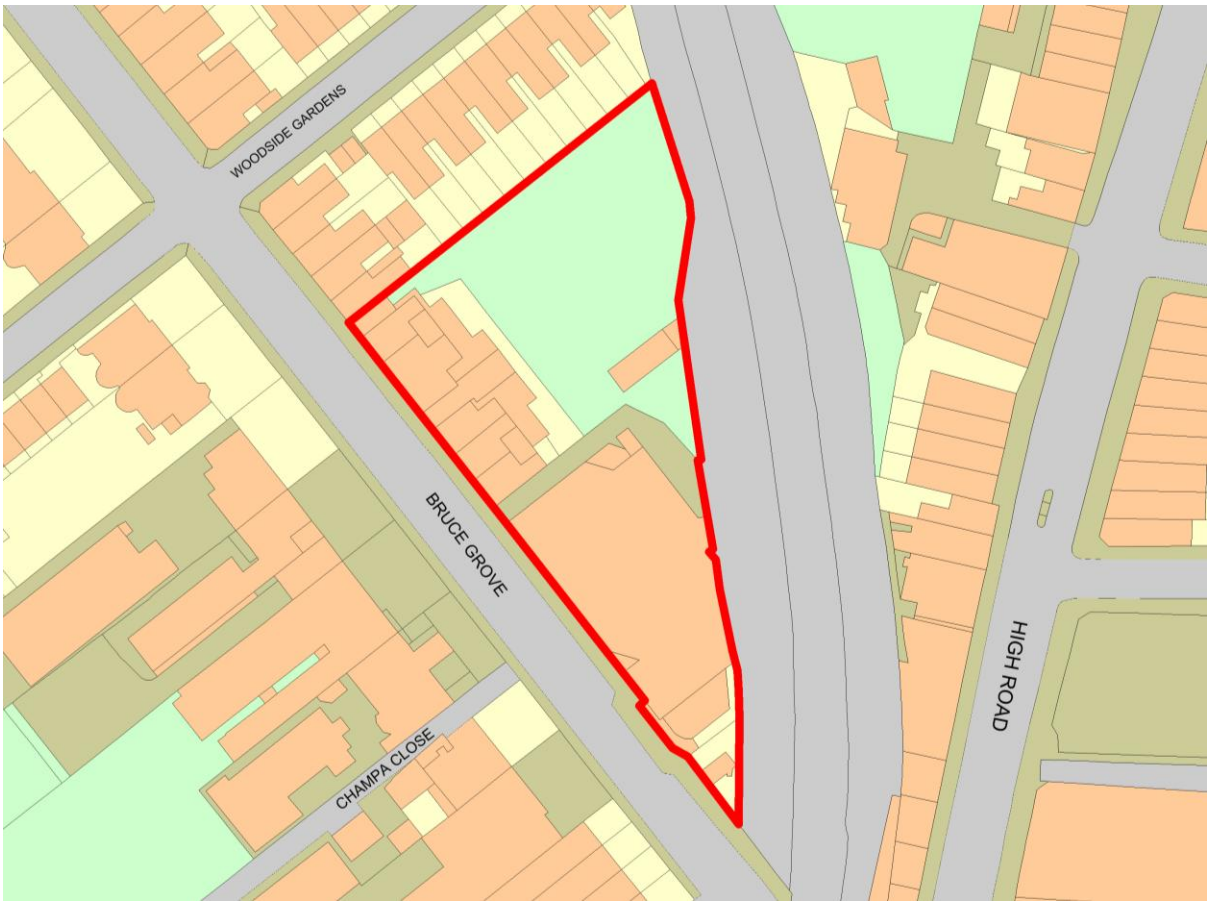
- An extension for high quality retail or restaurant use facing the High Road.
- Development will be required to demonstrate how it:
    - Enhances the locally listed station building and the conservation area, highlighting this important location,
    - Improves the public realm outside of the station,
    - Identifies methods to make the station more accessible.
- An innovative and high quality design single storey extension on the existing forecourt, linked to the arched openings within the station, for retail or restaurant use.
- Space for a landscaped court at the northern end of the existing forecourt, with a potential that it could in future be connected to the station and used as an outdoor area to a restaurant unit.
- Widening the pavement on Tottenham High Road.
- An active, lively frontage onto the High Road that complements the existing station will be required.
- Creation of new retail/restaurant units with a larger single unit preferable to introduce a greater variety of floor plate sizes onto a high street with a high proportion of smaller floor plate units.
- Mixed use residential and employment development replacing the existing Builder's Merchants will be permitted

Development Guidelines

- Network Rail and TfL are in the process of commissioning works to upgrade the public realm in the Tottenham High Road and Bruce Grove area.
- Additionally Bruce Grove is part of the Strategic Route Network and any development will need to ensure traffic flow is consummate with this function.
- Improvements to the locally listed station building and public realm outside of the station will also serve to reinforce the mutually beneficial relationship between the station and the town centre.
- Development should respond to both the existing High Road shop frontage as well as complement the existing locally listed Bruce Grove Station.
- The form & massing of any development should enhance the character & appearance of the listed buildings on Bruce Grove.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

BG3: Bruce Grove Snooker Hall and Banqueting Suite

Address	110-119 Bruce Grove and Public Convenience building, Bruce Grove N17		
Site Size (Ha)	0.4	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Partially vacant, retail and community uses.		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Strategic Housing Land Availability Assessment (SHLAA)		
Planning designations	Bruce Castle conservation area Tottenham High Road Corridor Town centre: Listed building: Public Toilet Bruce Grove Adjacent to locally listed buildings		
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^{2}**	
	49	900	



Site Allocation

Masterplanned redevelopment including the retention of existing Banqueting Suite building, entrance to the former cinema building, and former public toilets building, with redevelopment of the remainder of the former cinema, and land behind, for town centre uses at ground floor level (fronting Bruce Grove) with residential above and behind.

Commentary

Bruce Grove has a significant cluster of heritage assets at its southern end, and additionally forms part of the Tottenham High Rd/ Bruce Grove District Centre. The aim on this site is to remove the existing blank façade which is of detriment to the area, and replace it with a new frontage which complements assets to the north, south and across the road. This will ensure that the Bruce Grove centre itself is strengthened through the reintroduction of a range of town centre uses. Residential uses above and behind will be permitted to ensure a viable scheme can be delivered.

Site Requirements

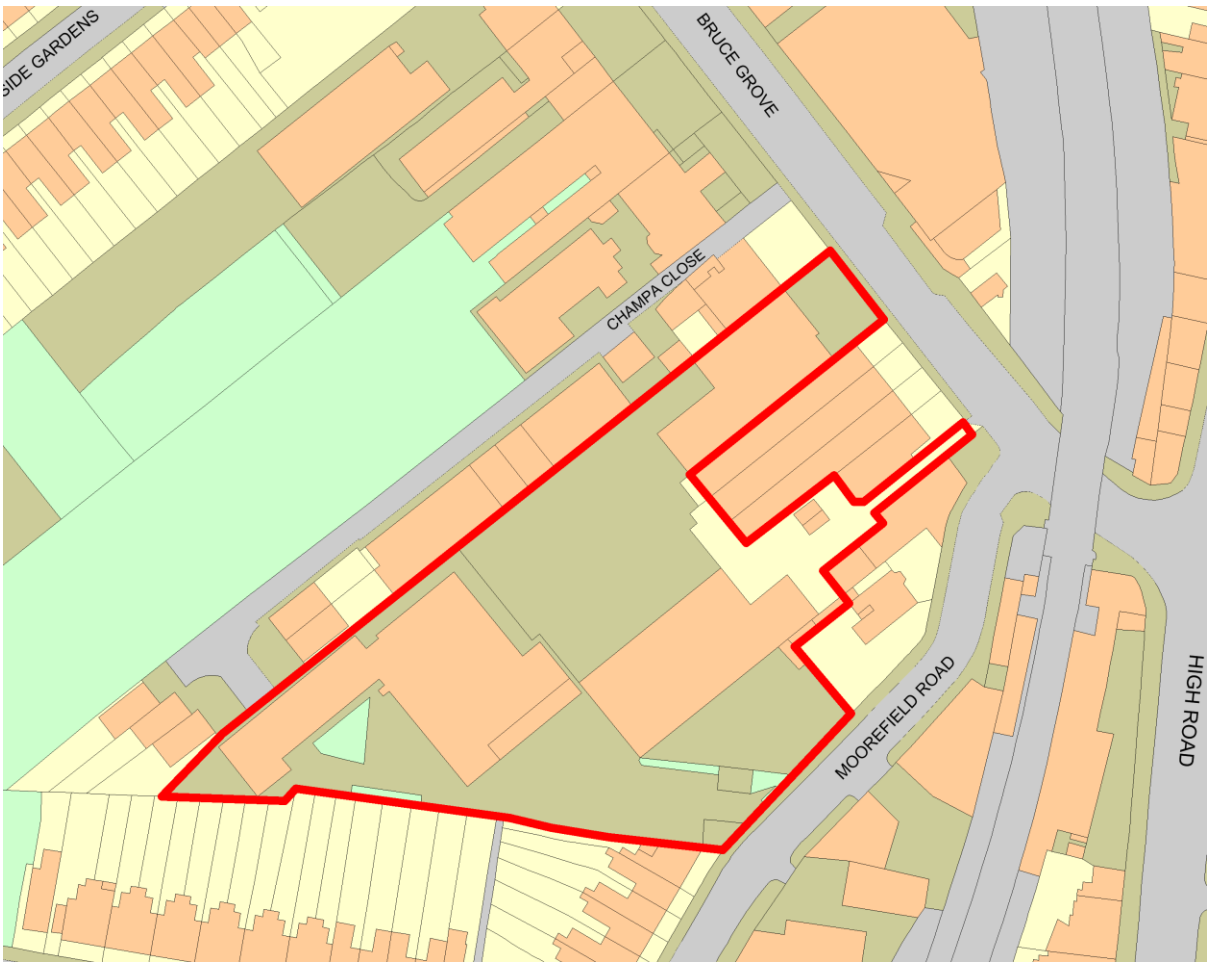
- Development will be required to demonstrate through the submission of a site-wide masterplan demonstrating how the proposed development will complement development of the remainder of the site including reference to:
    - Retained buildings
    - Extant permissions
    - Future development potential.
- The public toilets, entrance to the former cinema, and the Banqueting Suite frontage are significant heritage assets, and will be retained and brought back into active use.
- An alternative use for the former public toilets building (listed at grade II) will be found, including its restoration and improvements to the surrounding public realm.
- Retention of the secondary town centre frontage on this site, and creation of new frontage on the former cinema site will be required.
- The site lies within the Bruce Grove Conservation Area and development should positively enhance its character and setting along with the setting of the listed buildings opposite.

Development Guidelines

- A sensitive additional storey extension to the Banqueting Suite will be acceptable where it can be demonstrated that it enhances the setting and character of the building, and the wider Conservation Area.
- Due to the high PTAL of the area, a car-free development should be pursued.
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network
-

BG4: Tottenham Delivery Office

Address	Rear of 5 Bruce Grove and Delivery Office and builder's yard on Moorefield Rd.		
Site Size (Ha)	0.6	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Employment and Community Uses		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Existing Planning Permissions and Strategic Housing Land Availability Assessment (SHLAA)		
Planning designations	Bruce Castle conservation area Tottenham High Road Corridor Town centre: Adjacent to listed buildings: x3		
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	
	63	500	



Existing Planning Permissions

5 Bruce Grove (HGY/2014/1041): Demolition of side and rear extensions. Conversion of part ground, first and second floors into four flats (3 x 1 bed and 1 x 2 bed). Erection of 10 Houses (8 x 3 bed and 2 x 4 bed) at the rear of the site with associated access road, parking spaces and landscaping.

7 Bruce Grove (HGY/2012/0563): Conversion of Grade II listed building to provide 9 residential units and erection of a new building to the rear to accommodate 4 self contained flats.

Site Allocation

Residential-led development incorporating replacement employment space, and creation of a new public route from Moorefield Road through the site to the southern end of Champa Close to increase permeability within the area and improve access to an improved Bruce Grove wood.

Commentary

The delivery office site has been identified as deliverable, and combined with the builders site could combine to create a new pedestrian connection through to Champa Close from Moorefield Rd. It is expected that the employment floorspace will be replaced and that the number of jobs on the site will be increased.

Site Requirements

- Development should seek to enhance the setting of all heritage assets along Bruce Grove, especially those fronting the site.
- A new route through the site should allow the possibility of a connection between Champa Close and Moorefield Rd. This should allow access to the properties along it, but not a through-route. The new route should have properties facing it to ensure passive surveillance.
- A contribution towards improvement of public realm along Bruce Grove, especially No. 1-5 will be sought. Any development should improve the forecourt of these buildings onto Bruce Grove.

Development Guidelines

- Development should positively respond to the adjacent heritage assets in terms of scale, form and massing
- This site lies in a groundwater Source Protection Zone and as such we will expect developments to demonstrate no adverse impact on water quality.
- Where the site interfaces with existing residential properties, back gardens of new units should meet the back gardens of existing properties.
- This site may be in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

North Tottenham Neighbourhood Area

Vision for the neighbourhood area

North Tottenham will be transformed into a mixed and sustainable community and new leisure destination for London- a place where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood will be known for its mix of urban and landscape settings, with improved access to both a busy London high street and the abundant open spaces of the Lee Valley Park. With the Tottenham Hotspur FC development scheme serving as a catalyst for wider area change, there will be a substantially improved local centre with a balanced mix of high quality homes, jobs, community and leisure facilities.

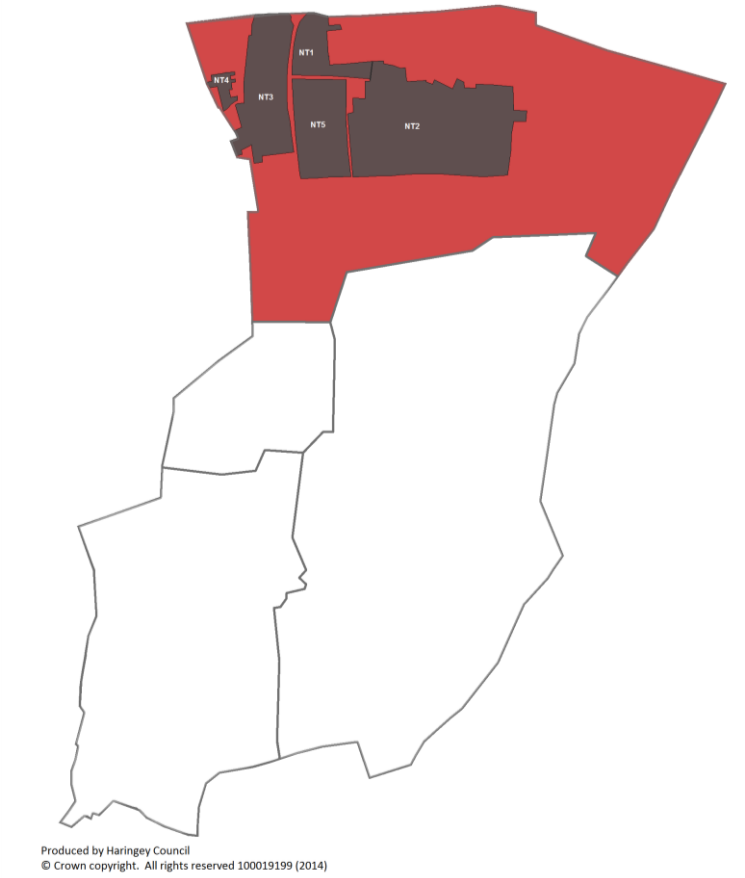


Figure 5.9 North Tottenham neighbourhood area

Key neighbourhood area objectives

5.16 The North Tottenham neighbourhood area consists of three major regeneration and development schemes that will transform an area that currently experiences fundamental social and economic disadvantage (where, for example, male life expectancy is seven years lower than the Borough average) and which is dominated by poorly designed and fragmented housing estates and industrial land, into a new leisure and residential destination for London.

5.17 High Road West and Northumberland Park are focused on delivering transformative housing estate renewal, whilst the substantial private investment coming forward from THFC in the Northumberland Development Project provides an opportunity to create a scheme at the heart of the place making ambitions for north Tottenham.

The key objectives for the neighbourhood are:

- To deliver comprehensive physical, social and economic regeneration, focused around an estate regeneration programme that transforms outcomes for local communities
- To deliver at least 3600 new high quality homes and create a high quality residential neighbourhood with a distinct and coherent identity;
- To ensure that new development compliments and enhances the Historic Corridor and the designated and non-designated heritage assets within it, bringing vacant assets back to use as appropriate.
- To support the creation of a sustainable, mixed and balanced community through the provision of a range of housing types, tenures and sizes;
- To preserve and enhance existing good quality homes;
- To create a new leisure and sports destination for London, with the provision of complementary commercial, cultural and community uses across the neighbourhood area whilst celebrating the High Road's rich heritage;
- To create new work, leisure, and retail space to encourage new businesses and enterprise growth within the area, and allow for the relocation of some existing businesses into new purpose built retail and leisure units and workspaces;
- To protect, enhance and intensify the reservoir of industrial land in the north and east of the Neighbourhood Area;
- To create a high quality public space network including new squares, parks, landscaped routes and bridges, connecting the regeneration schemes with the open spaces and waterways of the Lee Valley Park;
- To realise a clear network of pedestrian/cycle friendly routes through the area, connecting the neighbourhood with other local areas such as Bruce Grove, Bruce Castle, Tottenham Cemetery, Tottenham Hale, the Lee Valley Regional Park, and to wider employment opportunities
- To substantially improve the quality of the local environment through the creation of legible street patterns with a high quality public realm which creates safe, modern and high quality places;
- To deliver appropriate development densities throughout the area – typically this will be mid-rise development with high density development located in the most suitable locations, including close to the redeveloped Tottenham Hotspur FC stadium, and key transport links such as Northumberland Park Station and Tottenham High Road
- To realise improvements to rail services at Northumberland Park and White Hart Lane Stations, with improvements in links to the stations that reflects the transport improvements on the West Anglia Main Line and potential designation as a Crossrail 2 station and which improves security, safety and the experience of arriving by rail
- To realise new and improved bus services, particularly along Northumberland Park and Tottenham High Road, serving the new neighbourhood and providing a more effective inter modal connection with local rail stations;

- To provide enhanced educational, health and community facilities to meet the needs of a growing population.

Character of the neighbourhood area

North Tottenham area covers the area from the Hertford East/Enfield line to the Lee Valley Park at the northern edge of the borough. It includes part of Tottenham Historic Corridor, Tottenham Hotspur Football Club (THFC) stadium, the Brantwood Road and North East Tottenham/Leeside Trading Estates, and large residential housing estates in the form of Northumberland Park and Love Lane Estates.

Tottenham High Road, Northumberland Park, and Park Lane are the principal routes through the area, with White Hart Lane/Creighton Road providing a key link towards Wood Green. The West Anglia main line and Watermead Way create barriers to east-west permeability in the east of the Neighbourhood.

Density and intensity rises to its greatest heights along the north south axis of the High Road and the parallel Liverpool Street – Enfield Town Overground line in the west of the Neighbourhood. A significant recent development is the Brook House development adjacent to the Rail line. It, along with the introduction of the new Spurs stadium, will create precedents for taller development in the area, which new development will need to respond to. Further guidance on this will be set out in the Haringey Tall Buildings and Views SPD.

The High Road itself is formed by a continuous parade of Victorian and Edwardian buildings with a large concentration of early Georgian buildings along the east side of High Road. New development should respect the scale and grain of the existing historic corridor, retaining wherever possible all assets that make positive contribution to the conservation area.

The area is close to the Lee Valley Regional Park which provides opportunities for new access points and landscaping strategies that encourage access to the park and waterways. This is juxtaposed by the presence of the borough's two largest industrial areas which lie adjacent. The relationship between industrial assets and the Lee Valley Regional Park is managed in Neighbourhood Policy NT3.

The Northumberland Park Estate part of the neighbourhood area (as addressed in NT4 &NT5) was developed in the 1960's and 1970's through a non-comprehensive, piecemeal approach. There are a large number of terraced houses in private ownership in the centre of the area, as well as larger Council owned estates. There are a large number of cul-de-sacs in the area and the network of streets is generally quite illegible. Generally the east-west roads (Northumberland Park, Park Lane, and Lansdowne Road) provide good east-west access and legibility, but there are a lack of north-south links within the Estate, contributing to the area being fragmented and suffering from a lack of clear focal points for activity.

5.17.1 The area suffers from poorly defined and underutilised public and private spaces that are not always well looked after. Entrances don't address the street and many frontages are inactive, leaving streets ill-defined and not well overlooked. There is some decent housing stock that could be retained and improved, however the majority of the post-war developments have led to unclear network of streets and undefined spaces. There is a predominance of social housing and smaller homes in the area.

5.17.2 The west side of Tottenham High Rd is characterised by a fragmented urban form which is dominated by three building types: taller 1960s housing set in large areas of open space, industrial sheds, and three storey terraced buildings fronting the High Road and White Hart Lane. The southern part of the area is predominantly characterised by local authority housing estates which were built in the 1960s and have very poor street and block layouts with a lack of connections and fragmented networks. The northern part of the area is predominantly characterised by occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication which also includes a safeguarded waste facility. The northern end of the area is characterised by a now vacant superstore and the new 22 storey Brook House development.

5.17.3 Smaller properties typically front the High Road and White Hart Lane and provide local parades of shops that are in need of investment. The local parade is predominantly characterised by narrow plot widths which extend deeply behind the High Road. The retail units are typically occupied by independent operators, and there is a high proportion of hot food takeaway and convenience stores. The regular scale, form and rhythm of the urban form along the High Road is broken only by the existing football stadium.

Urban realm improvements:

5.18 The urban realm improvements proposed for the neighbourhood area are:

- The creation of a high quality public space network including new squares, parks, landscaped routes and bridges, connecting the regeneration schemes with the open spaces and waterways of the Lee Valley Park, and Bruce Castle Park and Tottenham Cemetery
- The creation of new, legible street networks (east-west and north-south) with a high quality public realm which creates safe, modern and high quality places
- Creation of a new bridge at Northumberland Park Station that forms a key part of new public realm and a landscaped route between the High Road and the Lee Valley Park
- A mix of commercial uses, including new and affordable workspaces, leisure, and retail that revitalises and activates local streets.
- An improved Northumberland Park Station that reflects the transport improvements on the West Anglia Main Line and potential designation as a Crossrail 2 station. These improvements should also improve security, safety and the experience of arriving by rail in the area.
- In High Road West, provide a new public square which will: –
    - Serve as the heart of the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane station;
    - Include a new library, community facilities, and learning/education hub;

  - Space for pubic activities including screening sports events and shows;
  - Become a destination for shops, restaurants and cafes with development focused around the new entrance to White Hart Lane Station;
  - Link with, and form a key part of, the proposed public space network within north Tottenham
  - Preserve or enhance existing heritage assets and residential typologies; and
  - Provide a clear route for visitors to match and event days at Tottenham Hotspur Football Club arriving at a new White Hart Lane station entrance.

- In Northumberland Park, provide new public spaces which will:
  - Better connect the area with transport links and the commercial historic, cultural and leisure opportunities to the west and to the open spaces of the Lee Valley Park to the east;
  - Serve as recreational spaces and provide focal points for community life;
  - Provide suitable 'arrival' space to the eastern side of the new THFC stadium; and
  - Support attractive, new residential typologies
  - Enhance Tottenham High Road by -
    - Creating an attractive leisure, shopping and community destination for local people and visitors; and
    - Enhancing the heritage assets that contribute positively to the conservation area by a programme of improvements to refurbish and reuse the existing buildings including facade and public realm improvements and increased safety.

Management of Heritage Assets in the area

The Tottenham High Road Historic Corridor consists of a sequence of six conservation areas, which stretches from the boundary with Enfield in the north to Stamford Hill in the south. The North Tottenham neighbourhood is at the northern end of the historic corridor: it is, therefore, a threshold or point of entry to the historic corridor as a whole.

Tottenham High Road is now, and has been for many centuries, an important route into and out of London. Its history can be understood through the existing buildings, dating from the 18th to the 21st centuries, which line its edges. The High Road within the North Tottenham neighbourhood is focused on the 18th century village core clustered around the junctions of Northumberland Park and White Hart Lane, and is comprised of groups of statutorily listed Grade 2 or 2* Georgian buildings, interspersed with later Victorian locally listed buildings. The non listed buildings generally make a positive contribution to the neighbourhood. Despite the groups of high quality statutorily and locally listed buildings in the area, its general condition is fragile. There is an immediate, ongoing, short term danger that historic fabric will continue to deteriorate and be lost due to poor development and repair, and continued neglect.

North Tottenham has high levels of deprivation, and this economic fragility has led to physical fragility of historic buildings. The current value of these buildings is low, with many buildings effectively carrying a large 'conservation deficit' which means that the potential cost of refurbishing the buildings would be higher than any returns. Historic England has designated the North Tottenham Conservation Area as a "Conservation Area at Risk".

With the current transformation vision of the neighbourhood there is great opportunity to maximize major public and private investment for improvements to infrastructure, housing, employment and public spaces. These major developments are both a challenge to and an opportunity for the fragile historic fabric of Tottenham High Road. The approach to the process should be that of “well managed change”, balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities. The historic fabric of the neighbourhood should be considered an asset, which can anchor the character of the proposed new quarter and regeneration schemes in deep historical roots, add precious cultural capital, and avoid the bland homogeneity of many large scale regeneration projects.

The built heritage of North Tottenham should be considered to be as much part of the vision for the future as it is the story of the past: if damaged as a result of rapid or insensitive development, its unique value, sense of continuity, and contribution to local identity, are irreplaceable. There is a need to strengthen the understanding of the significance of the heritage assets and their potential to add value to regeneration. This needs to be integrated holistically so that Tottenham’s historic buildings are perceived as adding unique value to the regeneration of the wider area.

IMPROVEMENT SITES: Existing buildings / sites that need repair, enhancement, major intervention

- Within the North Tottenham section of the High Road, there are high quality statutorily listed buildings. Development schemes should ensure their retention and restoration for viable uses, and where possible section 106 funding should be secured to achieve this. The Council will use its statutory powers such as Urgent Works Notices and Repairs Notices to ensure that deteriorating buildings especially those included in the ‘at risk’ register are protected from further neglect.

- The setting of Heritage Assets should be preserved and enhanced. Particular attention should be given to the situations where Georgian buildings are set back from the pavement edge (No.808), or behind railings and walls. (Nos. 818, 792 - 802, 808 - 810). All appropriate efforts should be made to ensure that repairs to railings and walls are carried out to a high standard. Signage on brick piers (e.g. at No.808) should be removed.

- The non designated heritage assets i.e. buildings that are not listed or locally listed should be targeted for improvement in groups, as they enhance the historic character of the area. The groups are significant as they demarcate the junction of the ancient routes. These buildings could be improved by improvements to shopfronts, removal of inappropriate signage, replacement of inappropriate uPVC windows, and removal of satellite dishes.

OPPORTUNITY SITES: Major sites where redevelopment is likely/desirable

- Ensure that the design of any future development is sensitive to the historic context of the High Road. In particular, design, form and layout should be sympathetic to the historic fabric of the High Road and respect the scale and rhythm of the adjoining buildings.

- Proposals should have a frontage onto the High Road, and should maintain the rhythm and grain of the High Road, and avoid an excessively large monolithic elevation.

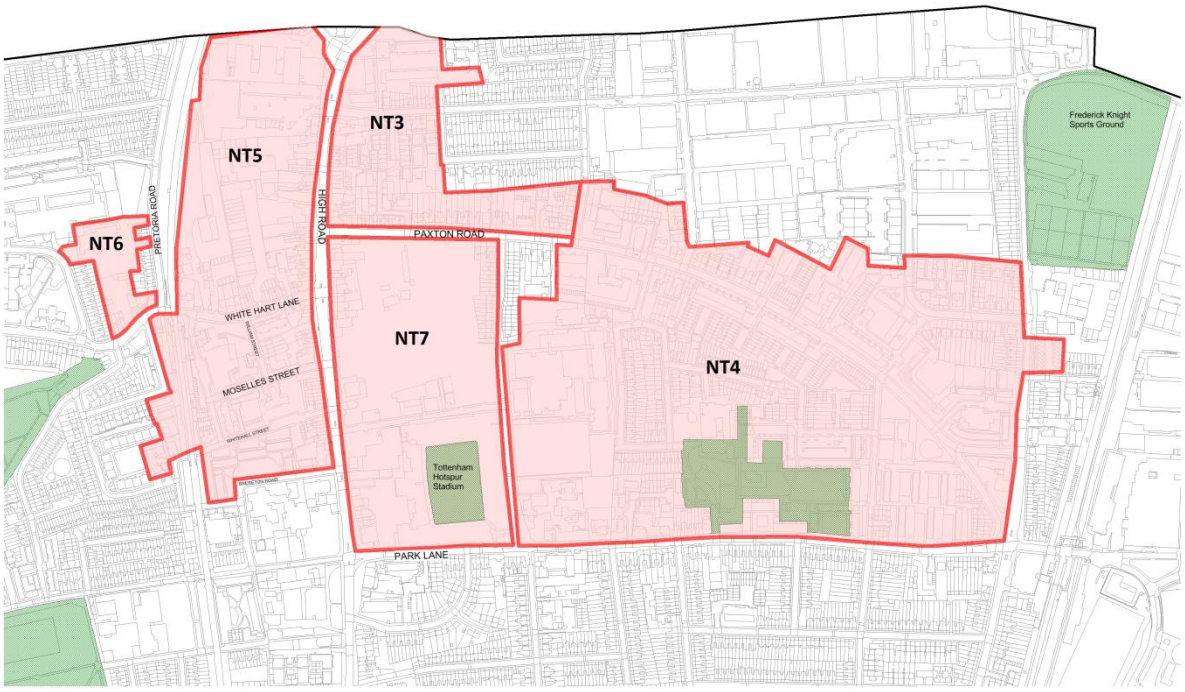
- Large scale development such as the Stadium should ensure that the linearity of the High Road is maintained and that the setting of heritage assets is enhanced. Public realm improvements such as lighting, signage, hard and soft landscaping should be sensitive to the context and appropriate in scale.

PROTECTION OF VIEWS – consolidating the threshold views into the neighbourhood area along the High Road and strengthening the sense of character and place

The view south, into North Tottenham High Road from Enfield
The view north, into North Tottenham coming from Bruce Grove
Threshold view at the junction with Northumberland Park and White Hart Lane

5.19 Local Strategic Policies in this area govern:

- NT1: Northumberland Park Station
- NT2: SIL in North/East Tottenham



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Figure 5.10 North Tottenham sites

Site Allocations in this Neighbourhood Area

5.20 The site allocations in this neighbourhood area are:

- NT3: Northumberland Park North
- NT4: Northumberland Park
- NT5: High Road West
- NT6: North of White Hart Lane
- NT7: Tottenham Hotspur Stadium

Site	Net residential units	Commercial m^2	Town Centre m^2	Other m^2
NT4: Northumberland Park North	472	340	340	-
NT5: Northumberland Park	1,929	1,550	1,550	-
NT6: High Road West	1,200	4,350	11,740	6,500
NT7: North of White Hart Lane	100	-	1,000	2,000
NT8: Tottenham Hotspur Stadium	285	730	36,600	
Total	**620**	**9,500**	**6,800**	**3,300**

Infrastructure

5.21 The infrastructure projects in the neighbourhood area are:

- New pedestrian and cycling bridge at Northumberland Station.
- New and enhanced education facilities commensurate with the growth in forecast population in Northumberland Park
- New health facility to be delivered as part of the redevelopment of Tottenham Hotspur Football Club;
- New rail and station facilities at Northumberland Park associated with the delivery of increased rail connectivity, as well as Crossrail 2.
- New and enhanced bus routes reflecting the area's role as a key regional growth hub.
- Improvements to community infrastructure provision, including a crèche, a new library and education hub, a new healthcare centre including a pharmacy and new leisure facilities associated with the redevelopment of Tottenham Hotspur Stadium.
- Improvements to White Hart Lane Station and a new entrance to the station to align with the new public square and the new clear route provided by the square from the station to the new football stadium

NT1: Northumberland Park Station

(Crossrail implications)

A. **Sites required for the construction of Crossrail 2 safeguarding will be protected as necessary.**
B. **Sites within 400m (a 5 minute walk) of a proposed Crossrail 2 station will be closely scrutinised to ensure the proposed development optimizes the future accessibility provided by the introduction of Crossrail 2. This may include ensuring that a mix of uses and potentially enhanced infrastructure may be required from proposals in this area.**
C. **Sites within 800m (10 minute walk) of Crossrail will be scrutinised for how they can complement the introduction of Crossrail 2. This may include design issues such as provision of routes to and from the station, and consideration of density to include future PTAL increase.**

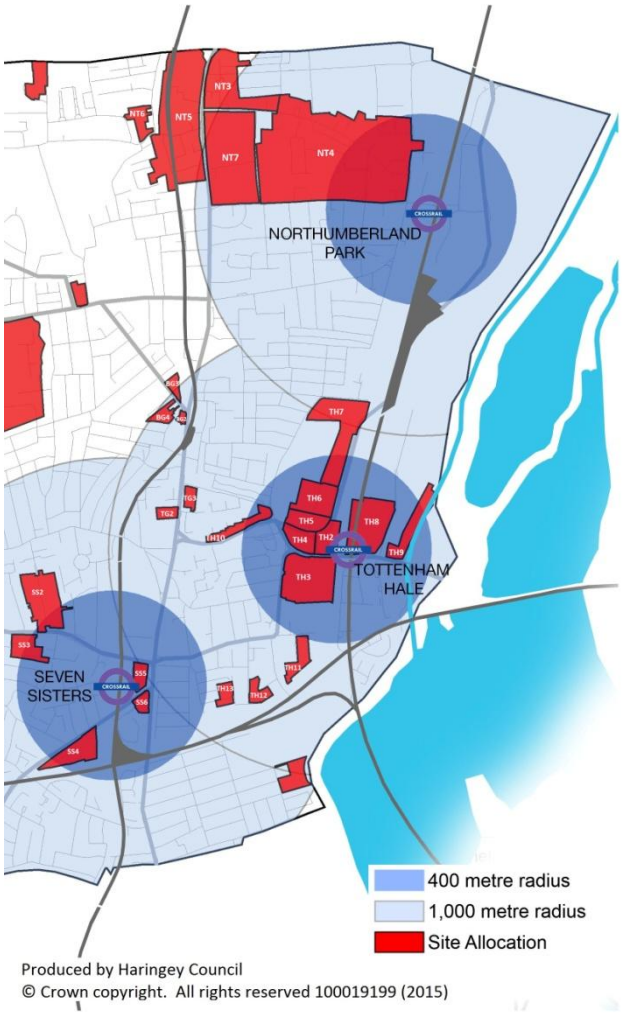


Figure 5.11 Crossrail 2 proposal

The improvement of services through Northumberland Park Station will spur significant growth in the area. Currently, there are one to two stopping trains per hour. This will increase to four trains per hour by 2018 with the delivery of the Stratford, Tottenham and Angel Road (STAR) scheme. The

STAR scheme also provides passive and active provision for future four tracking of the West Anglia Main Line which would see further frequency improvements as well as the potential introduction of Crossrail 2 (where 16 trains per hour could stop at Northumberland Park). These improvements will mean that Northumberland Park will be connected to the City and the West end via frequent services, in less than half an hour.

There area surrounding the Station can broadly be split into four quadrants, segregated by Park Lane and the rail line. The northwestern quadrant is included within the regeneration plans for the Northumberland Park estate (NT5). There are no detailed plans for any of the other land parcels surrounding the station at this time, but the Council feels that placing a policy that ensures any nearby development is optimized with regards the improving services from this station is warranted.

NT2: Strategic Industrial Land in North East Tottenham

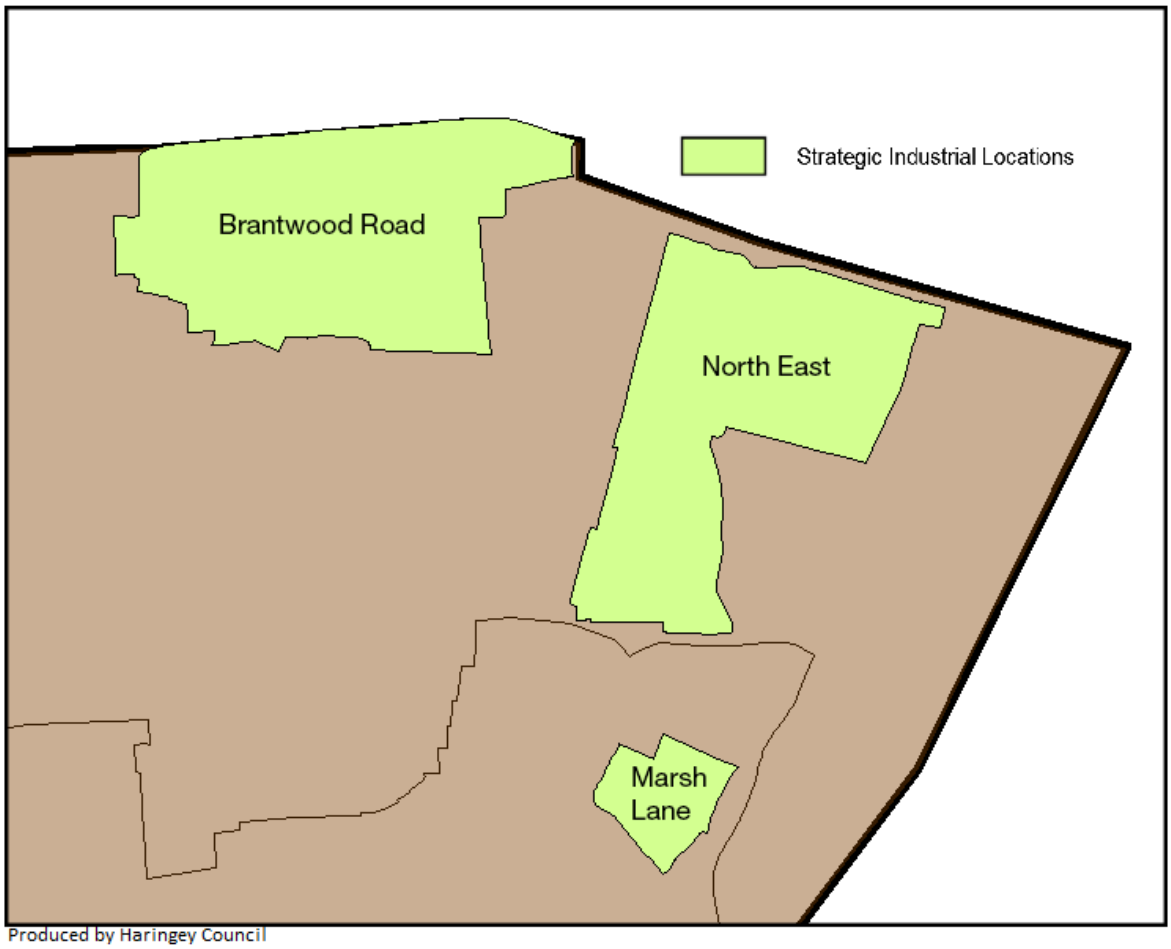
The Council will support development which:

A. **Increases job density and therefore helps to meet the employment needs of the borough;**
B. **Enables small firms to start up, and grow, in flexible industrial space;**
C. **Improves the interface of the industrial area and the Lee Valley Regional Park;**
D. **The Council will not encourage warehouse living or residential encroachment in this area.**

The reservoir of industrial land in the north east of the borough is by some way the largest in the borough. It is home to XXX jobs, and XXX firms. These jobs have an important role in providing a range of types of jobs in sectors that in many cases are not suitable for co-location with residential areas. The products they produce, store, and provide a location for onward movement of, are crucial in keeping London's wider economy ticking over. Additionally it is these areas in which products will be created and developed for export, thereby contributing to the national economy.

Tottenham has a strongly entrepreneurial population. There is a strong record of business births, but the record of these firms becoming larger firms which employ workforces is more mixed. It is essential that industrial areas such as the NE Tottenham area are preserved for this purpose. These locations are special due to their ability to provide a range of spaces, at relatively affordable rates, in close proximity to local populations and amenities. With the population and amenity set to grow, these areas will become even more valuable in providing a place for innovation to be translated into skills, jobs, and economic benefit.

It is therefore appropriate that in addition to simply protecting these assets, the Council will support them to grow, their amenity to improve, so that they can adapt to meet the ever changing needs of emerging sectors. This could take the form of an intensification of the use, but this cannot happen at the expense of the area's ability to fulfil it's overall function. In particular heavy goods vehicle access will need to be preserved, but ways for greater job density alongside this aim will be supported.



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Figure 5.12 North Tottenham Strategic Industrial Land

NT3: Northumberland Park North

Address	1-71 Northumberland Park, Roebuck, Altair, Bennetts, and Cooperage Closes, the Lindales, 7-27 Brantwood Rd, Tottenham N17		
Site Size (Ha)	4.9	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Mix of housing and local shopping centre uses		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham Physical Development Framework; Housing Investment and Estate Renewal Strategy		
Planning designations	North Tottenham High Road Conservation area Northumberland Park Growth Area (proposed) Local shopping centre: 34 Locally listed buildings: High Road Tottenham east side Listed buildings: 816 & 818, 820 and 822 High Road Tottenham Archaeological priority area		

Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	**Town Centre m^2**
	472	340	340

Site Allocation

Comprehensive masterplanned improvement of the area to improve existing, and create new, residential neighbourhoods through the delivery of a major estate regeneration programme that will include the provision of additional high quality housing with an increased range of types, sizes, and tenures, improvements to existing housing stock, new public spaces and new community infrastructure. Town Centre uses will be encouraged on the High Rd and Northumberland Park.

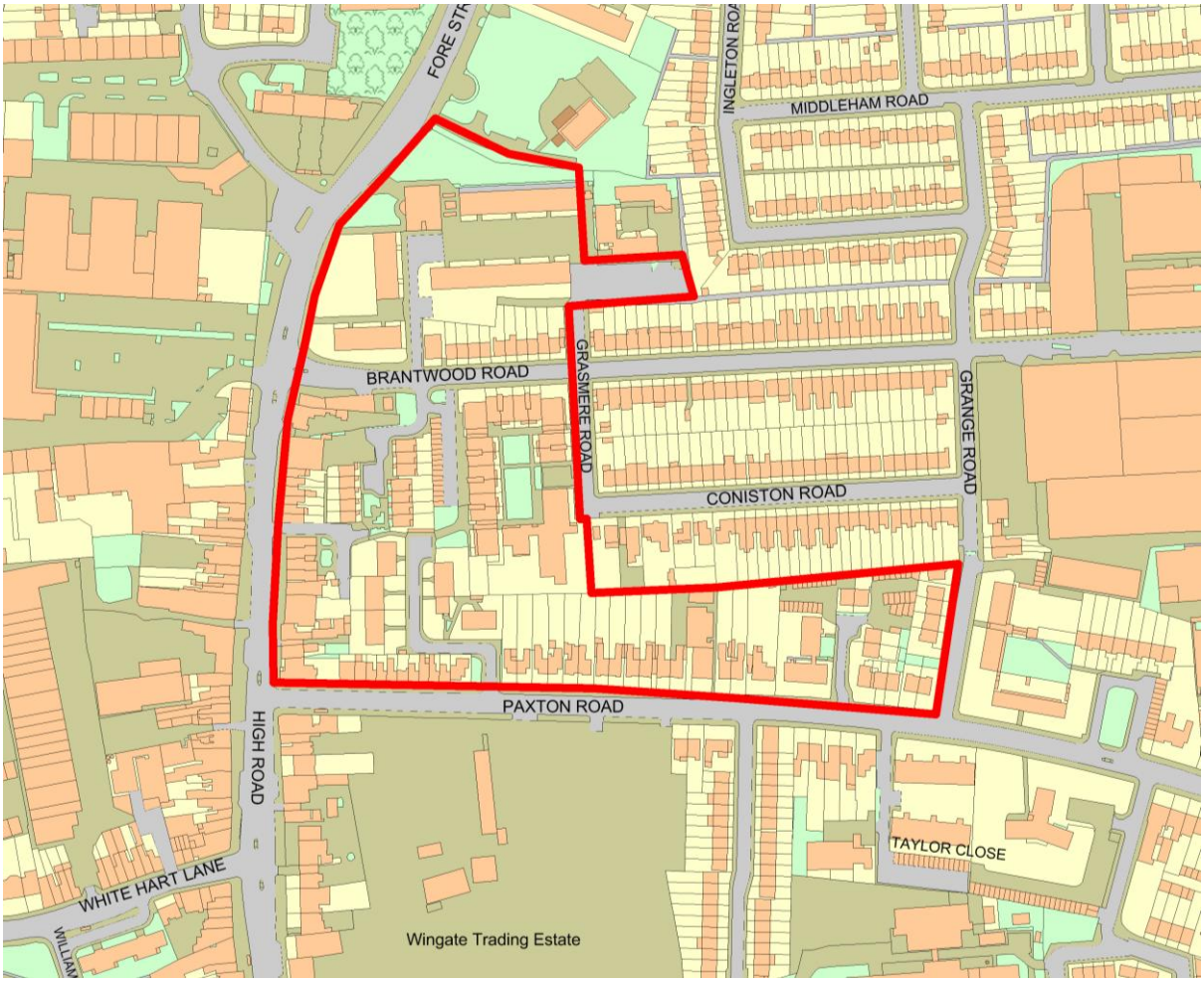
Commentary

The Northumberland Park North area will benefit from public transport improvements at both White Hart Lane and Northumberland Park stations, and the redevelopment of the Tottenham Hotspur FC stadium. At present the estate suffers problems linked to low socioeconomic levels, lack of permeability through the site, and an unbalanced housing stock with an overbalance of small, socially rented stock. Due to the layout of the estate, there is an opportunity to make a more efficient use of space, which within the context of improving accessibility creates opportunities for increasing housing stock across the area.

The introduction of Crossrail 2 to Northumberland Park station in the future could produce a particularly significant uplift in accessibility with in the area, and higher densities will be considered here, once Crossrail 2's introduction is confirmed.

Improvements to the internal road and street layout will improve legibility and permeability, which will yield benefits in terms of residents' ability to reach the new urban squares and jobs created in the THFC stadium and High Road West developments, employment in the Brantwood Rd and Lee

Valley employment areas, the Lee Valley Regional Park and the rest of London by optimizing routes to Northumberland Park and White Hart Lane stations.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development will be in conformity with any future adopted masterplan for the area.
- Development will respond to the substantial adjacent changes in the High Road West, Tottenham Hotspur FC and Northumberland Park schemes
- Redevelopment will create more, new, and better housing with greater diversity of scale, size, tenure and type
- Generally mid-rise (3-10 storey as determined through detailed design) development will be appropriate
- New east-west and north-south routes will be created, and existing routes enhanced. This includes enhancing Northumberland Park as a key bus route through the area, linking with Northumberland Park Station.

- Retention of good housing stock where appropriate
- The High Road frontage should be enhanced including retention of buildings that make a positive contribution to the conservation area, and through the improvement of public realm on Tottenham High Road.

Development Guidelines

- High quality new public spaces within the site should be created, with a net increase in the amount of publically accessible open space.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Development should complement the amenity provided by Florence Hayes Rec (In LB Enfield).
- Where development is likely to impact heritage assets, detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Approaches to mitigation of and improvement to local air quality and noise pollution should be undertaken on this site.

NT4: Northumberland Park

Address	Northumberland Park Estate Area, Tottenham, N17		
Site Size (Ha)	27.6	**PTAL Rating**	2-4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Predominantly housing with ancillary commercial and community uses.		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham Physical Development Framework; Housing Investment and Estate Renewal Strategy		
Planning designations	Northumberland Park Growth Area (proposed) Locally listed buildings: Northwood Road Archaeological priority area		
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	**Town Centre m^2**
	1929	1,550	1,550

Site Allocation

Comprehensive masterplanned improvement of the area to improve existing, and create new, residential neighbourhoods through the delivery of a major estate regeneration programme that will include the provision of additional high quality housing with an increased range of types, sizes, and tenures, improvements to existing housing stock, new public spaces and new community infrastructure.

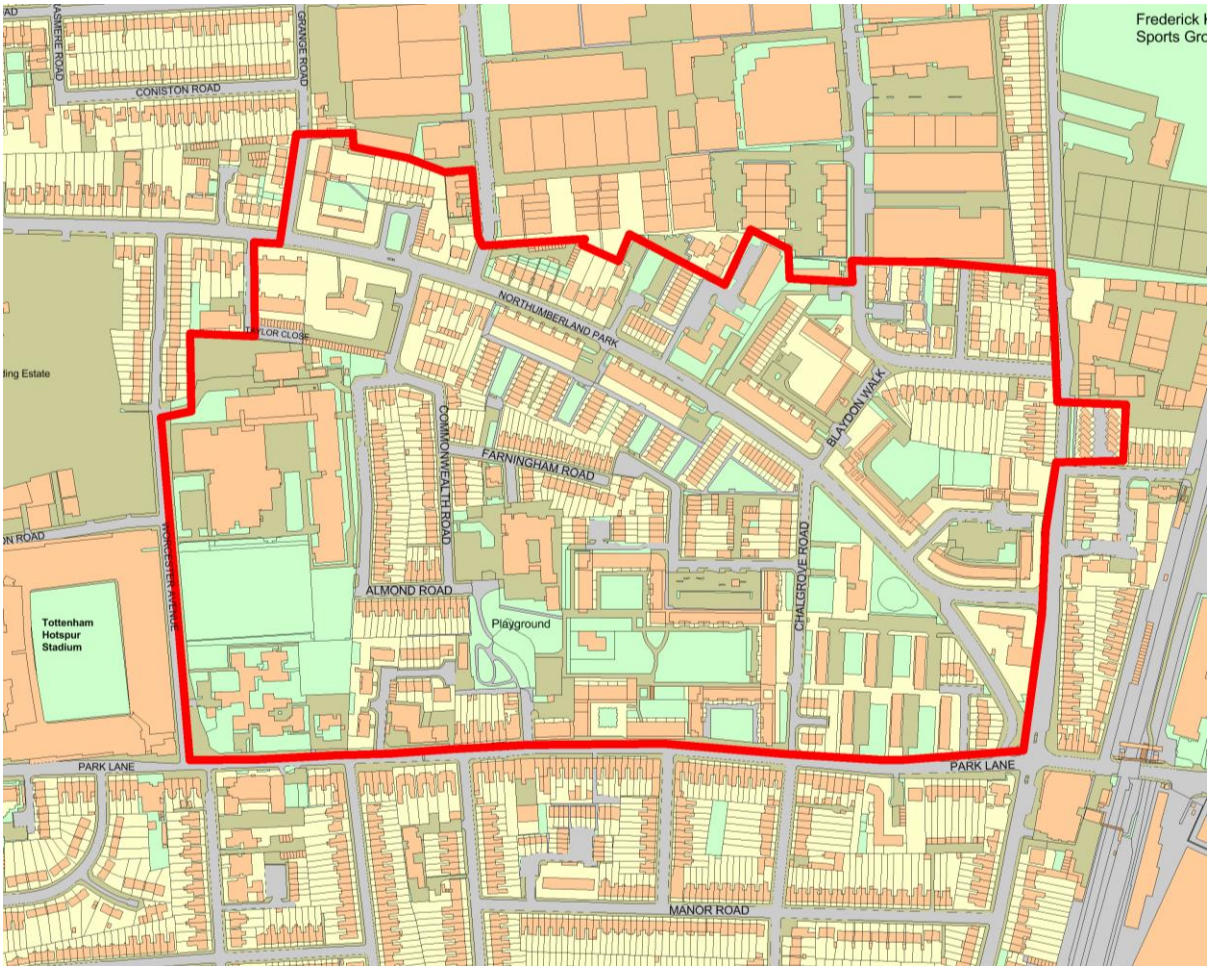
Commentary

The Northumberland Park area will undergo significant change, through benefiting from public transport improvements at Northumberland Park station and the opportunities resulting from the redevelopment of the land to the West of the High Rd (NT6), and the Tottenham Hotspur FC stadium (NT7).

At present the estate experiences conditions linked to high levels of socio-economic disadvantage, lack of permeability through the site, and an unbalanced housing stock with an overbalance of small, socially rented stock. Due to the layout of the estate, there is an opportunity to make a more efficient use of space, which within the context of improving accessibility creates opportunities for increasing housing stock across the area.

The introduction of Crossrail 2 to Northumberland Park station will create a significant uplift in accessibility with in the area, and as such the Council is planning for higher development densities in this area to match that.

Improvements to the internal road and street layout will improve legibility and permeability, which will yield benefits in terms of residents' ability to reach the new urban squares and jobs created in the THFC and High Rd West developments, employment in the Brantwood Rd and Lee Valley employment areas, the Lee Valley Regional Park and the rest of London by optimizing routes to Northumberland Park and White Hart Lane stations.



Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development will be in conformity with any future adopted masterplan for the area.
- Redevelopment will create more, new, and better housing with greater diversity of scale and tenure and type, and will contribute to the creation of a Family Housing Area.
- Development will support and enable the creation of a high quality public space network including new squares, parks, landscaped routes and bridges, connecting the regeneration schemes with the open spaces and waterways of the Lee Valley Park.
- Existing east-west routes will be enhanced, including utilising Park Lane as a pedestrian and cycling friendly route linking Tottenham High Rd, the existing Park Lane Local Centre, Northumberland Park station, and the Lee Valley Regional Park.
- Work in conjunction with TfL to investigate improving bus routes through the area and links with Northumberland Park Station.

- Changes to the road network in the area will be created with the aim of increasing permeability. There will be a strong focus on creating new north-south streets and new streets must connect to existing streets to the north and south of the area, and to new spaces proposed around the new stadium development to the west.
- Retention of good housing stock where appropriate, any future Council-approved masterplans will identify how new and existing stock can be utilised.
- Taller buildings will be located at the south east corner of the site as part of the proposed Northumberland Park tall buildings cluster, and in the west and south west of the site adjacent to the larger scale stadium development.
- Small scale commercial development will be created along Park Lane and in close proximity to Northumberland Park Station. Any commercial uses should not detract from the main aim of concentrating town centre uses on the High Road.
- New health infrastructure will be provided within the area to meet the needs of an expanding location.
- Education infrastructure will be enhanced including the provision of new schools to meet the overall need of the neighbourhood on this site.

Development Guidelines

- High quality, new public spaces within the site should be created, with a net increase in the amount of publically accessible urban realm.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The potential for new employment opportunities to be developed along Park Lane should be explored in line with our ambitions to revitalise this key Local Centre.
- Generally mid-rise development (3-10 storeys) will be appropriate, dependant on detailed design considerations, with greater height and density near to Northumberland Park station and the Tottenham Hotspur FC development
- Development should complement the ongoing operational requirements of THFC.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.

NT5: High Road West

Address	High Road West regeneration area, High Rd, Tottenham N17			
Site Size (Ha)	11.8	**PTAL Rating**	4	
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Mix of housing estates, industrial estate, high street buildings, and other uses.			
Ownership	Mix of public and private freeholds and leaseholds			
How site was identified	High Rd West Masterplan			
Planning designations	Northumberland Park area of change Listed buildings: 7, 32, 34 &34a White Hart Lane and 797 &799, 819 & 821 and 867 & 869 High Road Tottenham North Tottenham Conservation Area (part of Tottenham Historic corridor) Locally listed buildings: Whittington Road Blue ribbon network Archaeological priority area Adjacent to the ecological corridor			
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^2**	**Town Centre m^2**	**Other m^2**
	1,200	4,353	11,740	1,200

Site Allocation

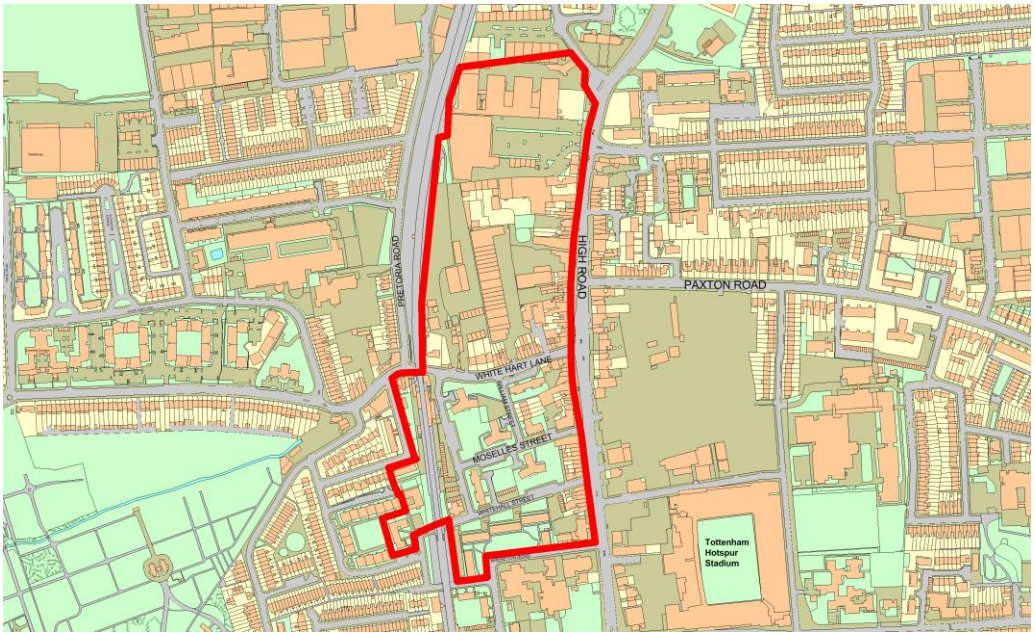
Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mix use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.

Commentary

This site will deliver a new residential neighbourhood, which will provide high quality new homes for existing secure Council tenants living on the Love Lane Estate and provide better housing choice for existing and future residents. The development will build on the redevelopment of Tottenham Hotspur Football Club stadium and create a new vibrant leisure destination for London.

A new public space will create a new route from White Hart Lane station to the High Road and stadium, bring improved town centre and leisure uses to the North Tottenham area and provide space new community and leisure uses creating a year round focus for the area.

New employment opportunities will be created from the increased local centre, leisure destination and delivery of new high quality workspace.



Site Requirements

- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development should accord with the principles set out in the most up-to-date Council-approved Masterplan.
- Creation of a new residential neighbourhood through increased housing choice and supply, with a minimum 1,400 new homes of a mix of tenure, type and unit size – including the re-provision of existing social rented council homes, the offer of alternative accommodation for secure tenants, and assistance in remaining within the area for resident leaseholders from the Love Lane Estate.
- Creation of a new public square connecting an enhanced White Hart Lane Station, and Tottenham High Road to complement the redeveloped football stadium.
- New retail provision to enlarge the existing shopping parade, creating a new local centre opposite the new stadium, including the new public square. This should complement not compete with Bruce Grove District Centre.
- Enhance the area as a destination through the creation of new leisure, sports and cultural uses that provide seven day a week activity.
- Improve east/west pedestrian and cycling connectivity with places such as the Northumberland Park Estate and Lee Valley Regional Park.
- The site lies within the North Tottenham Conservation Area, and includes listed and locally listed buildings. Development should follow the principles under the ‘Management of Heritage Assets’ section of this document.
- The regeneration of heritage assets should be considered where the benefits of change and sympathetic development can enhance the overall feasibility and benefit of the future investment into the future of heritage buildings in the area.
- Deliver new high quality workspace
- Increase and enhance the quality and quantity of community facilities and social infrastructure, proportionate to the population growth in the area, including a:

  - New Learning Centre including library and community centre
  - Provision of a range of leisure uses that support 7 day a week activity and visitation, and
  - Provision of a new and enhanced public open space including a large new community park and high quality public square and a defined hierarchy of interconnected pedestrian routes.

Development Guidelines

- Produce a net increase in the amount and the quality of both public open space and private amenity space within the area
- To deliver transport improvements including a new, safe and attractive entrance to White Hart Lane Station and improved rail connectivity.
- Part of the site has a licensed waste capacity, and this will need to be reprovided before development of this section of the site can commence in line with Policy SA4.
- Re-provision of employment floorspace lost as a result of the redevelopment as new leisure, sports and cultural floorspace and as modern, flexible workspaces. This could be achieved by workspaces with potential to connect to High Road retail properties, and/or through the creation of workspace behind the High Road and the railway arches.
- The site is within a Critical Drainage Area and any proposals should refer to the Local Flood Risk Management Strategy
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Create a legible network of east-west streets that connect into the surrounding area, existing lanes off the High Road, and open spaces.
- Establish clear building frontages along the High Road and White Hart Lane to complement the existing character of the Local Centre.
- Incorporate a range of residential typologies which could include courtyard blocks of varying heights and terraced housing.
- In the part of the site facing the new stadium, development should respond to both the existing High Road Character, and the greater heights and density of the new stadium. This need to be carefully considered given the height differential between the existing historic High Road uses and future Stadium development.
- Larger commercial and leisure buildings should be located within close proximity to the new public square linking the station to the stadium.
- Due to the size of the site and scale of development envisaged, particular consideration of the effect of the works on the nearby communities, including how phasing will be delivered. This is referenced in the High Road West Masterplan Framework.
- Where development is likely to impact heritage assets, detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- The Moselle runs in a culvert underneath the site and will require consultation with the Environmental Agency.

NT6: North of White Hart Lane

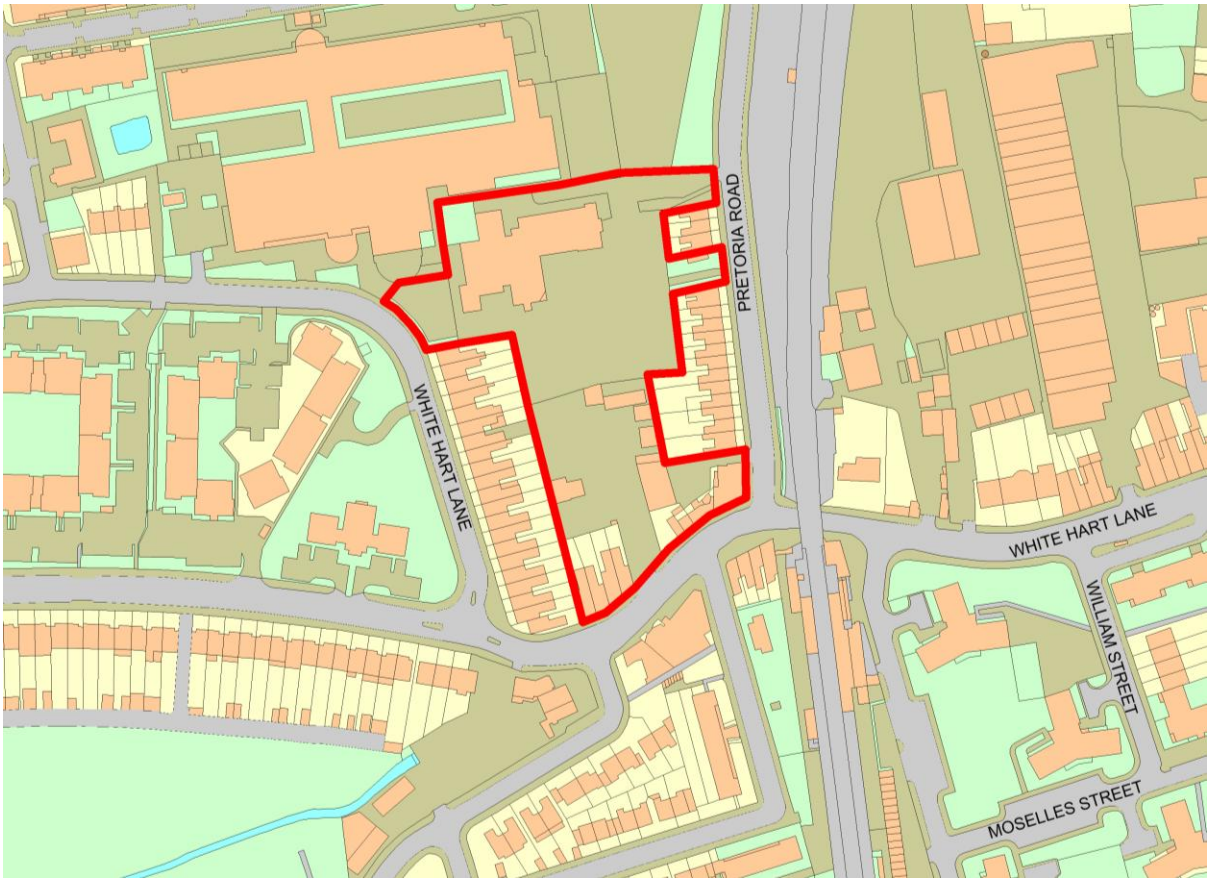
Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17		
Site Size (Ha)	1.0	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Community facility, employment land		
Ownership	Mix of public and private freeholds		
How site was identified	SHLAA 2013		
Planning designations	Flood Zone 2 Archaeological priority area		
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^2**	**Community m^2**
	100	1,000	2,000

Site Allocation

Masterplanned comprehensive residential-led mixed use development with the potential to accommodate community uses, improve accessibility, and enhance the White Hart Lane retail frontage.

Commentary

There is an opportunity to improve the standard of the local retail offer in this area. Subject to the needs of the occupants of the Irish Centre being suitably met, and increases in employment numbers and density on this site, residential use will be permitted.



Site Requirements

- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- A new east-west route across the northern part of the site, linking White Hart Lane and Pretoria Rd and enhancement to north/south access to improve permeability.
- White Hart Lane retail premises should be enhanced through any development, and retained for town centre uses.
- The existing community use should be re-provided before any redevelopment occurs.

Development Guidelines

- The potential for a new north south route linking the new east-west route to White Hart Lane at the south of the site should be considered.
- The height of development should respect neighbouring buildings particularly adjacent to the properties on Pretoria Rd.

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- If the community use on this site can be re-oriented onto the White Hart Lane frontage this would be supported.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Development should seek to complement future development at High Road West area.
- Consideration of sensitive neighbouring uses such as the school

NT7: Tottenham Hotspur Stadium

Address	748 High Road, Tottenham, London N17 0AP			
Site Size (Ha)	9.2	**PTAL Rating**	3	
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Football Stadium (Leisure), Technical College and Sainsbury's (as a result of the extent of planning permission)			
Ownership	Multiple private freeholders and leaseholders			
How site was identified	Existing planning permission			
Planning designations	North Tottenham High Road conservation area Northumberland Park area of change Local shopping centre: 34 Locally listed buildings High Road Tottenham east side Listed buildings: 744 (Warmington House), 774 (Fletcher House), 790 (Dial House), 792, 794, 796 (Percy House), 798-802, 808 & 810 High Road Tottenham N17			

Indicative Dev^{t} Capacity (HGY/2010/1000)	**Net resi units**	**Town Centre m^2**	**Community m^2**	**Commercial m^2**
	285	36,600	570	730

Existing Planning Permission (HGY/2010/1000)

Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/or A3 and/or A4 and/or A5), museum (Class D1) offices (Class B1) and housing (Class C3); together with associated facilities including the construction of new and altered roads, footways, public and private open spaces; landscaping and related works. Details of "appearance" and "scale" are reserved in relation to the proposed residential and hotel buildings

Site Allocation

A. **Redevelopment of existing football stadium to increase match day capacity, with the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site.**

B. **The Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days;**

C. **Development will contribute to creating a wider commercial and visitor destination for the area;**

D. **Walking and cycling are important modes of transport around the Stadium, and links will be encouraged, particularly between nearby stations at White Hart Lane and Northumberland Park, and the Stadium;**

E. New health uses will be incorporated into the Stadium

Commentary

The London Borough of Haringey is proud if its long association with Tottenham Hotspur Football Club. It is a major employer in the borough, and important for Haringey's economic success. The Council will, where appropriate, continue to work with the Football Club to ensure appropriate nearby developments capitalise on the opportunities presented by the existing and proposed stadium and which enhance the investment in the stadium and surrounding areas and respect the operational needs of the Club. Leisure uses around the stadium will encourage a wider audience on non-match days to ensure a viable and vibrant location throughout the year which creates an attractive environment for residents and non-residents to visit.



Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not

compromise co-ordinated development on the other land parcels within the Allocation.

- Comprehensive stadium-led development will be required across the site.
- High quality design, that responds positively to the heritage context and provides active frontages to the High Road and Park Lane.
- Improved permeability across the site linking High Road West and Northumberland Park regeneration areas.
- Improved physical and operational interface across Worcester Avenue to the Northumberland Park regeneration area to the east and the High Road to the High Road West regeneration area to the west, in order to support regeneration objectives for those area.
- 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.
- The leisure/ commercial uses should be complementary and not competing with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area.
- The site lies within the North Tottenham Conservation Area, and includes listed and locally listed buildings. Development should follow the principles under the 'Management of Heritage Assets' section of this document.
- To address the statutory presumption in favour of retaining heritage assets unless justifiable;
- An increase in residential on the site; and
- Comprehensive approach to delivering physical improvements to the Northern Terrace, including the identification of viable, long term uses for vacant buildings.
- An Event Management Strategy will be required.

Development Guidelines

- High quality new public spaces within the site should be created, with a net increase in the amount of publically accessible urban realm.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- The Council will seek to maximise local employment outcomes on this site.
- Where development is likely to impact heritage assets, detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.

Tottenham Hale Neighbourhood Area

Vision

The Vision, as expressed within the Strategic Regeneration Framework, and District Centre Framework:

London's next great new neighbourhood, Tottenham Hale will be a destination where people can easily access the open spaces and waterways of the Lee Valley Park whilst enjoying a range of retail, leisure and business opportunities. The Hale will feel like a new town centre with an attractive network of streets and public spaces. Through transport improvements, master planning and targeted promotion, key sites will be made ready for major new investment.

Key Neighbourhood Area Objectives

The key objectives for this neighbourhood area are:

- A revitalised heart, through the creation of a distinctive new mixed use district centre incorporating higher density development. The boundary and uses to be delivered are set out in TH1. The development of a new district centre will require management of the impacts of new development on retained residential, employment and open space assets.
- A well connected centre, with a quality, attractive public realm which stitches the neighbourhood together, including key links to an enhanced Tottenham Hale Station.
- A network of green and open spaces, with an emphasis on improving the quality of links to existing open spaces, including Down Lane Park, and to and through the Lee Valley Regional Park. There will be a need to enhance existing green open spaces and infrastructure in response to the proposed level of development. General principals are set out in AAP8, but Site Allocations in this Neighbourhood Area will complement.
- An affordable 21st century neighbourhood of choice, with a range of housing tenures and types for sale and to rent. This includes the improvement of community facilities including a new health and education facilities to meet the need of an expanded population.
- A working centre, with a variety of economic and employment opportunities. The existing employment stock in the area will be enhanced in response to established trends (e.g. emerging creative businesses to complement an innovative warehouse living community in the South Tottenham Employment Area), or to support emerging drivers, such as a potential Tech Hub centred on the Ashley Road area. The District Centre will provide a mix of retail, leisure and office jobs..

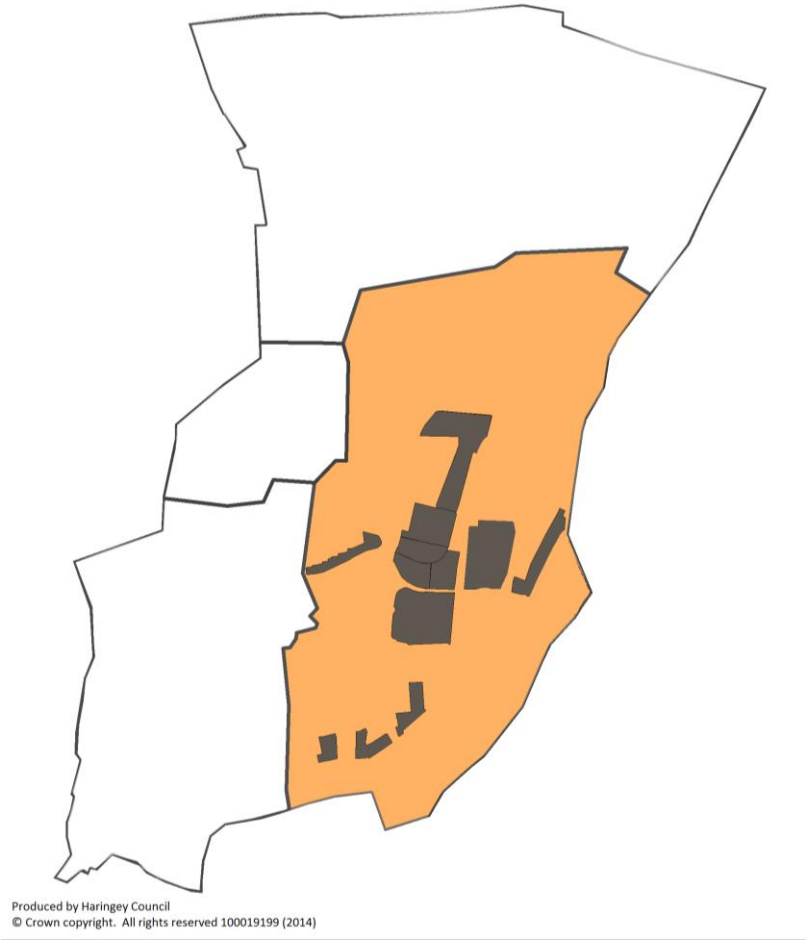


Figure 5.13 Tottenham Hale neighbourhood area

The Character of the Neighbourhood Area

Tottenham Hale has a unique position on the River Lee, and itself is a mixture of Victorian and Edwardian streets, and industrial stock forming part of the Lee Valley area. Beyond the industrial to the East lies the Lee Valley Regional Park, including Tottenham Marshes, and Walthamstow Wetlands. This interface, along with its position a distance away from Tottenham High Rd, can make Tottenham Hale feel distinct from the rest of Tottenham.

Tottenham Hale is well connected in that it is easy to reach; Tottenham Hale Station offers direct and fast routes to The City of London, the West End, Stansted Airport and Stratford. It does, however, suffer from extreme severance in the form of a number of busy through routes, heavy rail infrastructure, and large inward looking, post war development.

The convergence of a number of routes (Monument Way, Hale Road, Ferry Lane, Watermead Way) combine to frame the centre of Tottenham Hale. Historically, this formed the medieval village of Hale, from where the area derives its present name. The original village centre is designated as an Area of Archaeological Priority. The later industrial development is evident in the myriad of Victorian and Edwardian

warehouses and factory buildings such as those along Fountayne Road and Ashley Road, adding to the vibrancy of the area's character.
Currently the principal land use in this area is the Tottenham Retail Park, offering car-borne retail opportunities. In addition to this there are employment areas to the north along Ashley Rd, and in the South Tottenham employment area. The gyratory works to reintroduce two-way roads in the area are the first step in regenerating Tottenham Hale from a road, to a rail and pedestrian dominated area.

There are several open spaces in the area; in addition to the Lee Valley Regional Park, Down Lane and Markfield Parks offer excellent recreation opportunities. Linkages between and through these spaces can be improved however. Some parts of the network are less successful as opportunities for residents or wildlife and will benefit from further investment as the area grows.

Urban realm improvements

The urban realm improvements for the neighbourhood area are:

- A new high quality, more permeable street layout for the District Centre will be established.
- A network of green and open spaces will be established through the Haringey Green Grid to link open spaces in Tottenham Hale with other spaces in Tottenham and beyond.
- A Meanwhile Strategy will set out how opportunities for interim and creative uses can be brought forward as the area undergoes significant development.
- Ashley Road will be the key north-south route, linking education and employment facilities with the District Centre, and then through to the South Tottenham employment area, primarily by foot.
- Active frontages within the new District Centre will improve the feeling of safety all day and into the evening.
- There will be a generous, accessible, legible and safe pedestrian/cycle friendly network linking Tottenham High Road into the Lee Valley Regional Park system, this is described in more detail in the councils emerging Green and Open Spaces Stratetgy for Tottenham Hale; the Tottenham Hale Green Grid. The strategy is part of the Haringey Green Grid, part of the London Green Grid.
- At the Retail Park site, the incorporation of a public square will be a focal point for the community.
- The River Lee's role for amenity and leisure will be strengthened; including improved riverside routes through new developments, and enhanced links to The Paddock and the proposed Wetlands Centre.
- The proposed Green Grid will see a number of green infrastructure interventions with the aim of improving public accessibility to the open landscapes of the Lee Valley Regional Park in line with the Lee Valley Regional Park Plan. The Green Grid will also aim to address the quality of existing green and open spaces, in response to the development set out in this Plan.
- An early phase of the Green Grid will be an improved route along Chesnut Road to Down Lane Park and over new bridges connecting Ashley Road to Hale Village and then to The Paddocks. A new route through Ashley Road South will be created with a

new bridge over the railway lines into Hale Village as per the existing design code, and then to Tottenham Hale.

- Sites where the proposed alignment crosses over privately owned land area are included in this AAP as site allocations. Development proposals that come forward on these sites must facilitate the delivery of this new route. Any development proposals which would hinder the delivery of this new route, or require land which is necessary to deliver the proposal will be resisted.

Implementation Considerations

This area is allocated for transformational change as part of a planned process. Respect will need to be had for neighbouring uses, both in the form of existing residential, and biodiversity in the case of the Lee Valley Regional Park. A District Centre Framework has been prepared by the Council, in consultation with landowners to establish a set of principles that can accommodate the growth envisioned in the area.

The neighbourhood area is one where targeted investment can best accelerate the delivery of substantial volumes of new homes and jobs. Investment in transport infrastructure is already happening, however to create a community with 5,000 homes and 4,000 jobs, there is a need for early infrastructure planning (working with the utility providers) and significant place-shaping investment to ensure that we are creating a place that can serve as a home, a place of work and a destination in its own right.

The Council and the Mayor of London have agreed a package of investments for Tottenham, focussing on Tottenham Hale under the Housing Zone scheme. This investment will see the accelerated delivery of an initial 2,000 homes, primarily within the District Centre. The Housing Zone will help to ensure the delivery of a mix of affordable homes to rent and to buy.

Through these interventions, including improved public realm, pedestrian links and new bridges over railway lines and waterways, Tottenham Hale will become a destination where people can easily access the open spaces and waterways of the Lee Valley Park. Removing the barriers to the Lee Valley 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 is now reflected in the aims of the Area Action Plan and Tottenham's Housing Zone.

In recognition of Tottenham's housing potential, it is important to create expanded infrastructure facilities in the local area. The establishment of Tottenham Hale as a highly accessible District Centre make it the ideal location to accommodate new infrastructure, including the Harris Academy, and a new health facility.

The introduction of Crossrail 2 to Tottenham Hale will create opportunities, but will also require land. This project is currently anticipated to undergo construction in the 2020-26 period of the plan, and may require land to be made available for its construction. This will be managed using policy TH1.

Due to the changing nature of the area, a different approach to capacitising development in this area has been taken. As recommended in the Council's Urban Characterisation Study, this area is forecast to transition from an "Urban" to a "Central" area as public transport connections are continued to improve, and the District Centre is established.

Tottenham Hale will provide a range of housing with a mix of affordable and private units, and a range of sizes of unit. The delivery of 1 and 2 bed units will be prioritised within close

proximity to the Station, to support the developing District Centre. Higher levels of family housing will be concentrated on sites less proximate to the centre, in areas with good access to open space and social infrastructure provision.

Employment land in this area will be retained and intensified in order to create a greater job density, whilst recognising that a limited amount of employment land is appropriate for more mixed use development in order to promote strategic regeneration initiatives. New higher density employment and education uses will be sought in the Ashley Rd area in the short term. These will require high quality urban realm, with swift and safe access to the District Centre to be created via Ashley Rd to draw businesses to the area. Additionally, in line with our Telecommunications Policy DM54, super fast internet will be prioritised for delivery in this area to enable technology-based businesses to locate here.

The South Tottenham employment area is establishing itself as a creative node with a reputation that is becoming known across London. There is the opportunity to build on this success by retaining existing industrial buildings and converting them to viable uses such as flexible work spaces and creative workshops. This in turn will create opportunities for start up firms to grow in this area, complemented by an emerging warehouse living area.

Infrastructure

The infrastructure projects for the Neighbourhood Area are listed below. A full list of projects across the borough is set out in the Infrastructure Delivery Plan.

- Harris Academy (education, under construction)
- Improvements to Victoria Line,
- STAR Scheme,
- Potential Crossrail 2
- New GP Clinic of 1,500 – 2,000m^2 in size to accommodate in the short to medium term, existing and increased demand as the population grows.
- Decentralised energy hub for the District Centre, forming part of a wider decentralised energy network

Area-Wide Policies

- TH1: Tottenham Hale District Centre
- TH2: Tottenham Hale Station

Site Allocations

The key sites for the neighbourhood area are:

TH3: Tottenham Hale Retail Park
TH4: Station Square West
TH5: Station Square North
TH6: Ashley Road South Employment Area
TH7: Ashley Road North
TH8: Hale Village
TH9: Hale Wharf
TH10: Welbourne Centre & Monument Way
TH11: Fountayne Road
TH12: Herbert Road
TH13: Constable Crescent

Site		Net residential units	Commercial m^2	Town Centre m^2	Other m^2
TH2: Over station development at Tottenham Hale Station		138	0	2,400	12,000
TH3: Tottenham Hale Retail Park		992	13,900	13,900	2,780
TH4: Station Square West		297	0	5,200	0
TH5: Station Square North		213	0	7,300	0
TH6: Ashley Road South Employment Area		444	15,300	0	0
TH7: Ashley Road North		147	0	0	5,100
TH8: Hale Village	Permitted	2,175	4,000	4,300	0
	Hale Tower	253	0	2,500	0
TH9: Hale Wharf		202	1,570	0	0
TH10: Welbourne Centre & Monument Way		298	0	0	2,300
TH11: Fountayne Road		113	3,900	0	0
TH12: Herbert Road		66	2,300	0	0
TH13: Constable Crescent		66	2,300	0	0
Total		**5,404**	**43,270**	**35,600**	**22,180**

TH1: District Centre in Tottenham Hale

A. **The Council will support planning applications for development within the Tottenham Hale District Centre as indicated in MapX to promote the positive regeneration of Tottenham Hale.**

B. **Comprehensive development will be required to meet the overarching aims of this policy, and principles set out in any future masterplanning document to provide:**

- **a. A substantially improved public realm that unifies the streets and spaces around the former gyratory, improves access to Tottenham Hale Station, and prioritises pedestrian and cyclist circulation and safety;**
- **b. A new urban form – consistent with the areas status and accessibility;**
- **c. Attractive and functional public spaces located around the gyratory;**
- **d. Incorporate permeable surfaces, green space and trees.**

C. **A range of retail, leisure or community facilities on ground floor frontages, with residential or office above;**

D. **Small-scale units and kiosks near the underground station, to create activity and vibrancy and security;**

E. **Uses which are considered appropriate for Tottenham Hale are consistent with National Planning Policy Framework town centre uses.**

F.



Figure 5.14 Indicative boundary of Tottenham Hale District Town Centre

6.1 A new district centre will be created at Tottenham Hale. The area will become a distinctive, high quality, diverse and vibrant commercial destination. The environmental quality of the area will be transformed through coordinated public and private investment, with complementary improvements to neighbouring residential areas, including significant investment in the open space and transport infrastructure around the Station and the main roads to support the proposed level of development, improve access to the station create good quality public open space, reduce traffic impacts and improve interchange between bus, train and tube.

6.2 Development is required to be in conformity with the findings of the District Centre Framework, and Site Allocations TH4, TH5, and TH8. Development proposals will incorporate the creation of a new legible link [See AAP8: Tottenham Green Grid] bisecting Ashley Road and linking the Lee Valley Regional Park to Tottenham High Rd, encourage walking and improve sight lines to the LVRP.

6.3 All new development will be expected to contain a mix of uses within the District Centre boundary. This will include town centre uses at ground floor level, maximising the opportunities for active frontages on pedestrian through routes. Residential and/or office space will be acceptable above ground floor. A high quality, pedestrian oriented, and increasingly permeable urban realm will be created through new developments.

6.4 An increasingly permeable streetscape will be created, as co-ordinated through the District Centre Framework. New high quality urban realm will be created, to attract retail businesses to the Centre, and new and existing employers to the locality more generally. Ashley Rd will be the principal north-south route, linking the Centre to the Harris Academy and the Ashley Rd employment area to the north, and creating a legible route through the District Centre.

Figure 5.15 Tottenham Hale sites & district centre

TH2: Tottenham Hale Station

Address	Tottenham Hale rail and bus station, N17		
Site Size (Ha)	4.8	**PTAL Rating**	4-6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Rail/underground station, bus station		
Ownership	Public		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Tottenham Hale growth area		

Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^2**	**Other m^2**
	138	2400	12,000



Creation of a new station interchange, with:

A. **A station environment which supports excellent and efficient public transport facilities**

B. **New residential and/or commercial development above the station, creating the centre of a new District Centre at Tottenham Hale.**

C. **Enabling over the longer term of sites to be developed for the creating of new rail projects linked to the STAR and/or Crossrail 2 schemes.**

D. **Creation of a new urban square enclosed by activities which help to attract people and increase dwell times, act as a new high quality point of arrival, departure and interchange, , and acts as a focus for Tottenham Hale District Centre**

E. **Links into routes which are easy, safe and pleasant for people to move through, as set out in the District Centre Framework and Streets & Spaces Strategy, Supports east-west and north-south movement**

Current Planning Permission (HGY/2013/2610)

Works to extend the operational railway station at Tottenham Hale. Creation of a new station entrance, enlarged station concourse, improved access and a new access for all bridge. Extension of the existing footbridge to form a new station entrance from Hale Village, relocation of the station vent shaft and provision of a new station control facility, provision of retail units and associated works. Development involves the closure of the existing Ferry Lane subway

Commentary

Planning consent has already been granted for the extension of the station, including the provision of over station development. The Council will support amendments to this permission, to improve access to and from the station, and facilitate the creation of Tottenham Hale as a District Centre.

Site Requirements

- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Complement existing/retained parts of the site

    - Existing extant permissions
    - The requirements of this, and other District Centre policies
    - The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.
- The bus interchange outside the Station will be part of a new urban square at the heart of Tottenham Hale District Centre.
- Tottenham Hale station is on the preferred alignment of Crossrail 2. Planning tools, including compulsory purchase powers, may be required to ensure that the optimal arrangement of the route, and development to complement it, are produced over the plan period.
- New town centre uses to enclose the station square area which will be a pick up/drop off bus interchange point
- New residential development will be introduced above the rail station
- Reconfiguration of the bus station to reduce the impact of parked busses on the public realm
- New meanwhile uses will be acceptable that serve local residents and travellers. These will be supported around the bus forecourt areas prior to a permanent use being introduced.

- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

TH3: Tottenham Hale Retail Park

Address	Corner of Broad Lane and Ferry Lane, N17			
Site Size (Ha)	4.8	**PTAL Rating**		4-6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Retail Park			
Ownership	Private			
How site was identified	Tottenham District Centre Framework			
Planning designations	Flood Zone 2 Tottenham Hale growth area Archaeological priority area			
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^2**	**Commercial m^2**	**Other m^2**
	992	13,900	13,900	2,800



Site Allocation

Comprehensive redevelopment to form part of the new Tottenham Hale District Centre along with adjoining sites to the north. New road layout, including a fine graining of the street layout, creating town centre uses at ground and first floor levels, with residential and commercial uses above.

Commentary

Tottenham Hale Retail Park is synonymous with Tottenham Hale being a car-centric location in north London. Its redevelopment will create a finer grained, legible streetscape focused on walking, cycling, and public transport via Tottenham Hale station. This site will make an important contribution to creating a new District Centre in Tottenham Hale, as well as meeting employment and housing needs through developing above street level. Ashley Rd will extend into this site, and a new urban square will be created to complement the shops and facilities of the Centre.

Site Requirements

- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Complement existing/retained parts of the site
    - Existing extant permissions
    - The requirements of this, and other District Centre policies
    - The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.
- Ashley Rd will be extended through this site creating a town centre spine linking the Station Square area to the South Tottenham employment area to the south through this site.
- A significant new urban square should be provided at the heart of the development.
- Ground and parts of first floors will be town centre uses. Residential or office uses will be permitted above.
- Development of the eastern side of the site will not proceed until the requirements of Crossrail 2 have been established.
- A transport assessment will be required to identify the appropriate level of parking to facilitate functioning on the District Centre. Parking should be minimized due to the excellent public transport in the area.

Design Guidelines

- New streets created within the site will have a town centre typology with active frontages at ground floor level and provision for servicing from the street.
- New streets should be created which connect into the surrounding area.
- A new grid structure based on the three blocks present to the south should be created.
- East - west streets should align with roads to the west of Broad Lane, notably Tynemouth Road.

- The Ferry Lane edge of the site currently provides a negative relationship with the core of the district centre. Development will enhance the quality of this edge by creating a positive frontage to Ferry Lane and to the proposed Station Square.
- Broad Lane is a key interface with the existing built environment. Development on this edge will need to take this relationship into account. This edge will suit smaller ground floor units, which will suit local services.
- The new square will form the heart of the development and forms an important part of the wider network of streets and spaces at Tottenham Hale. This space will allow for a mix of potential uses, including markets and events. This environment will be pedestrian friendly.
- The centre of the retail park will have a mix of uses and will have units with a range of sizes, but with an emphasis on larger units suitable with a focus on comparison shopping.
- Introducing a new pedestrian link between this site and the station
- Opportunities to “green” the existing SINC adjoining the railway line should be considered.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

TH4: Station Square West

Address	29-51 The Hale, 1 -21 Hale Road, 1-25 Ashley Road, Station Road		
Site Size (Ha)	2.7	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Retail, restaurants, employment land and garage		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Tottenham Hale growth area Local employment area: Tottenham Hale strategic industrial location Adjacent to archaeological priority area		
Indicative Dev[t] Capacity	**Net resi units**	**Town Centre m2**	
	297	5,200	



Existing Permission HGY/2014/0498: A 96 bed hotel (Class C1) including a 146sqm restaurant/bar, 3 disabled car parking spaces and 6 dedicated cycle spaces.

Site Allocation

Comprehensive redevelopment incorporating new District Centre uses at ground and first floor levels, including a hotel use, with residential and commercial above. Creation of a high quality public realm including the extension of Ashley Rd as the primary route through the site.

Commentary

The parcel of land between Hale Rd, the Hale, and Ferry Lane, and Tottenham Hale Station is at the heart of the new Tottenham Hale District Centre. A new road/pedestrian network, linked to routes to the north and south and the bus and rail interchange and the introduction of a range of town centre uses at ground and first floor level, will inject vibrancy into the area which is currently segregated by car routes. Development will be expected to create a more human scale to the pedestrian experience and reduce the dominance and impact of road traffic on the area. along this route, which will contribute to the creation of a new urban square with development on all sides, including an improved entrance to Tottenham Hale Station.

Site Requirements

- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Complement existing/retained parts of the site
    - Existing extant permissions
    - The requirements of this, and other District Centre policies
    - The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.
- A new active use facing the bus station will be created.
- A new, legible, north-south connection linking the Ashley Rd area to the north, through the heart of the District Centre, and to the Tottenham Hale Retail Park site to the south will be created.
- Developments must contribute to the creation of a new urban square serving as the key bus interchange with Tottenham Hale Station. This will incorporate active frontages facing into the new square.
- Tall buildings marking the key transport node at Tottenham Hale Station, and the emerging District Centre may be acceptable on this site.
- Ground floor uses on this site must be town centre uses, with residential and office uses permissible above and must avoid presenting blank facades to the streets.

Development Guidelines

- The Victoria Line runs in a shallow tunnel beneath part of this site.
- Development must result in comfortable/attractive and safe/overlooked street environments.

- Station Rd, and potentially the extended Ashley Rd will provide service access for the buildings on this site.
- Care will be required on south facing frontages to limit heights to avoid overshadowing of block courtyards.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning permission.
- Each development will be expected to contribute to the aims of a comprehensive public realm strategy.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

TH5: Station Square North

Address	Land at Ashley Road South of Burdock Road		
Site Size (Ha)	2.5	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Former Factory, Employment.		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Tottenham Hale growth area Local employment area: Tottenham Hale Adjacent to locally listed building Adjacent to significant open land: Down Lane Recreation Ground		
Indicative Dev^{t} Capacity	**Net resi units**	**Town Centre m^{2}**	
	213	7,300	



Site Allocation

Comprehensive redevelopment of the southern end of Ashley Road for ground floor town centre uses with a mix of residential and employment above, forming part of the new District Centre.

Commentary

To the north of The Hale, this site will form the northern section of the new Tottenham Hale District Centre. Comprehensive redevelopment will include a range of town centre uses and new homes and commercial space. Public realm improvements to Ashley Road, and the establishing of a new east west route linking Down Lane Park and Tottenham Hale Station, will make this area a pedestrian focused precinct which is well connected to the rest of Tottenham and London.

Site Requirements

- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Complement existing/retained parts of the site
    - Existing extant permissions
    - The requirements of this, and other District Centre policies
    - The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.
- This site will form part of the Tottenham Hale District Centre.
- This site forms part of a new, legible, north-south connection linking the Ashley Rd area to the north, through the heart of the District Centre, and to the Tottenham Hale Retail Park site to the south will be created.
- The site has a key role to play in laying out the Green Grid. Along the northern edge of the site a new east-west link will be provided to connect into Down Lane Park to the west and to the Lee Valley in the west. Developments should positively benefit this route by providing active frontages along it's length.
- Town Centre uses will be required on all frontages to Ashley Rd.
- An active frontage, potentially employment, should be provided on the Hale Rd/Watermead Way frontage.
- A comprehensive approach to uses will be required. There is a case for a greater proportion of employment use to be provided to the east of Ashley Rd and a higher proportion of residential to the west. Where individual land parcels come forward individually, outside of an agreed comprehensive approach (DCF and/or masterplan), each site will be required to provide the maximum amount of employment floorspace achievable on this site.

Development Guidelines

- The interface with Down Lane Park should be treated with care to ensure the park's amenity is improved.
- Development should form a consistent building line, and complement Berol House to the north.
- Ashley Road should be retained as a key movement spine
- The Victoria Line runs in a shallow tunnel beneath part of this site.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning permission.

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- It is anticipated that the redevelopment of this site will create a net increase in employment floor space and will result in a substantial increase in jobs.
- Each development will be expected to contribute to the aims of a comprehensive public realm strategy.

TH6: Ashley Road South Employment Area

Address	Land at Ashley Road South of Burdock Road		
Site Size (Ha)	2.5	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Former Factory, Employment.		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Tottenham Hale growth area Local employment area: Tottenham Hale Locally listed buildings: Ashley Road		
Indicative Dev[t] Capacity	**Net resi units**	**Commercial m²**	
	444	15,300	

Site Allocation

Creation of an employment led mixed use quarter north of a new District Centre, creation of a new east-west route linking Down Lane Park and Hale Village, and enhanced Ashley Rd public realm. Residential use will be permitted to cross subsidise improvements to employment stock.

Commentary

This area has the potential to become a mixed use precinct to the north of the new Tottenham Hale District Centre. New development should complement the range of business uses already operating from Berol House, and create new commercial floorspace for knowledge-based firms to operate from. The introduction of a tertiary education provider linked to the IT sector is a key intervention that the Council is looking at bringing into this area. This site will also form one edge of an east-west route linking Down Lane Park and Tottenham Hale Station.



Site Requirements

- This site will hold a Designated Employment Area: Regeneration Area status to recognize the contribution to the local economy that this site can make. It is anticipated that the redevelopment of this site will not create a net reduction in employment floor space.
- The introduction of a tertiary education provider providing education in the technology sector will be supported on this site.
- Residential development will only be acceptable for the purpose of cross subsidising the reprovision of employment floor space.
- The proximity of the new Harris Academy to the north and Down Lane Park to the north and west make the area particularly suitable for larger units along those edges.
- Ashley Road will form the key public and movement spine, with pedestrian access to Tottenham Hale District Centre from enhanced workspaces optimized
- Active frontages will be expected on both sides of the Ashley Road frontage at ground floor level.
- Good quality buildings, including, but not limited to Berol House and 16 Ashley Rd should be retained and adapted for flexible, and affordable employment use. Further employment will be supported, with cross subsidization from residential.
- The site has a key role to play in laying out the Green Grid. Along the southern edge of the site and east-west link will be provided to connect into Down Lane Park to the west and to the Lee Valley in the west. Developments should positively benefit this route by providing active frontages along it’s length.

- The delivery of super fast broadband to the employment area will be supported.

Development Guidelines

- The most suitable use on the Watermead Way frontage is considered to be employment use, which may include an educational use.
- Development should utilise the amenity, and respect the character of Down Lane Park with a street edging the park, with buildings providing an edge to that street and fronting the park to the west and north-west.
- This site forms a transition site between the generally more dense District Centre, and the surrounding residential environment.
- The existing industrial character on Ashley Rd should be maintained and enhanced, encouraging new businesses to come into the area.
- Ashley Road itself should be pedestrian and cycle friendly, and provide a legible route to the new District Centre to the south. Measures to improve the activity onto Ashley Rd will be supported on this site, including the orientation of sites to open onto Ashley Rd with frequent front doors.
- Additional permeability should be provided through the addition of pedestrian and local access routes passing east-west through the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralized energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.

TH7: Ashley Road North

Address	100-399 Ashley Road including Council Depot		
Site Size (Ha)	2.2	**PTAL Rating**	2-5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Lee Valley Technopark (becoming Harris Academy), Council Depot		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Adjacent to SINC local: Down Lane Recreation Ground Adjacent SINC borough grade II: Tottenham Hale to Northumberland Park Railsides Tottenham hale growth area		
Indicative Dev^{t} Capacity	**Net resi units**	**Other m^{2}**	
	147	5,100	

Site Allocation

New residential development complementing the amenity of Down Lane Park, and the extension of Ashley Rd as a pedestrian and cycling connection north through to Park View Rd. Creation of new educational facility.

Commentary

The introduction of Harris Academy into the former Technopark buildings on Ashley Rd will create new education provision for the children of Tottenham, and in particular Tottenham Hale. This site will accommodate that use, and subject to the reprovision of the licensed waste capacity at the Ashley Rd Depot site, new housing and an improved edge to Down Lane Park.



Site Requirements

- A new pedestrian and route will be created extending the line of Ashley Rd north between to Park View Rd, and through an improved foot tunnel, improving access into the Lee Valley Regional Park.
- Vehicular access to the site will be from Ashley Rd/Burdock Rd or Park View Rd, but there will not be a link from one to the other.
- This site will contain part of the Harris Academy. Residential will be the primary use on the remainder of the site.
- Vehicular access to the site will be from Ashley Rd or Park View Rd, but there will not be a link from one to the other.
- The sites existing licensed waste capacity will be replaced prior to any redevelopment taking place.

Design Guidelines

- Paths connecting Watermead Way, Ashley Rd and Park View Rd should be rationalised, and made safer and more welcoming to resolve local safety concerns, and make the routes more direct, and thus better used.
- The mature trees on the site, and in the park, should be protected and incorporated into any future design.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.

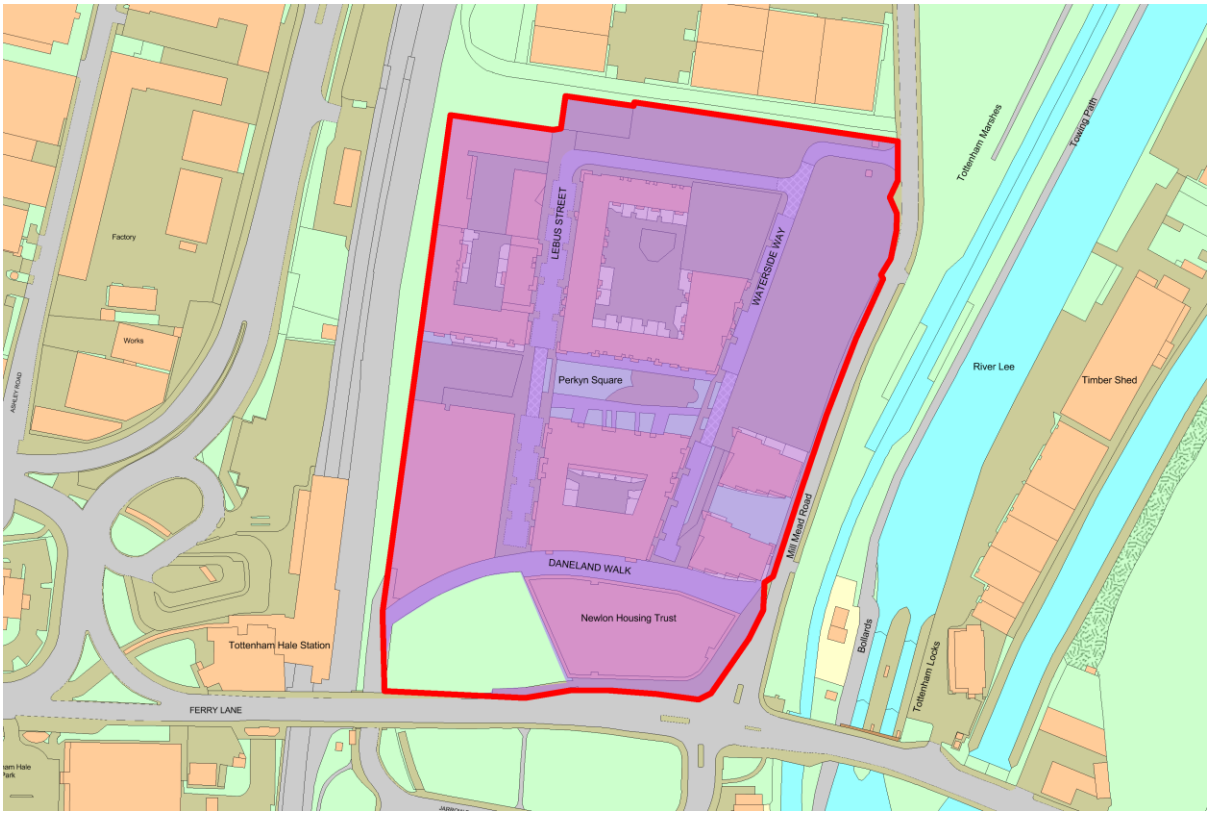
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network

TH8: Hale Village

Address	Hale Village, Ferry Lane, N17					
Site Size (Ha)	4.5	**PTAL Rating**	6a			
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**			
Current/Previous use	Currently uinder construction for residential-led mixed use development.					
Ownership	Private					
How site was identified	Existing planning permission					
Planning designations	SINC Borough Grade II: Tottenham Hale to Northumberland Park Railsides Flood zone 2 Tottenham Hale growth area Archaeological priority area					
Indicative Dev^{t} Capacity	**Net resi units**		**Commercial**		**Town Centre m^{2}**	
	Permitted	**Tower**	**Permitted**	**Tower**	**Permitted**	**Tower**
	2,175	253	4,000	0	4,300	1,800

Site Allocation

Completion of Hale Village reflecting the current planning permission and masterplan, with a new mixed use tower consisting of town centre uses at ground floor, with residential, and potentially a hotel above.



Commentary

The majority of Hale Village was constructed in the early part of the Plan period. The most significant remaining development is the Hale Village Tower, which is permitted within the outline planning permission HGY/2006/1177. The tower element of the site will be adjacent to Tottenham Hale station, and will act as a market for the entrance to the station from Ferry Lane.

Existing Planning Permission HGY/2006/1177

Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4 ,A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application).

Site requirements

- The outline planning permission permits a tall building (18 storeys).
- Ground floor uses should contribute to the vitality of the existing urban streets within the site, and provide amenities for local residents.

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- Development will engage with the Ferry Lane frontage, including creating an appropriate frontage for part of the green grid network connecting Tottenham Hale to the Lee Valley Regional Park.
- The connection to Tottenham Hale station will be optimized, and a high quality public realm will be created through this site.
- Development will need to provide for limited car parking to serve accessible residential units, taking account of the usage of existing spaces in Hale village
- Proposals for development that provides additional units beyond outline pp extent will need to provide details of infrastructure impacts arising from additional units/occupants.

Development Guidelines

- Proposals for a tall building over 18 stories will require justification and will need to satisfy Policy DM6 on tall buildings.
- Design should respect and respond to the wider site and should engage with the approved Tottenham Hale Station scheme (HGY/2013/2610) which includes a bridge landing in the urban realm outside this site, and any design on this site should respond positively to this.
- Any development should demonstrate how it has an acceptable relationship with neighbouring land uses by virtue of microclimate and daylight/sunlight.
- Development will need to engage with the existing design code for Hale Village.
- Development should connect to the decentralised energy hub, as a customer and consider how the network can be extended.

TH9: Hale Wharf

Address	Land north of Ferry Lane from Pymmes Brook to the River Lea, including Hale Wharf and "The Paddock" N17.		
Site Size (Ha)	6.3		
Timeframe for delivery	**PTAL Rating**		4-5
	2011-2015	**2015-2020**	**2020 onwards**
Current/Previous use	Employment, petrol filling station, the Paddock Community Nature Park		
Ownership	Mix of private and public freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Ecological corridor Blue ribbon network Green belt (part) Lee Valley Regional Park Flood zone 2 and surrounded by FZ 3 SINC Metropolitan: Lee Valley Tottenham Hale growth area Local employment area: Hale Wharf regeneration area Archaeological priority area		
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^{2}**	
	405	3,200	

Site Allocation

Comprehensive redevelopment to provide a mix of uses, with replacement employment, new residential and a leisure destination linked to the Lee Valley Regional Park.



Commentary

Hale Wharf is a collection of generally low-density employment buildings on the edge of the Lee Valley Regional Park, surrounded by the River Lee and Pymmes Brook. There is an exciting opportunity to create distinctive riverside development on this site, including an element of replacement employment floorspace, and a new link to the currently underused Paddocks and wider Lee Valley Regional Park from Tottenham Hale District Centre. Appropriate development of the garage site has the potential to enable enhanced access to, and use of the Paddocks.

Site Requirements

- Development will be required to be accompanied by a site-wide masterplan showing how it will complement:
    - Complement existing/retained parts of the site
    - Existing extant permissions
    - The requirements of this document,
- This site will hold a Designated Employment Area: Regeneration Area status to recognize the contribution to the local economy that this site can make.
- Part of the site (Hale wharf) is in employment use and will need to reflect the Council's aspiration to create a mix of uses on this site through the replacement of existing employment levels with new employment space and complementary leisure uses that provide amenities for the users of the Regional Park.
- Improve connections to, and the use and utility of the Paddocks open space and ensure re-development of the former petrol station site to create high quality waterside development.

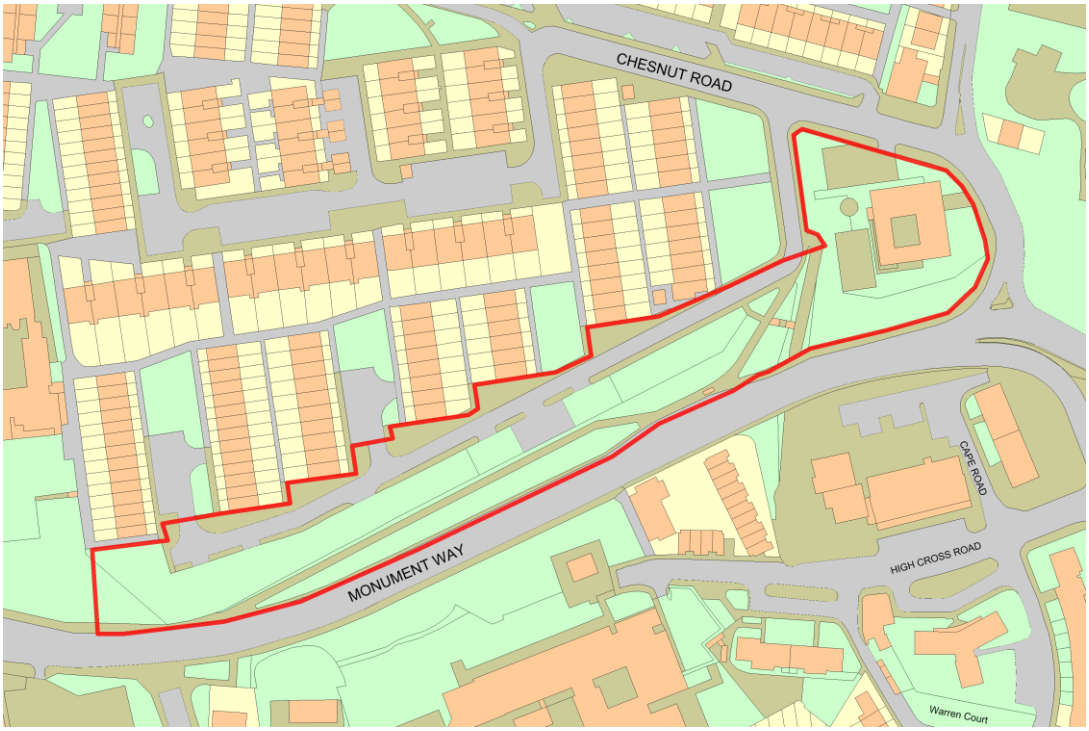
- The Development will need to accommodate part of the Green Grid, which will pass through this site linking Tottenham High Rd to the Walthamstow Wetlands and Lee Valley Regional Park following the alignment developed through the Hale Village scheme.
- Redevelopment of the Hale Wharf site will need to ensure continued facilities for the house boat community north of the Hale Wharf site and explore the potential provision of Moorings on the western side of the site to accommodate employment barges/temporary moorings.
- The redevelopment of the garage site, within the green belt, will need to be included as part of a comprehensive plan for the overall site and demonstrate compliance with green Belt objectives. Consideration will be given to previously developed land on this site within the Green belt in accordance with the guidance in the National Planning Policy Framework.
- Development should be delivered in a co-ordinated manner. Comprehensive re-development for the site is required. The garage site across the Lea navigation, and the Lock Keepers Cottage to the east should be developed as part of a comprehensive proposal.
- The design of the new development will need to have regard to environmental, ecological interests in the locality, particularly relating to the water environment and habitat of the Lee Valley Regional Park.
- Any building on the garage part of the site should demonstrate compliance with Green Belt policy and complement this designation by improving appearance from openness within, and access to the Green Belt.

Development Guidelines

- New development should enable the ongoing operation and maintenance of the lock gates.
- New development should not adversely impact on the ecological assets in the area.
- The development shall include a range of unit sizes and types and take advantage of the sites suitability for family housing
- The Environment Agency will be a key stakeholder in agreeing any new development proposals as the site is just outside of a high flood risk area. The site is in close proximity to the Walthamstow Marshes SSSI, Lee Valley Ramsar Site and Special Protection Areas.
- Building heights will have to respond to the proximity and ‘openness’ of the Green Belt.
- Buildings should be orientated to allow a continuous sight line from the Green Link into the Lee Valley Regional Park. The design and form of the development on the eastern side of the Wharf site (and on the former garage site) should be responsive to the natural environment of the park and river.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- The Lee Valley Regional Park Plan seeks to ensure improvement of the paddocks area and any proposal should have consideration of this plan.
- Improvement of the access into the Hale Wharf site is required.

- The development will need to be designed having regard to risks of flooding and in accordance with the Flood Risk Assessment
- The site is surrounded by a network of main rivers (Pymmes Brook, Lee Navigation and Lee Cut). Development should ensure opportunities to enhance the ecological status of the rivers, reduce flood risk and ensure access for future maintenance and replacement of the river walls is realised. The condition of the flood defence must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and any repair works identified carried out.

TH10: Welbourne Centre & Monument Way			
Address	Land North of Monument Way, South Fairbanks Road, South of Chesnut Road and West of Park View Road		
Site Size (Ha)	1.3	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Former Welbourne Centre, vacant land.		
Ownership	Public freehold		
How site was identified	Tottenham District Centre Framework		
Planning designations	Tottenham High Road Corridor Area of Change Tottenham Hale Growth Area Adjacent to archaeological priority area		
Indicative Dev^{t} Capacity	**Net resi units**	**Other m^{2}**	
	298	2,300	



Site Allocation

Comprehensive redevelopment of the Welbourne Centre for secondary town centre uses (which could include a health centre) at ground floor level, and residential above. Limited new residential development to the south of Chesnut Estate.

Commentary

The former Welbourne Centre site at the eastern end of this site marks the westernmost point of the new Tottenham Hale District Centre. This site will provide new town centre uses at ground/first floor level, with the potential for a new healthcare facility to serve the residents of Tottenham Hale. There is ongoing masterplanning work to create complementary residential development along Monument Way.

Site Requirements

- The site of the former Welbourne Centre forms part of the district centre and should include uses that complement the District Centre. The site has been identified as suitable for the location of a district health centre.
- Residential development will be permitted above.
- The site of the former Welbourne centre is considered a suitable location for a taller building marking the edge an enhanced Chesnut Road.
- A development complementing the end properties on the Chestnuts Estates will be acceptable, with new homes opening onto the existing (undesignated) open land to the south providing passive surveillance.
- Parking should be minimised on the former Welbourne Centre part of the site due to the excellent local public transport connections.

Design Guidelines

- Opportunities to address air quality issues and to create an improved access to the road network from the Chesnut Estate should be included
- Development on the Monument Way section of the site should respond to established heights within the Chesnut Estate. This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- A flood risk assessment is required. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- Development at the corner of Chesnut Rd and the Hale will improve passive surveillance at this location.
- Development of this site should create a public realm which enables a safe connection between the Green Grid, the new District Centre, and Down Lane Park. This should include retention and improvements to the trees planted along Chesnut Rd.
- Development will need to ensure that noise and air quality issues arising from Monument Way are not increased for existing residents, and are appropriately mitigated for new residents.

TH11: Fountayne Road

Address	Unit 3 High Cross Centre, 1-7 Fountayne Rd, N15			
Site Size (Ha)	2.1	**PTAL Rating**	4	
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Employment land			
Ownership	Mix of private and public freeholds and leaseholds			
How site was identified	Warehouse Living Area			
Planning designations	Local employment area: South Tottenham LSIS Tottenham Hale growth area Vale Road/Tewkesbury Road locally significant industrial site Flood Zone 2 Archaeological priority area			
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^{2}**		
	113	3,900		



Site Allocation

Potential development to increase accessibility and provide increased employment floorspace and warehouse living accommodation.

Commentary

A number of these employment buildings have been subject to unlawful occupation and conversion to residential uses. Where these uses demonstrably support new/existing employment floorspace within mixed use premises, the Council is seeking to expand and coordinate such uses through Policies DM38 and DM39. The recognition and improvement of buildings identified in accordance with Policy DM39 will support the AAP's objectives and create a new point of interest within Tottenham Hale where people can live, work and visit.

Site Requirements

- All applications will be required to be in accordance with the principals set out in the Council's Warehouse Living policy (DM39).
- The site will be given a Designated Employment Area: Regeneration Area status to reflect the Council's aspiration to create a mix of uses on this site through the re-introduction of creative employment uses.
- Employment-generating uses should be maximised subject to the other aims of the policy being met. These may be created at ground floor level as part of a mixed use development, or in purpose-built blocks.
- Redevelopment should look at the feasibility of connection up to the quietways network between the new Tottenham Hale District Centre and Markfield Park and the River Lea via a combination of Ashley Road, Fountayne Road and Markfield Rd should be enabled through development in this area. Connections should also be considered between key heritage assets such as Bruce Castle and Markfield Beam Engine and Museum along with the open spaces along Lee Valley
- Capped commercial rents will be expected in this area in line with the Draft Development Management Policies DPD.
- The potential for the creation of a destination to exhibit the work of the creative communities in the area should be considered through any future masterplanning work.
- Development should not prejudice the ongoing commercial use of adjacent employment areas.

Development Guidelines

- A thorough review of Fountayne Rd's industrial heritage value will be required before any development is permitted
- The quantum of dedicated employment floor space on the site should be maximised.
- The principles of the Warehouse Living Development Management policy apply to this site.

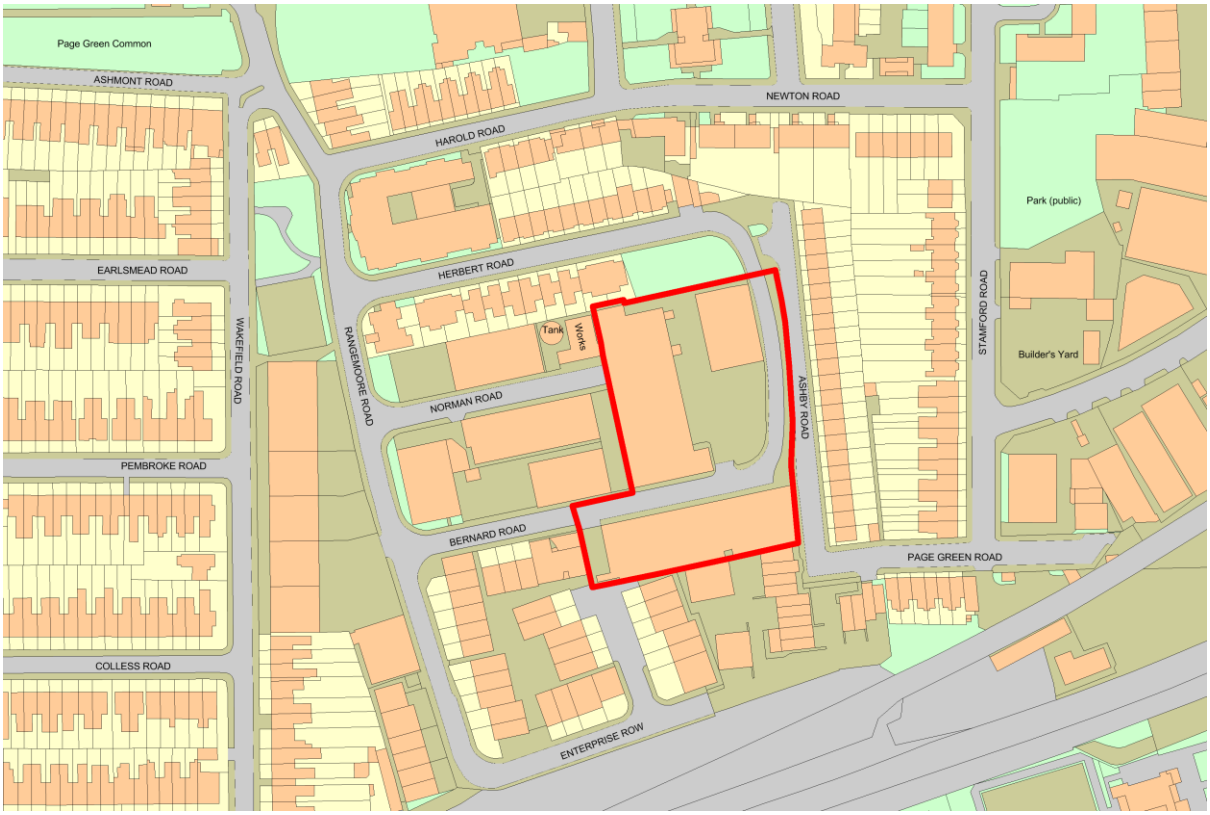
- Provision of suitable accommodation that meets acceptable standards will be required.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- A flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a Source Protection Zone. Sites will need to consider this receptor in any studies undertaken.
- New development should demonstrate how it meets the requirement for appropriate outdoor amenity space. This could be shared between sites where an appropriate communal design and planning agreement can be secured.

TH12: Herbert Road

Address	5-18 Herbert Road, land on Norman Road and Bernard Road to the West of Ashby Road,		
Site Size (Ha)	0.7	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Employment and vacant land		
Ownership	Mix of private and public freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Local employment area: Rangemoor/ Herbert roads Tottenham hale growth area		
Indicative Dev^{t} Capacity	**Net resi units**	**Commercial m^{2}**	
	66	2,300	

Site Allocation

Potential redevelopment of the sites for commercial-led mixed use development with residential.



Commentary

This area has a number of buildings that produce unsuitable neighbours for the residential uses, parallel access roads which don't provide an appropriate street layout, and several disused and derelict buildings in need of redevelopment. By introducing new employment floorspace and homes into the area, this site can make a positive contribution to meeting the borough's housing and employment needs.

Site Requirements

- The site will be given a Designated Employment Area: Regeneration Area status to reflect the Council's aspiration to create a mix of uses on this site through the re-introduction of creative employment uses.
- The quantum of dedicated employment floorspace on the site should be maximised through any development. Residential will be permitted to cross subsidise new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
- Capped commercial rents may be expected in this area in line with the Draft Development Management Policies DPD.

Development Guidelines

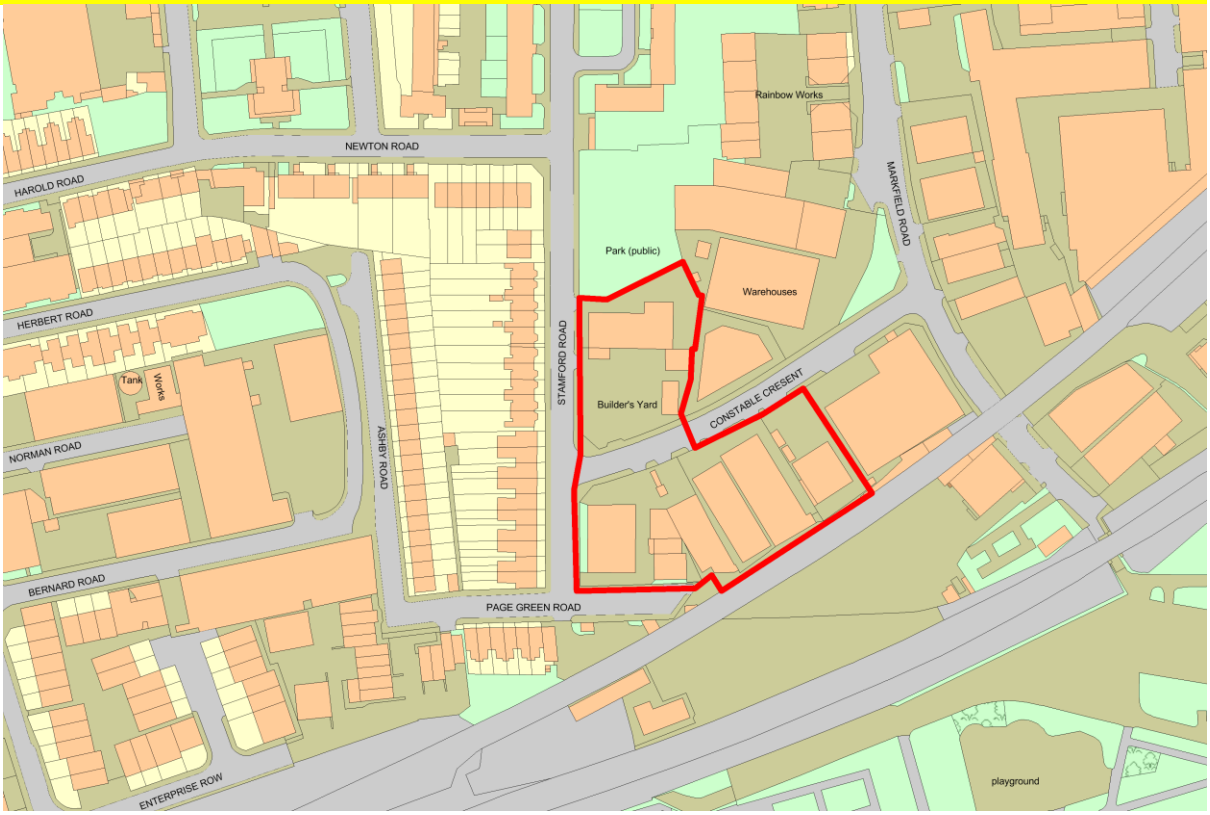
- Rationalisation of the "parallel access roads" on Ashby/Bernard/Herbert Rd.
- Reintroducing employment-generating uses is the key aim of this policy.
- Improved streetscape with the existing homes on Ashby Rd is required
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Pedestrian access from the site to Page Green Rd should be retained.

TH13: Constable Crescent

Address	1-7 Constable Crescent, and 52 to 68 Stamford Road.		
Site Size (Ha)	0.7	**PTAL Rating**	5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential, employment and vacant land		
Ownership	Mix of private and public freeholds and leaseholds		
How site was identified	Tottenham District Centre Framework		
Planning designations	Flood Zone 2 Local employment area: South Tottenham Tottenham Hale growth area Locally significant industrial site: Adjacent to ecological corridor		
Indicative Dev[t] Capacity	**Net resi units**	**Commercial m²**	
	66	2,300	

Site Allocation

Potential development to increase accessibility, provide increased employment floorspace and warehouse living accommodation.



Commentary

This area has a range of buildings of variable quality which have the potential to accommodate a mix of employment and warehouse living accommodation in the south Tottenham area.

Site Requirements

- The site will be given a Designated Employment Area: Regeneration Area status to reflect the Council's aspiration to create a mix of uses on this site through the re-introduction of creative employment uses.
- The quantum of dedicated employment floorspace on the site should be maximised through any development. Residential uses will be permitted only on the Stamford Rd frontage to cross subsidise new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
- Capped commercial rents may be expected in this area in line with Policy DM38.
- An element of Warehouse Living will be accepted on this site. This will be required to be in conformity with the requirements of Policy DM39.

Development Guidelines

- Reintroducing suitable employment-generating uses is the key aim of this policy.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site.
- Development along the edge of the retained South Tottenham LSIS area should be employment only, to avoid the creation of unsuitable neighbouring uses.
- The creation of development which overlooks the park on Stamford Rd will be supported to improve passive surveillance.

7 Implementation, Delivery and Monitoring

7.1 Each of the opportunity sites identified in this document will play a role in delivering the vision for the area and it is imperative that the Council does as much as possible to aid their delivery.

7.2 The Council will take the lead on project managing the implementation and delivery of the Tottenham AAP. Dedicated resources will be put to managing and coordinating delivery of both sites and supporting infrastructure.

7.3 A key mechanism for delivering the Tottenham AAP will be the Council's decisions on planning applications. The policies in the Strategic Policies Local Plan, along with those in this AAP and the Development Management Policies, once adopted, will provide the framework for such decisions. Planning decisions will be crucial to ensuring that new development appropriately responds to the Plan's objectives and policies. We will also take account of the Council's supplementary planning documents and guidance when determining planning applications.

Working in partnership

7.4 The Council does not have the resources to implement the AAP alone. Implementation and delivery of the AAP will require the Council to work closely with a range of different partners, including landowners and developers, as well as infrastructure providers, the Greater London Authority and Transport for London, to ensure a coordinated framework and approach to delivery. The AAP provides the necessary framework for coordinating a large number of development proposals, along with investment in infrastructure, across the whole of the Tottenham area, over the life of the Plan, and across all partners involved.

Stalled developments or sites

7.5 Where appropriate the Council will prepared, in consultation with landowners, developers and the community, more detailed masterplans where this aids in accelerating delivery.

7.6 Further, as set out in Policy AAP1, the Council will also use its compulsory purchase order powers to facilitate site assembly where this is required to enable comprehensive, timely and coordinated development to come forward.

7.7 In certain circumstances, the Council may look to utilise its strategic acquisition fund to acquire sites, but such an approach will require robust assessment in terms of value for money.

Council as a landowner and developer

7.8 The Council has substantial landholdings across the AAP area, much of which has been allocated for redevelopment. The Council is committed to bring its sites forward in a timely manner and will, if appropriate, enter into joint ventures or other such arrangements, to facilitate this.

7.9 Any procurement exercise will be undertaken in an open and transparent manner.

Infrastructure delivery

7.10 An overall commitment to improving the pedestrian realm, delivering a range of new public open spaces and strengthening public transport and movement generally underpins the entire approach to the successful delivery of the AAP. The intention is to provide a strong setting and encouragement for new homes and jobs.

7.11 An Infrastructure Delivery Plan will be prepared for the AAP, setting out key responsibilities and timeframes, recognising the many partners that will assist in implementing the AAP over its lifetime. This Delivery Plan will align with the borough-wide Infrastructure Delivery Plan for the Strategic Policies, which is currently being updated, and provide further information specific to the Tottenham area.

7.12 Given market values there is a demonstrable prospect of raising funding through private developer contributions as indicated by the Borough's existing planning evidence base. The following funding structure identifies broad potential contributions from a variety of sources.

- well-structured Regeneration Programme prepared by LBH, with staff, plans, studies, and initiatives focusing on delivery against ten strategic themes;
- A prospectus of potential transport investments prepared by Transport for London (TfL) to support growth and regeneration in Tottenham;
- A comprehensive redevelopment proposal for the Tottenham Hotspur Football Club (THFC) Stadium, with its associated new superstore and University Technical College, as well as new leisure, retail, residential and hotel uses;
- A major improvement, master planning and estate renewal package being developed for the 'High Road West' area of north Tottenham;
- A £41 million public sector funding and investment package for Tottenham;
- A new Hosing Zone designation for Tottenham Hale, initially, then rolling out over the rest of the AAP area; and
- A central government-backed £500 million borrowing guarantee for housing and transport improvements

Monitoring

7.13 The Council will regularly review and monitor performance towards delivery of the AAP vision and strategic objectives (set out in Section 3), and the delivery of individual opportunity sites and policy initiatives, using the Strategic Policies indicators, where relevant, as well as through a bespoke set of monitoring indicators for the AAP as set out below. Progress and performance outcomes will be published annually in the Authority Monitoring Report.

7.14 The Council will also monitor government and London wide policy and changes in legislation to make sure that the AAP continues to be consistent with relevant

national, regional and local planning policies, and to identify any the need to review or reassess the approach taken in this Plan.

AAP Objective			
Indicator Ref	Indicator	Target	Action/contingency
AAPobj1	World class education and training	Ensure there are enough school places to meet current and future demand, up to a rolling 10 year horizon. Delivery of at least one major education institution over plan period.	The Council will use its School Place Planning Reports in preparing and updating Delivery Plans for the AAP. These will inform whether targeted policy responses / site allocations are needed, particularly to address any projected shortfall of spaces.
AAPobj2	A prosperous hub for business and local employment	Accommodate 5,000 new jobs No net loss of employment floorspace over the plan period	The Council will monitor proposals involving industrial and commercial development, and town centre uses, through the Authority Monitoring Report process.
AAPobj3	A safe, secure and attractive place to live	As per Strategic Policies Local Plan monitoring framework.	Monitor through the Authority Monitoring Report process.
AAPobj4	A different kind of housing market	Accommodate a minimum of 10,000 net new homes 40% of all new residential development delivering ten or more units as affordable housing For affordable housing requirement, deliver 40% as affordable rented housing (including social rented housing) and 60% as Intermediate housing.	The Council will monitor delivery of housing development through the Authority Monitoring Report process. Future Strategic Housing Market Assessments will be reviewed. Pending outcomes, consideration may be given to amending policy targets.
AAPobj5	A fully connected place with even better transport links	Delivery of strategic transport infrastructure including: new intermodal station at Tottenham Hale, 3 Tracking West Anglia rail, Crossrail 2 at Tottenham Hale / Northumberland Park, London Overground at Edmonton Green.	The Council will prepare and maintain an Infrastructure Delivery Plan for the AAP, and monitor delivery of strategic transport infrastructure through the Authority Monitoring Report process. The Council will engage with key delivery partners to ensure that infrastructure appropriately supports growth.
AAPobj6	A high quality public realm network	As per Strategic Policies Local Plan monitoring framework.	Monitor through the Authority Monitoring Report process.
AAPobj7	A strong and healthy	As per Strategic Policies Local Plan monitoring framework.	Monitor through the Authority Monitoring Report process.

	community		

AAP Opportunity Sites			
Indicator Ref	Indicator	Target	Action/contingency
AAPsites1	Number of Allocated Sites with Planning Permission	100% by 2026	Where less than 30% of the allocated sites have planning permission by 2018/19 the Council will engage with landowners and developers as to ascertain why planning permission is not being sought. Consideration will then be given to a review of the allocations or to further site allocations if necessary.
AAPsites2	Number of Allocated Sites developed	100% by 2026	Where less than 20% of the allocated sites have not been completed by 2018/19, Council will discuss with owners/ developers why sites are not being developed out, and will consider amendments to extant planning permissions or to CIL/s106 requirements if appropriate.
AAPsites3	Sites delivered in accordance with parameters of the Allocation	100% by 2026	If two or more applications, not in accordance with the Opportunity Site allocations, are granted at appeal, the Council will review the appeal decisions and review the AAP policies or allocations to strengthen these as appropriate.
AAPsites4	Spatial distribution of Allocated Sites with Planning Permission	Even distribution across all sites	Where one or more AAP neighbourhoods is showing Allocated sites with 50% or more planning permission above that experienced across the other AAP Neighbourhoods, the Council will discuss with Developers/ Agents/ Viability & Place Making specialists why this is and consider means to incentivise development in poorer performing AAP neighbourhoods

Appendix A: Methodology for Assessing the Capacity of Allocated Sites

On sites where planning permission has already been granted for major development (10+ Units or 1,000m^2), but where material works have not commenced, the site has been allocated in this Development Plan Document with the corresponding number of homes and/or floorspace that has been approved.

Where details of pre-application proposals are available and considered reasonable, the relevant housing capacity and employment floorspace have also been used to inform the site allocation. Likewise, where sites have been the subject of a detailed master planning exercise, the site allocation capacity will reflect the findings of the masterplans.

For all other sites, the potential development capacity of the site has been estimated in accordance with the methodology described below. It should be noted that the development capacity attributed to each site is indicative, not prescriptive. The number of dwellings and floorspace that may be achieved on site will be determined by many considerations such as design and layout, the size and type of the homes/commercial units to be provided, relevant development management policy requirements, site constraints, scheme viability, the site area available for development and any change in the public transport accessibility level (PTAL) of the site.

Assumptions

- Residential unit size is assumed to be 70m^2 per unit;
- Town centre uses as part of a mixed use development are assumed to be 10% of floorspace;
- Employment floorspace is as stated in a site allocation; or
- PTAL is taken at the centre point of the site;
- GLA density assumptions are taken from Table 3A.2 of the London Plan.

The following worked examples illustrate how the methodology has been applied.

Example Site 1: Ashley Rd South Employment Area

Site Area: 2.5 hectares

PTAL: 4

Setting: Central

LP density matrix mid range: 265 dwellings per hectare

Total floorspace (GIA) = 70m^2 x 265 x 2.5 = 46,375m^2

Mix: 33% commercial, 67% residential

Therefore estimated capacity of site is **15,304m^2 commercial (gross), and 444 new homes**.

Example 2: Tottenham Police Station & Reynardson Court

Site Area: 0.5 hectares

PTAL: 6a

Setting: Urban

LP density matrix ranges: 140 dwellings per hectare

Total floorspace (GIA) = 70m^2 x 140 x 0.5 = 4,900 m^2

Mix: 25% commercial, 10% town centre, 65% residential

Total estimated capacity of site is 490m^2 town centre uses (gross), 1,225m^2 commercial floorspace (gross), and 46 gross residential units.

But Existing homes = 16

Therefore the total estimated capacity of site is **490m^2 town centre uses** (gross), **1,225m^2 commercial floorspace** (gross), and **30 net residential units**.

Site Ref	Site Name	mix (emp)	mix (TC)	mix (other)	mix resi
SS2	Lawrence Rd Phase 2	0.1	0	0	0.9
SS3	Brunel Walk & Turner Avenue	0	0	0	1
SS4	Gourley Triangle	0.33	0	0	0.67
SS5	Ward's Corner	As per planning consent HGY/2012/0915			
SS6	Apex House	0	0.1	0	0.9
TG2	Tottenham Chances & Nicholson Court	0	0	0.5	0.5
TG3	Tottenham Police Station & Reynardson Court	0.25	0.1	0	0.65
BG2	Bruce Grove Station	0.1	0.1	0	0.8

BG3	Bruce Grove Snooker Hall & Banqueting Suite	0	0.2	0	0.8
BG4	Tottenham Delivery Office	0.1	0	0	0.9
NT3	Northumberland Park North	0.01	0.01	0	0.98
NT4	High Road West				
NT5	Northumberland Park Estate Renewal	0.01	0.01	0	0.98
NT6	North of White Hart lane	0	0.1	0.2	0.7
NT7	Tottenham Hotspur Stadium	As per planning consent HGY/2010/1000			
TH2	Station Interchange	0	0.1	0.5	0.4
TH3	Tottenham Hale Retail Park	0.1	0.1	0.02	0.78
TH4	Station Square West	0	0.2	0	0.8
TH5	Station Square North	0.33	0	0	0.67
TH6	Ashley Road South	0.33	0	0	0.67
TH7	Ashley Road North	0	0	0.33	0.67
	Hale Village	As per planning consent **HGY/2006/1177**			
TH8	Hale Village Tower	0	0.1	0	0.9
TH9	Hale Wharf	0.1	0	0	0.9
TH10	Welbourne Centre & Monument Way	0	0	0.1	0.9
TH11	Fountayne Rd	0.33	0	0	0.67
TH12	Herbert Rd	0.33	0	0	0.67
TH13	Constable Crescent	0.33	0	0	0.67

Housing Schedule

Haringey's Strategic Policy SP1 (as revised) provides a commitment to deliver at least 19,802 net additional homes in the borough over the fifteen year period from 2011/12 to 2025/26.

The Tottenham Area is forecast to deliver 11,284 new homes between 2011 and2026. Site allocations and development management policies to enable that level of housing growth to be achieved and, where possible, exceeded within Tottenham are set out in the separate development plan document: the Tottenham Area Action Plan.

Whilst this represents a substantial proportion of the borough's housing target, this still leaves a balance of a minimum of 8,518 homes to delivered on land outside of Tottenham Area. In the period 2011-2014, 707 net additional units were created in the borough, outside of Tottenham. This leaves 7,811 net units required to be built outside of Tottenham. Detail on where that growth is allocated can be found in the Appendix to the Site Allocations DPD.

This Appendix demonstrates how the sites in this document meet the Tottenham Area apportionment of housing supply in the borough. It is important to note that the

floorspaces and residential unit numbers below are indicative capacities intended to show that the land allocated has the potential to deliver the housing target as set out in the London Plan 2015. These numbers should not be considered maximums, or minimums when considering a site's potential. The final capacity of a site will be determined through a detailed design-led process as part of a planning permission.

In addition to these identified sites, development is expected to come forward on unallocated sites at an average rate of 200 net units per annum across the borough. While these are not being counted against the target in this document, they are expected to supplement the delivery against housing targets over the plan period.

Delivery Summary 2011/12 to 2025/26

Area		M^2 Employment	M^2 Town Centre	Net resi units
Tottenham High Rd Area of change	**Seven Sisters**	**8,460**	**5,300**	**859**
	Tottenham Green	**1,230**	**490**	**64**
	Bruce Grove	**370**	**1,000**	**108**
North Tottenham		**6,970**	**51,230**	**3,986**
Tottenham Hale		**52,200**	**29,900**	**5,607**
Total		**69,230**	**69,230**	**69,230**

Ref	Site Name		M^2 Emp	M^2 TC	Net Resi
Tottenham High Rd Corridor Area of Change					
Seven Sisters sub-area					
SS2	Lawrence Rd	(HGY/2012/1983)	500	-	264
		Remainder of the site	1,390	-	178
SS3	Brunel Walk & Turner Avenue		-	-	-
SS4	Gourley Triangle		6,570	-	191
SS5	Ward's Corner (HGY/2012/0915)		-	3,700	163
SS6	Apex House & Seacole Court		-	1,600	63
Tottenham Green Sub-Area					
TG2	Tottenham Chances & Nicholson Court		-	-	34
TG3	Tottenham Police Station & Reynardson Court		1,230	490	30
Bruce Grove Sub-Area					

BG2	Bruce Grove Station		-	0	11
BG3	Bruce Grove Snooker Hall & Banqueting Suite		-	1,000	49
BG4	Tottenham Delivery Office		370	-	48
North Tottenham Growth Area					
NT3	Northumberland Park North		340	340	472
NT4	Northumberland Park Estate Renewal		1,550	1,550	1,929
NT5	High Road West		4,350	11,740	1,200
NT6	North of White Hart Lane		-	1,000	100
NT7	Tottenham Hotspur Stadium (HGY/2010/1000)		730	36,600	285
Tottenham Hale Growth Area					
TH2	Station Interchange		-	2,400	138
TH3	Tottenham Hale Retail Park		13,900	13,900	992
TH4	Station Square West		- -	5,200	297
TH5	Station Square North		7,300	-	213
TH6	Ashley Road South		15,300	-	444
TH7	Ashley Road North		-	-	147
TH8	Hale Village	Hale Village (under construction/complete)	4,000	4,300	2,175
		Hale Village Tower	-	1,800	253
TH9	Hale Wharf		3,200	-	405
TH10	Welbourne Centre & Monument Way		-	2,300	298
TH11	Fountayne Rd		3,900	-	113
TH12	Herbert Rd (TH10)		2,300	-	66
TH13	Constable Crescent		2,300	-	66
Total					

Appendix C: Proposed deleted policies and proposal sites of the Haringey Unitary Development Plan (2006)

C1. The table below identifies the Part 2 policies and proposal sites of the Haringey Unitary Development Plan (2006) that will be deleted upon adoption of Haringey's Development Management DPD.

C2. A full list of the policies that were deleted by the Secretary of State on 15th July 2009 and those deleted upon the adoption of the Haringey Local Plan: Strategic Policies on 18th March 2013 are contained in Appendix 1 of the Haringey Local Plan: Strategic Policies.

UDP Proposal Sites		
UDP Site ref No.	**Address**	**Date of deletion**
13	White Hart Lane Stadium	2016
18	Tottenham Green Baths	2016
19	Land adjacent to railway line White Hart Lane Station	2016
20	Tottenham International including Tottenham Hale Station, the retail park, Hale Wharf and Tottenham Marshes	2016
21	Wards Corner and Council Offices at Apex House	2016
27	Lawrence Road	2016
28	Seven Sisters, Road / Durnford, Street/ Gourley Place	2016

Appendix D: Superseded Supplementary Planning Documents and Guidance

D1. This AAP proposes a new policy framework for Tottenham. As a result, a number of existing Supplementary Planning Documents (SPDs) and Guidance (SPGs) will be out of step with the new spatial strategy and the Tottenham policies and site allocations which give effect to this. The SPDs and SPGs listed below are therefore proposed for deletion.

- Tottenham Hale Urban Centre Masterplan, 2006
- Lawrence Road Planning Brief SPD, October 2007
- Tottenham High Rd Shopfront Policy (draft 2006);

D2. Upon adoption of the suite of Haringey's Local Plan documents, including the Tottenham AAP, the Council will undertake a full analysis of the requirements for further supplementary guidance and will publish a proposed schedule of new SPDs to be prepared on its website.

Appendix E: Glossary

- **Accessibility**: Ability of people or goods and services to reach places and facilities.
- **Accessible Development:** A building, facility etc. and its wider environment which can be reached and used, in particular by people with disabilities.
- **Accessible Transport:** Transport services and vehicles designed and operated to be usable by people with disabilities and other transport disadvantaged people, with characteristics possibly including affordable fares, wheelchair user accessibility and easy reach of final destination.
- **Active Frontages***:* street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and open towards the street. This is not the same as attractive frontages, such as art walls, green walls or display boxes. Active frontages are often taken to mean continuous rows of highly-glazed shop fronts with frequent entries and cafes.
- **Affordable Rent:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
- **Affordable housing:** Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
- (See entry for affordable rent, intermediate and social rented for further details).
- **Amenity:** A positive element or elements which contribute to the overall character or an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.
- **Authority Monitoring Report (AMR):** The AMR reviews progress on the preparation of the Council's Local Plan and monitors the effectiveness of Local Plan policies.
- **Area Action Plan (AAP):** Development Plan Documents used to provide a planning framework for areas of change (e.g. major regeneration) and areas of conservation.
- **Area of Archaeological Importance:** Areas with known archaeological potential where the Council's archaeology policies will normally be strictly applied.
- **Area for Intensification:** These are areas which have significant potential for increases in residential, employment and other uses through development for regeneration of available sites and exploitation of potential for regeneration, through higher densities and more mixed and intensive use. These areas have good existing or planned public transport.
- **Area of Change:** these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.
- **Area of Opportunity**: London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and /or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
- **Article 4 Direction**: A power available under the 1995 General Development Order allowing the Council, in certain instances, to restrict permitted development rights.
- **Backland Development**: Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominately residential areas.
- **Biodiversity:** Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.
- **Biodiversity Action Plan (BAP) – Haringey:** The Biodiversity Action Plan includes policies and actions that will contribute towards conserving, enriching and celebrating the wildlife in Haringey.
- **Blue Ribbon Network**: Policy covering London's waterways, water spaces and land alongside them.
- **Building Research Establishment Assessment Method (BREEAM):** used to assess the environmental performance of new and existing buildings.

- **Brownfield Land:** Previously developed land which is or was occupied by a permanent structure.
- **Borough Roads:** Roads for which the Borough is the Highway Authority.
- **Building Line**: The line formed by frontages of buildings along a street.
- **Car Club:** Schemes which facilitate vehicle sharing.
- **Central Activity Zone (CAZ**): The CAZ is the area where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions.
- **Care in the Community:** This enable people in need of care, whether because of old age, disability, illness or other reasons, to continue to live in their own homes or in homely settings within the community.
- **Census**: A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in March 2011.
- **Cluster:** Geographical concentration of interconnected companies, specialised supplies, service providers in related industries, and associated institutions (for example universities, standard agencies, and trade associations) in particular firms that compete but also co-operate.
- **Code for Sustainable Homes**: The national standard for the sustainable design and construction of new homes.
- **Combined Heat and Power (CHP):** The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
- **Community Facilities:** Community facilities can be defined as including children's play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, facilities for emergency services, including police facilities, education facilities, libraries, community halls, criminal justice facilities meeting rooms, places of worship, public toilets, pubs and post offices.
- **Community Infrastructure Levy (CIL):** A per square metre tariff on new development seeking to raise revenue to fund new infrastructure.
- **Community Transport:** A range of voluntary sector, non profit-making transport services designed to meet the needs of people who do not have access to private transport and for whom public transport is unsuitable.
- **Comparison Goods:** Goods for which the purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of size, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.
- **Compulsory Purchase Order (CPO):** An order which enables a statutory authority to purchase an area of land compulsory for an approved project.
- **Conservation Area:** Area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historic interest. The Council will seek to preserve and enhance the character and appearance of these areas.
- **Contaminated Land**: Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. Because substances in or on the land may be hazardous and likely to affect its proposed development, a quantitative risk based assessment is required to determine whether the proposed development should proceed and whether some form of remedial action is required.
- **Context:** In urban design terms the character and setting of the immediate local area within which a building or site is situated or to be sited. The context will take into account any local distinctiveness of an area i.e. the particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.
- **Convenience Goods:** Good purchased on a regular basis which meet the day to day needs of local residents. They require minimum effort in selection and buying e.g. food, newspapers and other goods of a standardised type of which there is a wide sale.
- **Conversions:** The sub-division of residential properties into self-contained flats or maisonettes.
- **Core Strategy**: The Core Strategy was the former title of the Local Plan: Strategic Policies document.
- **Culture:** A way of life including, **but not** limited to language, arts and science, thought, spiritual activity, social activity and interaction (the Roshan Cultural Heritage Institute).
- **Cultural Quarter:** Area where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environment.

- **Decent Homes Standard:** A Government standard for housing which requires both Councils and Registered Social Landlords (RSLs) to bring up their property standards to a defined minimum by 2010.
- **Density:** The number of habitable rooms per hectare.
- **Designated Views** - views which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces
- **Development Management Policies DPD (DMDPD):** These are the policies which are required to ensure that all development in the borough meets the spatial vision and objectives set out in the Local Plan.
- **Development Plan Documents (DPD**): Statutory planning documents that form part of the Local Development Framework including the Local Plan: Strategic Policies, Development Management Policies and Site Allocations Document.
- **District Centre:** District centres have traditionally provided convenience goods and services for more local communities and accessible by public transport, walking and cycling.
- **Ecological Corridor**: Ecological Corridors are relative areas of green space running through built up areas that allow the movement of plants and animals to other areas and habitats.
- **Emergency Services:** Includes Fire, Police and Ambulance services.
- **Employment Land Review (ELR):** A study providing evidence of the macroeconomic circumstances driving the need for provision of employment land in the borough.
- **Environmental Assessment:** A method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level 'strategy' (a policy, plan or programme), with the aim of taking account of these effects in decision-making.
- **Fluvial:** Water in the Thames and other rivers.
- **Form:** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
- **General Development Order (GDO):** Identifies the certain types of usually minor development for which planning permission is not required and which therefore do not require a planning application to be submitted to the Council.
- **Greater London Authority (GLA):** The GLA is a strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.
- **Green Belt:** Green Belt is an area of land which has been given special status to restrict inappropriate development.
- **Green Chain/Link:** Linked green spaces composed of such elements as open land, footpaths, canals and rivers which provide public access, play valuable recreational, conservation, ecological and general amenity role. Green chains can also be Ecological Corridors.
- **Green Industries**: This business sector that produced goods or services, which compared to other more commonly used goods and services, are less harmful to the environment.
- **Green Infrastructure**: A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.
- **Green Roofs:** Planting on roofs to provide climate change, amenity and recreational benefits.
- **Growth Area:** Specific areas for new residential development to accommodate future population growth. In Haringey, there are two including Tottenham Hale, Opportunity Area, and Haringey Heartlands, Area of Intensification.
- **Gyratory:** A road junction at which traffic enters a one-way system around a central island.
- **Health Impact Assessment (HIA):** A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.
- **Heritage Land:** Heritage Land is open land of strategic importance to London of significance for its landscape, historical and nature conservation interest. The only Heritage land at the present time is Highgate Golf Course which forms part of the wider area of Hampstead Heath.
- **Highway Authority:** An authority responsible for a highway, whether or not maintainable at public expenses.
- **Historic Parks and Gardens**: Parks and gardens containing historic features dating from 1939 or earlier registered by English Heritage. These parks and gardens are graded I, II or II* in the same way as Listed Buildings. Only Alexandra Park and Finsbury Park are registered in Haringey.
- **Homes and Community Agency (HCA):** HCA is the national housing and regeneration agency for England.
- **House in Multiple Occupation (HMO):** Housing occupied by members of more than one household, such as student accommodation or bedsits.

- **Housing Association:** see Registered Provider.
- **Housing Trajectory:** Graph illustrating the supply of projected completion housing completions up to 2026.
- **Industrial Business Park (IBP):** Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and some small scale distribution. They can be accommodated next to environmentally sensitive areas.
- **Intermediate housing**: Homes that are for sale and/or rent, at a cost above social rent, but below private market level, subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable or socially rented housing.
- **Landmarks** - Buildings and structures, other than Strategically Important Landmarks, that are visually or culturally prominent in Designated Views
- **Landscape**: The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.
- **Lifetime Home**: Ordinary homes designed to provide accessible and convenient homes for a large segment of the population.
- **Linear View***:* A view seen through narrow gaps between buildings or landscaping
- **Listed Building**: Locally listed buildings are those which satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II* or with grade I being the highest. English Heritage is responsible for designating buildings for statutory listing in England.
- **Local Development Documents (LDD**): The collective term for Development Plan Documents, Supplementary Planning Documents (does not form part of the statutory development plan) and other documents including the Statement of Community Involvement.
- **Local Development Framework (LDF):** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plans or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.
- **Local Development Scheme (LDS):** The LDS sets out the programme/timetable for preparing the LDD.
- **Local Implementation Plan (LIP):** Statutory transport plans produced by London boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.
- **Local Nature Reserve (LNR):** Sites which offer special opportunities for people to see and Leern about wildlife in natural surroundings. LNRs are a statutory designation made under the National Parks and Access to the Countryside Act 1949.
- **Local Plan: Strategic Policies**: The Local Plan: Strategic Policies is a Development Plan Document setting out the vision and key policies for the future development of the borough up to 2026.
- **Local Shopping Centre:** The level of shopping centre below District Centre level, providing services for local communities.
- **Local Strategic Partnership (LSP**): A partnership of people that bring together organisations from the public, private, community and voluntary sector within a local authority area.
- **London Development Agency (LDA**): Organisation acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.
- **London Plan (The Spatial Development Strategy**): The London Plan is the name given to the Mayor's spatial development strategy for London.
- **Market Housing:** Private housing for rent or for sale, where the price is set in the open market.
- **Metropolitan Open Land (MOL):** Strategic open land within the urban area that contributes to the structure of London.
- **Metropolitan Town Centre:** Metropolitan centres serve wide catchments areas and can cover several boroughs. Typically they contain at least 100,000sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, leisure, service and civic functions.
- **Mixed tenure:** A mix of affordable and market housing.

- **Mixed Use Development**: Provision of a mix of complementary uses, such as residential, community and leisure uses on a site, within the same building or within a particular area.
- **National Planning Policy Framework (NPPF)**: Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.
- **Neighbourhood and more local centres**: Typically serve a localised catchment often most accessible by walking and cycling. They include local parades and small cluster of shops, mostly for convenience goods and other services.
- **Open Space:** All land in London that is predominately undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
- **Panorama** - A broad prospect seen from an elevated public viewing place
- **Planning Obligations Supplementary Planning Document:** A guidance document offering support in the implementation of planning obligations on planning applications subsequent to the adoption of the Haringey CIL.
- **Primary Care Trust (PCT):** PCTs decide what health services a local community needs, and they are responsible for providing them.
- **Public Realm:** This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
- **Public Transport Accessibility Level (PTAL**): Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network.
- **Regeneration:** The economic, social and environmental renewal and improvement of a rural or urban area.
- **Registered Provider:** non-profit making organisations that provide low-cost housing for people in need of a home.
- **River Prospect***:* Short and longer distance visual experiences of a rivers cape (in HGY case Lee, Moselle or New River)
- **Section 106 Agreements (S106)/Planning Obligations:** These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990.
- **Secured by Design:** The planning and design of street layouts, open space, and buildings so as to reduce the likelihood or fear of crime.
- **Site Allocations Development Plan Document**: This will form part of Haringey's LDF and will guide land use and future development in the borough until 2026.
- **Sites of Importance for Nature Conservation (SINC):** SINCs are areas protected through the planning process having been designated for their high biodiversity value.
- **Small and Medium Enterprises (SMEs)**: Small and Medium Enterprises (SMEs) comprise businesses with more than 11 but less than 250 staff.
- **Social Infrastructure**: Facilities and services including health provision , early years provision , schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
- **Social rented housing:** be owned by local authorities or private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above,
- **Spatial Vision**: A statement of long term shared goals for the spatial structure of an area.
- **Statement of Community Involvement (SCI):** The Council's policy for involving the community in the preparation, review and alteration of LDDs and planning applications. It includes who should be involved and the methods to be used.
- **Strategic Environmental Assessment (SEA**): Expression used by the European Union to describe environmental assessment as applied to policies, plans and programmes.
- **Strategic Housing Land Availability Assessment (SHLAA**): An assessment of land availability for housing which informs the London Plan and borough local development documents, as set out in section 48 of the NPPF
- **Strategic Housing Market Assessment (SHMA**): An assessment of housing need and demand which informs the London Plan and borough local development documents.

- **Strategic Industrial Location (SIL):** These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including logistics, waste management, utilities, wholesale markets and some transport functions.
- **Supplementary Planning Document (SPD**): Provides supplementary information about the policies in DPDs. They do not form part of the development plan and are not subject to independent examination.
- **Supplementary Planning Guidance (SPG**): Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies.
- **Sustainability Appraisal (SA**): This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment.
- **Sustainable Urban Drainage Systems (SUDS**): An alternative approach from the traditional ways of managing runoff from buildings and hard standing. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.
- **Tall Buildings:** The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- **Townscape View** - Unfolding close view of built up environment with spaces between and in each case views might or might not contain (but will be more significant if they do)
- **Tree Preservation Order (TPO):** Made under the Town and Country Planning Act 1990 by the local planning authority to protect trees of importance for amenity, landscape and nature conservation.
- **Urban Characterisation Study (UCS):** An appraisal of the character of the borough in terms of built urban form, topography, conservation and heritage value.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987, as amended, lists 15 classes of use. A change of use within the same Class does not constitute development and thus does not require planning permission.
- **Unitary Development Plan (UDP**): A UDP is a land use plan that seeks to make the most efficient and effective use of land in the public interest. The LDF will eventually replace Haringey's UDP 2006.
- **View Corridor:** Strategic important views designated in the London Views Management Framework.
- **Warehouse Living**: Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sectors.

Appendix F: Making Representations to the Plan

Introduction

The Tottenham Area Action Plan development plan document (DPD), the 'Plan', is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when submitted to the Secretary of State for examination by an independent Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) states that the purpose of the examination is to consider whether the Plan complies with the legal requirements and is 'sound'.

Legal Compliance

The Inspector will first check that the Plan meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

Before making a representation please consider the following:

- The Plan in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents it proposes to produce over a three year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If this DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.

- The process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.

- The Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.

- On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify statutory bodies (as set out in the regulations) and any persons who have requested to be notified.

- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.

- The Plan should have regard to national policy and conform generally to the London Spatial Development Strategy, i.e. the London Plan. This sets out policies for the Greater London region in relation to development and use of land, and forms part of the development plan for LPAs.

- The Plan must have regard to any Sustainable Community Strategy (SCS) for its area. The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area.

Soundness

Soundness is explained fully in the National Planning Policy Framework in paragraph 182.

The Inspector must be satisfied that the Plan has been **positively prepared** and is **justified, effective** and **consistent with national policy**. To be sound the Plan should be:

Positively Prepared
The Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified
This means that the Plan should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area.
- Research/fact finding: the choices made in the plan are backed up by facts

The Plan should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The Plan should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

Effective
This means the Plan should be deliverable, embracing:
- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities.

The Plan should also be flexible and able to be monitored.

The Plan should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The Plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the Plan should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Authority Monitoring Report.

Consistent with national policy
The Plan should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach.

Conversely, respondents may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are which justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of the Plan is not sound because it does not include a policy where it should, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the London Plan (2015)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other DPD in the Local Plan. There is no need for repetition between documents in the Local Plan.
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a change to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the Plan should be changed. It will be helpful if you also say precisely how you think the Plan should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see the Plan changed, it would be helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to submit separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in The CLG Plan Making Manual.

MINUTES OF THE CABINET MEMBER SIGNING
MONDAY, 7 SEPTEMBER 2015

Present: Cllr Jason Arthur, Cabinet Member for Resources & Culture

In Attendance: Cllr Clive Carter
Jon McGrath – AD Corporate Property and Major Products
Sergio Sgambellone – Assistant Director of Customer Services
Oliver Higgins – Acting Principal Lawyer for Contracts and Procurement
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP71.	**FILMING AT MEETINGS** The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
HSP72.	**URGENT BUSINESS** None.	
HSP73.	**MARCUS GARVEY LIBRARY CSC - REFURBISHMENT / ADAPTATIONS CONSTRUCTION CONTRACT AWARD** The principle of refurbishing Marcus Garvey Library was agreed by Cabinet on the 17th March 2015. £3m Capital funding was approved by Cabinet to support building (adaptation and improvement) works to Marcus Garvey library to refurbish and upgrade the building and support the inclusion of a customer services centre within the library, whilst maintaining library space and facilities. A report was tabled seeking Cabinet Member approval to appoint the recommended contractor T&B (Contractors) Ltd to deliver adaptation and refurbishment works at Marcus Garvey Library for the total contract cost of £2,092,662.55. The report also sought approval from the Cabinet Member for Resources and Culture to issue a letter of intent prior to the formal contract signature for 10% of the contract value which is £209,266.26. A list of six companies was generated from Constructionline and the companies were invited to submit a proposal in response to an Invitation to Tender. Five responses were received and evaluated. The tender was based on a 60 % quality and 40 % price bid and contract period of 16 weeks. The Cabinet Member noted that the adaption and improvement works did not require planning permission, with the exception of an entrance being installed to the rear of the building, which was due to be	

considered at Planning Committee. Refusal to grant planning permission for the door would not undermine the scheme as a whole; as the plans had been designed so that this feature was able to be cut out of the design without affecting the feasibility of the overall works. In order to undertake the programme of works, the library would need to temporarily close for approximately 6 months.

A number of questions in relation to the report were raised by both members of the public, representing the Friends of Marcus Garvey group, and by Cllr Carter. A summary of those questions and the responses are noted below.

In response to a question regarding the extent to which the proposal enjoyed broad community support, the Cabinet Member responded that with the closure of Apex House, the proposals ensured that a customer service centre remained in Tottenham. Whilst alternative sites were looked into, the costs and timescales were found to be prohibitive. The Cabinet Member also advised that investment into Marcus Garvey was required to improve the facilities and that the works would ensure that the library would get; more study spaces, brand new computers, refurbished lifts, refurbished toilets and refresh the library's collection of books whilst maintaining the Marcus Garvey Collection. The Cabinet Member reiterated that the Council would limit the amount of space allocated to a customer service centre within the library to around 20%.

The Cabinet Member also acknowledged that he was aware the concerns of some sections of the local community in relation to the proposals and that he had seen the petition on change.org. The Cabinet Member advised that he was concerned by a number of comments that he had seen both on social media and in relation to the petition that were factually inaccurate, such as a loss of space within the children's library, loss of desk space or loss of the Marcus Garvey Collection.

Concerns were raised that Marcus Garvey library could be closed due to a high volume of service users using the customers service centre. The Cabinet Member responded that the proposals being implemented at Marcus Garvey were part of a broader Customer Service Transformation programme, the aim of which was to deliver many services quicker and more effectively online, including the launch of a new website and new My Haringey account. The Cabinet Member advised the Library would be equipped with a bank of computers to enable residents to access online services. The Cabinet Member also advised that a shift of more transactional services to online should provide the council with additional capacity to deal with more difficult queries face-to-face and to provide a better service to residents as a whole. It was noted that not all services currently provided at Apex House would be provided at Marcus Garvey, for instance there would be a dedicated housing service set up in the middle of the borough.

In response to a question regarding the corporate governance process and the level of feeling within the community and the potential for this

decision to be subject to a Judicial Review, the Council's Acting Principal Lawyer for Contracts and Procurement advised that the Council's view was that it has complied with its legal obligations around public consultation and that the proposals had been subject to a robust corporate governance process. The Cabinet Member advised that an initial Equalities Impact Assessment was undertaken as part of the March Cabinet report and that a full EQIA was undertaken once the Council was in a position to procure a contractor for the works. The Cabinet Member advised that by doing this the Council was able then put forward specific designs to the community and include reference to those in the EQIA.

Cllr Carter acknowledged that it may not be possible to provide an answer to all of the questions that he had raised due to time constraints. Cllr Cater requested that notice of the requirement to give five clear days notice of the intension to submit a question to a meeting of the Council be outlined clearly on the agenda packs for future Cabinet Member Signings.

In response to a question regarding whether a public consultation had been carried out, the Cabinet Member responded that proposals for Marcus Garvey had not been drawn up in isolation or without context, and that the proposals built on a very detailed report prepared by Activist Group which examined what the Council's future library service provision should look like. Consultation was undertaken with Marcus Garvey users, along with users across the borough, as part of the Activist Group report. The Cabinet Member reiterated that both Library users and residents were consulted on designs for the library following the decision of Cabinet on 17th March.

Cllr Carter enquired whether the planning application submitted regarding the additional entrance to the property was a related planning application.

In response to a question on whether the proposal to continue with the works in the event of planning permission for the door being refused was credible, the Cabinet Member noted that officers had previously advised that this was possible and that he trusted the judgement of officers in this respect.

Cllr Carter requested that the design brief given to the architects, Franklin, be made public.

In response to a question about the length of the book shelves proposed for the refitted Marcus Garvey, the Cabinet Member acknowledged that the designs published on the website did not make the levels of shelving space absolutely clear. Officers responded that book shelves would be installed around the perimeter of the ground floor, alongside more modern stand alone display facilities and that the intension would be to provide a similar amount of shelf space as before. In terms of the first floor, officers commented that either 5 or 6 tiers of shelves would be

	installed as well as shelves installed around the perimeter of the study space. It was reiterated that the intension was to provide a similar amount of books but with renewed stock including expanded e-book provision. In response to a question about when the Council would engage in an open and honest dialogue with residents about Marcus Garvey library, the Cabinet Member advised that the Council had been open and honest about its designs and its aspirations and that dialogue with residents would continue throughout the process, including when the library was reopened. The Cabinet Member reiterated that in order to have a constructive dialogue about what was being delivered it was important that the dialogue was based on the actual proposals and not misapprehensions. The Cabinet Member noted that the date for the reopening of Marcus Garvey Library was the end of February. **RESOLVED** I). That the recommended contractor T&B (Contractors) Ltd be appointed to deliver refurbishment and adaptation works to Marcus Garvey Library for the sum of £2,092,662.55. II). That a letter of intent be issued prior to the formal contract signature for 10% of the contract value to the value of £209,266.26.	
HSP74.	**NEW ITEMS OF URGENT BUSINESS** N/A	
HSP75.	**EXCLUSION OF THE PRESS AND PUBLIC** **RESOLVED** That the press and public be excluded from the remainder of the meeting as the items below contained exempt information, as defined under paragraphs 3 and 5, Part 1, schedule 12A of the Local Government Act 1972.	
HSP76.	**MARCUS GARVEY LIBRARY CSC - REFURBISHMENT / ADAPTATIONS CONSTRUCTION CONTRACT AWARD.** Noted the information contained within the Exempt Part B of report.	
HSP77.	**NEW ITEMS OF EXEMPT URGENT BUSINESS** N/A	

MINUTES OF THE CABINET MEMBER SIGNING
FRIDAY, 18 SEPTEMBER 2015

Present: Cllr Joe Goldberg, Cabinet Member for Economic Development, Social Inclusion and Sustainability (Chair)

In Attendance: Cllr Carter
Cllr Connor
Lesley Gordon – Head of Marketing
Alison Vydulinska – Principal Lawyer Corporate
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP78.	**FILMING AT MEETINGS** The Cabinet Member referred those present to agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
HSP79.	**URGENT BUSINESS** None.	
HSP80.	**NEW BRAND IDENTITY STRATEGY FOR HARINGEY** A report was presented which sought Cabinet Member authorisation for a change of visual identity for Haringey, to be implemented from September 21st 2015. Cabinet Member agreement was also sought that substantial implementation, apart from main Council signage, should only occur as items needed replacing. The objectives for the new identity were to improve the profile and image of the Council with residents and key stakeholders; ensure the identity reflected a vision for the borough as a place of true potential and ambition; be a catalyst for a wider programme of culture change and help with the recruitment and retention of staff by creating a stronger sense of identity for the Council. A number of questions in relation to the report were tabled. A summary of those questions and the responses is noted below. In response to a question about value for money and the potential impact of the strategy, the Cabinet Member explained that he recognised the importance of valuing every pound of taxpayers money spent but that there was also a wider value in a new brand which would help to drive transformation of how people perceive the borough externally, making Haringey mean more than a Council, and helping drive staff performance. The Cabinet Member clarified that the costs would be met from the	

	existing communications budget. Cllr Connor enquired about the engagement of local communities in the development of the new brand. The Cabinet Member explained that the project was about two things: trying to identify a unifying idea that described the essence of Haringey and then using that idea to develop a new logo. As part of the process, engagement with local residents had been undertaken and the response had been overwhelmingly positive. The Cabinet Member advocated that it was important that the Council got the new brand identity correct and that was why a professional agency had been employed. Cllr Carter questioned the timing of the initiative. The Cabinet Member responded that the Council needed to portray a confident image about its future to residents and service users. It was also noted the existing crest would remain the same and that a sense of heritage would be maintained. In response to a question on the length of the promotional video, the Cabinet Member advised that the video was 90 seconds. Cllr Carter raised concern around the requirement in the Council's constitution for residents to give 5 clear working days notice in order to ask a question at a Council meeting. The Principal Lawyer Corporate agreed to raise the issue with the Monitoring Officer and respond to Cllr Carter outside of the meeting. Cllr Carter questioned whether the expenditure was necessary at this time. The Cabinet Member referred to his earlier response that the brand would provide value for money in helping to drive transformation in how people perceive the borough externally, making Haringey mean more than a Council and helping drive staff performance. **RESOLVED** The Cabinet Member: i) Authorised a change of visual identity for Haringey, to be implemented from September 21st 2015. ii) Agreed that substantial implementation, apart from main council signage, should only occur as items need replacing.	
HSP81.	**NEW ITEMS OF URGENT BUSINESS** N/A	

MINUTES OF THE CABINET MEMBER SIGNING
TUESDAY, 22 SEPTEMBER 2015

Present: Cabinet Member for Resources & Culture (Chair)

In Attendance: Peter O'Brien - Area Regeneration Manager
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
CMS1.	**FILMING AT MEETINGS** The Cabinet Member referred those present to Agenda Item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
CMS2.	**URGENT BUSINESS** None.	
CMS3.	**APPROVAL FOR APPLICATION OF LOCAL DISCOUNT BUSINESS RATE RELIEF** The Cabinet Member considered a report which sought approval to grant Local Discount Business Rate Relief to Transport for London for the purpose of the Tottenham Hale Station Square Pop-Up Project. The Cabinet Member noted that, following the expiry of the temporary period of relief, the council would review the project in line with its new business rates relief policy and a decision on whether to extend the relief would be applied in line with that policy. **RESOLVED** I. To approve the grant of Local Discount Business Rate Relief to Transport for London for a temporary period until 31st March 2016 for the purpose of the Tottenham Hale Station Square Pop-Up Project. II. That a decision on whether to extend the relief following the temporary period be applied in line with the Council's proposed business rates relief policy.	
CMS4.	**NEW ITEMS OF URGENT BUSINESS** N/A	

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MINUTES OF THE CABINET MEMBER SIGNING
THURSDAY, 1 OCTOBER 2015

Present: Cllr Ann Waters, Cabinet Member for Children & Families

In Attendance: Sheena Carr – Senior Public Health Strategist
Susan Otiti – AD Public Health
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP86.	**FILMING AT MEETINGS** The Cabinet Member referred those present to agenda item1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
HSP87.	**URGENT BUSINESS** None.	
HSP88.	**AWARD OF CONTRACT FOR 0-5 SERVICES (HEALTH VISITING AND FAMILY NURSE PARTNERSHIP).** A report was tabled which sought approval for the waiver of the requirement for tendering in Contract Standing Orders and to award the contract for 0-5 public health services (health visiting and the Family Nurse Partnership) to Whittington Health NHS Trust. **RESOLVED** I). That the requirement for tendering under the Contract Standing Orders be waivered and approval be given for the direct award to Whittington Health NHS Trust of the contract for the provision of 0-5 years old public health services (Health Visiting and the Family Nurse Partnership) for a period of 18 months (October 2015-March 2016 and April 2016 – March 2017) to the value of £7,221,000 . II). Authority was delegated to the Director of Public Health to finalise the arrangements in respect of the contract including the terms and conditions. III). To note that the contract award be made pursuant to the statutory transfer of the commissioning responsibilities for 0-5 years old public services effective from 1st October 2015 and in accordance with the Health and Social Care Act 2012.	
HSP89.	**NEW ITEMS OF URGENT BUSINESS** N/A	

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MINUTES OF THE CABINET MEMBER SIGNING
THURSDAY, 1 OCTOBER 2015

Present: Cllr Alan Strickland, Cabinet Member for Housing and Regeneration

In Attendance: Jon McGrath – AD Corporate Property and Major Products
David Moore – Head of Project Delivery
Suzanne Johnson – Area Regeneration Manager
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP90.	**FILMING AT MEETINGS** The Cabinet Member referred those present to agenda item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
HSP91.	**URGENT BUSINESS** None.	
HSP92.	**GROWTH ON THE HIGH ROAD - HOLCOMBE ROAD PUBLIC REALM SCHEME** A report was tabled which sought Cabinet Member approval to enter into contract, on a lump sum basis, for Holcombe Road Public Realm Scheme in the sum of £652,337 to Cosmur Construction (London) Limited, for a contract period of 25 weeks. The scheme would involve redevelopment of the Holcombe Road market and accompanying public realm works, comprising of; new market kiosks, paving, signage and CCTV in the area. The Cabinet Member noted that the scheme would start on the 7th December but that there would be activity on site prior to this date. **RESOLVED** I). That the contract for the Holcombe Road Public Realm Scheme works to be awarded to Cosmur Construction (London) Limited in the amount of £652,337. II). That authorisation be given for the issue of a letter of intent, not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.	
HSP93.	**NEW ITEMS OF URGENT BUSINESS** N/A	

MINUTES OF THE CABINET MEMBER SIGNING
THURSDAY, 1 OCTOBER 2015

HSP94.	**EXCLUSION OF THE PRESS & PUBLIC** **RESOLVED** That the press and public be excluded from the remainder of the meeting as the items below contained exempted information, as defined under paragraphs 3 & paragraphs, Part 1, schedule 12A of the Local Government Act 1972.	
HSP95.	**GROWTH ON THE HIGH ROAD - HOLCOMBE ROAD PUBLIC REALM SCHEME** Noted the information contained within the exempt Part B of the report.	
HSP96.	**NEW ITEMS OF EXEMPT URGENT BUSINESS** N/A	

MINUTES OF THE CABINET MEMBER SIGNING
MONDAY, 5 OCTOBER 2015

Present: Cllr Jason Arthur, Cabinet Member for Resources & Culture

In Attendance: David Mulford – Procurement Manager
Philip Slawther – Principal Committee Coordinator

MINUTE NO.	SUBJECT/DECISION	ACTION BY
HSP97.	**FILMING AT MEETINGS** The Cabinet Member referred those present to agenda item 1 as shown on the agenda in respect of filming at this meeting and asked that those present reviewed and noted the information contained therein.	
HSP98.	**URGENT BUSINESS** None.	
HSP99.	**CONFIRMATION OF AWARD OF 3 LOTS FOR THE LONDON CONSTRUCTION PROGRAMME MAJOR WORKS FRAMEWORK AGREEMENT FOLLOWING LEASEHOLD CONSULTATION.** A report was considered which sought Cabinet Member confirmation of the award of three North London Housing lots 1, 2 and 3 of the London Construction Programme London wide framework agreement for Major Construction Works that was provisionally awarded on 30th March 2015 with an amendment to Lot 1 on 30th June 2015 subject to leaseholder consultation. **RESOLVED** That confirmation of the award (previously provisionally made subject to leasehold consultation) be made for the following lots as framework agreements for four years to those Contractors identified as follows in:- a. Lot 1 North London - Housing, value band £100,000 to £999,999.	

1	Architectural Decorators Ltd
2	Cityline Construction Ltd
3	Cosmur Construction (London) Ltd
4	Cuttle Construction Ltd
5	Keepmoat Regeneration Ltd
6	Kind Diamond Build Consortium
7	Lakehouse Contracts Ltd
8	Lengard Limited
9	MBS Contracting Services Ltd
10	Mulalley and Company Limited
11	Sandwood Design and Build Limited

b. Lot 2 North London – Housing, value band £1m to £4,999,999.

1	Cosmur Construction (London) Ltd
2	Durkan Limited
3	Geoffrey Osborne Limited
4	Keepmoat Regeneration Limited
5	Kind Diamond Build Consortium
6	Lakehouse Contracts Ltd
7	Mulalley and Company Limited
8	Wates Construction Ltd

c. Lot 3 North London – Housing, value band over £5m.

1	Durkan Limited
2	Geoffrey Osborne Limited
3	Higgins Construction PLC
4	Keepmoat Regeneration Limited
5	Kind Diamond Build Consortium
6	Lakehouse Contracts Ltd
7	Mulalley and Company Limited
8	Wates Construction Ltd

HSP100. **NEW ITEMS OF URGENT BUSINESS**

N/A

MINUTES OF CORPORATE PARENTING ADVISORY COMMITTEE
MONDAY 6 JULY 2015

Councillors Berryman, Gunes, Morris, Stennett and Waters (Chair)

Apologies Councillors Hare, and Weston

Also attending Jon Abbey (Interim Director of Children's Services), Neelam Bhardwaja (Assistant Director – Safeguarding and Social Care), Cath Hogan (Children in Care Service Manager), Lesley Kettles (Children's Service Manager), Annie Walker (Deputy Head of Service – Children & Families), Fiona Smith (Virtual School Head), Philip Slawther (Clerk), Margaret Gallagher (Performance Manager)

CPAC337. APOLOGIES FOR ABSENCE (IF ANY)

Apologies for absence were received from Councillor Hare.

Apologies were also received from Denise Gandy and Lyn Carrington.

Councillor Weston had to leave early to attend another meeting (at 7pm during the informal meeting with Aspire).

An apology was also received from Cllr Berryman who had to leave early to attend another meeting.

CPAC338. ACTIONS ARISING FROM THE MEETING WITH ASPIRE

NOTED: The actions listed in the notes of the meeting with Aspire.

In response to a discussion Cllr Waters proposed asking Councillors if they were prepared to offer a day's work experience to young people either in Council care or recent care leavers. The Committee noted that there could be issues with requiring DBS checks. Cllr Waters agreed to raise the issue at Labour Group as well as arrange training for all Members around the role of corporate parents.

Action: Cllr Waters

CPAC339. URGENT BUSINESS

NONE

CPAC340. DECLARATIONS OF INTEREST

NONE

CPAC341. RATIFICATION OF THE TERMS OF REFERENCE

RESOLVED: The committee ratified the terms of the reference for CPAC, as agreed at Cabinet on the 16th June 2015.

REPORTED: Cllr Waters noted that the Committee needed ensure that its commitment to ensure the voices of disabled children were provided for was monitored effectively. It was agreed to bring a paper back to CPAC on disabled Looked After Children, including who are the disabled Looked After Children and what the issues and challenges were.

Action: Jon Abbey

The Director of Children's Services commented that the Committee needed to develop a Corporate Parenting strategy and agreed to look into developing one, particularly around what the model of good corporate parenting looked like.

Action: Jon Abbey

CPAC341. MINUTES

The minutes of the meeting held on 8 December 2014 were AGREED, as the previous meeting of the Committee on 16th March was not quorate.

The Assistant Director, Safeguarding and Social Care REPORTED that the Borough Commander was leading a task and finish group on missing children and that the findings of this group suggested a cohort of reoccurring cases, often linked to CSE. It was NOTED that a copy of this report would be shared with CPAC once the report had been seen by the LSCB.

Action: Jon Abbey / Neelam Bhardwaja

The minutes of the meeting on the 16th March were also AGREED. The Assistant Director, Safeguarding and Social Care commented that the previous action referred to in the minutes around diversionary activities was not accurate and that the discussion at the time related to developing edge of care panels and targeting support to help keep children out of care. It was AGREED to bring back a report outlining what help was given to young people and their families to help support them whilst maintaining them within their families and communities.

Action: Neelam Bhardwaja

CPAC342. MATTERS ARISING

The Committee NOTED The Corporate Parenting Agenda Plan 2015/16.

CPAC343. PERFORMANCE MANAGEMENT: CHILDREN & FAMILIES

RECEIVED the report on Performance for the Year to May 2015, including summary of 2014/15 year end performance. Report included in the agenda pack (pages 17 to 48).

NOTED in response to discussion:

- The downward trajectory in the number of Looked After Children (LAC), which equated to a 10.6% reduction since March 2014.

- Permanency was secured for 22% of children who ceased to be Looked After. In April May 2015 there were 6 adoptions and 2 Special Guardianship Orders.

- The downward trajectory of the average amount of time taken for children being placed for adoption. The committee noted significant improvement in performance for this indicator.

- 77 children were placed 20 miles or more from Haringey at the end of March 2015. This equated to 18% against a 16% target but on an improving trajectory. It was acknowledged that 20 miles wasn't a great distance in London. It was agreed that the figures for pan-London performance would be fed back to the Committee.

  Action: Margaret Gallagher

- In 2014/15, 92% of LAC had an up to date health assessment, an improvement from the 88% reported the previous year and in line with the London average. 91% of LAC had an up to date dental visit as at 31st March, a significant improvement from 71% performance achieved in the previous year and exceeding both the London and National average.

- There had been an improvement in the number of Personal Education Plans (PEP) being completed since publication of the report with 57% of school aged children having completed and up to date PEP. The Children in Care Service Manager commented that broadly speaking the plans were being developed and interviews had been taking place but that performance in this area was being undermined by a failure to upload the PEP's on to Mosaic. The Committee noted that further management action was being put in place to unblock this issue. It was agreed to bring back PEP performance to the next CPAC meeting.

  Action: Cath Hogan / Fiona Smith.

- The Committee noted that 49% of LAC had an up to date (within 6 months) Care Plan at the end of May, down 67% at the end of February. The Committee acknowledged similar issues with the recording of information that were outlined above for the PEP's. In addition, 74% of LAC had a care plan completed within 1 year.

- 78% of Children in Care visits were recorded as completed in the relevant timescales in May. In response to questioning it was reported that there were recoding issues and that officers were looking into capturing the correct frequency for the visit of a child.

- The average care proceedings duration in 2014/15 was 34 weeks with trends towards cases of longer duration than the 26 weeks statutory minimum. It was reported that the government had accepted that the 26 week target was not feasible and, in response to questioning, it was reported that Haringey had a high proportion of cases that were classified as exceptional (deemed by a judge that the case would take longer than 26 weeks due to complicating factors).

- In response to a question, officers acknowledged that although the number of LAC was decreasing, the rate of the decrease has fallen sharply and that this was partly due to fluctuations in the numbers of LAC. The Committee also noted that a national report released that week stated that CSE cases had risen 35% nationally. Homelessness of young people was also reported as having a significant effect on the number of LAC.

- In response to a question on the number of children missing in care, the Committee noted that this figured tended to increase during the summer holidays. In terms of frequency, officers advised that it was hard to give an accurate figure as a particular individual could go missing on numerous occasions. It was noted that there were currently 5 children missing in care.

- In response to a question on declining performance on care leavers in suitable accommodation, which was down from 78% in 2013/14 to 70% 2014/15, officers acknowledged that the increasing cost of accommodation in London was a significant pressure on care leavers. This was noted as particularly significant when compared to other areas of the country. Officers clarified that care leavers, for the most part would be looking for semi-independent and supported accommodation and that most young people would be eligible to apply for benefits to assist in funding their accommodation needs. The committee noted that problems could occur with sourcing accommodation for young people who lived outside of the borough as those people wouldn't have the same rights of priority in another local authority, but they would be classified as part of Haringey's cohort.

  AGREED to note the report.

CPAC344. OFSTED REPORT

RECEIVED the Ofsted Action Plan update that was requested following the report submitted to CPAC in December 2014 on progress against the recommendations from the Ofsted inspection of services for Children in Need of Help and Protection, Children Looked After and Care Leavers. The report was included in the agenda pack (pages 49 to 52).

NOTED that

- There were 17 recommendations in the Ofsted report in total, which had been condensed into 7 key actions for CPAC to note.

- Numbers of in-house foster carers had increased, and the numbers of independent fostering agencies (IFA) placements reduced.

- 29% cases where foster carers were successfully approved, their first contact with the Council were attributed to the banners advertising for foster carers that were put up around the borough. The Children's Service Manager

agreed to speak to NRS about ensuring that banners were in good condition and were suitably attached to their lamppost/railing etc.

- **Action: Leslie Kettles**.

- Pathway plans and life story work were both noted as areas of challenge and the Committee noted that separate action plans had been developed to improve performance.

- Quality Assurance functions had been strengthened to support performance around ensuring LAC were comprehensively assessed, documented and reviewed.

- The role of the Independent Reviewing Officer (IRO) had been strengthened.

- A guide book and DVD had been produced to help LAC and care leavers understand their rights and entitlements, including arrangements to access their health records later in life.

AGREED to note the report.

CPAC345. CLARIFY FUNDING FOR ASPIRE MEETINGS

NOTED that funding arrangements for Aspire had been agreed outside of the meeting and that a dedicated budget was in place. Aspire had met with Nina Morgan from Finance to clarify how they process their invoices

CPAC346. ROLE OF CORPORATE PARENT

RECEIVED the Local Government Improvement and Development guide, 10 questions to ask if you're scrutinising services for looked after children, pages 53-74 of tabled the agenda pack.

The Committee agreed that the guide was a useful aide memoir when considering the kind of questions that the Committee and the wider Council should be considering when examining services for Looked After Children. NOTED further to discussion and questions that:

- The previous minutes suggested that schools were not always applying the Pupil Premium Grant and questions were raised about what the Council was doing to change that. Officers responded that the Virtual Schools would manage the grant and they distributed it on a on a term by term basis. Schools had a responsibility to engage with the Virtual School on the issue. The Virtual School Head to feedback on what the figures are around unclaimed Pupil Premium Grants.

Action: Fiona Smith

- The Peer Review that was carried out in conjunction with LB Lambeth was not across all Children's Services, but instead focused on CSE. This took place before Christmas 2014. All of the London Boroughs undertook a peer audit

which was then sent to the all London Director of Children's Services which will compile an overview report due to be produced for the LSCB.

CPAC347. NEW ITEMS OF URGENT BUSINESS

None.

CPAC348. **EXCLUSION OF THE PRESS AND PUBLIC**

None.

CPAC 349. NEW ITEMS OF URGENT EXEMPT BUSINESS

None.

CPAC350. ANY OTHER BUSINESS

Future meetings

NOTED the following dates:

5 October 2015
5 January 2016
4 April 2016

All meetings are scheduled to start at 6.30pm.

Cllr Ann Waters
Chair

The meeting ended at 21:00 hours.

Report for: **Cabinet 20 October 2015**

Item number: **14**

Title: Delegated Decisions and Significant Actions

Report authorised by : Nick Walkley, Chief Executive

Raymond Prince for Bernie Ryan AD Corporate Governance

Lead Officer: **Ayshe Simsek**

Ward(s) affected: **Non applicable**

Report for Key/ Non Key Decision: **Information**

1. Describe the issue under consideration

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions (decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

That the report be noted.

4. Reasons for decision

Part Three, Section E of the Constitution – Responsibility for Functions, Scheme of Delegations to Officers - contains an obligation on officers to keep Members properly informed of activity arising within the scope of these delegations, and to ensure a proper record of such activity is kept and available to Members and the public in accordance with legislation. Therefore, each Director must ensure that there is a system in place within his/her business unit which records any decisions made under delegated powers.

Paragraph 3.03 of the scheme requires that Regular reports (monthly or as near as possible) shall be presented to the Cabinet Meeting, in the case of executive functions, and to the responsible Member body, in the case of non executive functions, recording the number and type of all decisions taken under officers' delegated powers. Decisions of particular significance shall be reported individually.

Paragraph 3.04 of the scheme goes on to state that a decision of "particular significance", to be reported individually by officers, shall mean a matter not within the scope of a decision previously agreed at Member level which falls within one or both of the following:

(a) It is a spending or saving of £100,000 or more, or
(b) It is significant or sensitive for any other reason and the Director and Cabinet Member have agreed to report it.

5. Alternative options considered

Not applicable

6. Background information

To inform the Cabinet of delegated decisions and significant actions taken by Directors.

The report details by number and type decisions taken by Directors under delegated powers. Significant actions) decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

Officer Delegated decisions are published on the following web pagehttp://www.minutes.haringey.gov.uk/mgDelegatedDecisions.aspx?bcr=1

7. Contribution to strategic outcomes

Apart from being a constitutional requirement, the recording and publishing of executive and non executive officer delegated decisions is in line with the Council's transparency agenda.

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

Where appropriate these are contained in the individual delegations.

9. Use of Appendices

The appendices to the report set out by number and type decisions taken by Directors under delegated powers. Significant actions
(Decisions involving expenditure of more than £100,000) taken during the same period are also detailed.

10. Local Government (Access to Information) Act 1985

Background Papers

The following background papers were used in the preparation of this report;

Delegated Decisions and Significant Action Forms
Those marked with ♦ contain exempt information and are not available for public inspection.

The background papers are located at River Park House, 225 High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Ayshe Simsek on 020 8489 2929.

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DIRECTOR OF Public Health, Deputy Chief Executive's Directorate

Significant decisions - Delegated Action - For Reporting to Cabinet on 15 September 2015

◆ Denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	4/07/15	Award of Contracts for the provision of mental health and wellbeing promotion interventions	◆The Director of Public Health has approved the award of contracts to provide mental health and wellbeing promotion interventions to local people across the life course (from school age children to adults and older people). This report recommends the award of new contracts in 4 lots
2.	8/07/15	Request for extension of the Health Trainer/Health Champion Contract April 1st 2015- March 31st 2016	The Director of Public Health has approved the request for extension of the Health Trainer/Health Champion Contract from April 1st 2015- March 31st 2016
3.	01/09/15	Approval of award of contract for prescribing nurse to HAGA	The Director of Public Health has agreed the award of contract to HAGA for the provision of prescribing nurse for the period of 1st October 2015 to 31st March 2016 The value of the contract will be £28,500 for this period
4.	01/09/15	Request for extension of contract for the provision of time credits	The Director of Public Health has approved the award of one year extension option of the contract for substance misuse time credits, the new agreement will cover the period 14th October 2015 to 13th September 2016. During the contract period the provider will further roll out a programme of time credits within Haringey at a cost of £50,000
5	01/19/15	Approval of award of contract for Dried blood spot testing kits and pathology for Haringey substance misuse services	The Director of Public Health has approved the award of contract for dried blood spot testing kits and pathology for Haringey substance misuse services, the value of the contract will be a maximum of 19k

Delegated Action

Type	Number
The Director of Public Health has approved the provision of Community Health Checks in Haringey, 1 June 2015 to 31 March 2016 for men aged 40-74, in the east of Haringey. The value of the contract will be £55,000. - 3/7/15	1
The Director of Public Health has approved the provision of specialist public health support in the commissioning and delivery of health improvement programmes, and sexual health services 2015-16. The cost of delivering this contract will be £31,200 during the period July 2015 to March 2016 inclusive – 20/07/15	2
The Director of Public Health has approved the provision of a range of condoms and related supplies with a web based ordering platform including a postal delivery service for the two free condom distribution schemes in Haringey (Under 25s and Over 25s), with a maximum contract value of £35,000. – 4/08/15	3
The Director of Public Health has approved the award of contract to QMS Ltd for the installation and implementation of the Vascular Health Checks (Data) Management System in GP practices and the community provider of health checks. The contract is for two years (1 April 2015 to 31 March 2017) and will be £81,220 – 4/08/15	4

Director Signature..... Date.....10 September 2015.....

CHIEF OPERATING OFFICER

Significant decisions - Delegated Action - For Reporting to Cabinet 20.10.15

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	**23.07.15**	**Award of a new contract for a Learning Management System**	To award a two year contract for a Learning Management System with performance management capability to Fuse Universal Ltd.
2.	**23.07.15**	• **To see authority to access the Local Government Partnership (LGPF) Framework Agreement** • **To approve call off contracts under the Framework**	To access the Local Government Partnership Framework for the following and to enter into call-off contracts under both Lots for a period of 2 years with the option to extend for a further 2 years from 1st April 2015 to 31st March 2019. Lot 1 – Strategic HR Management Consultancy Services (awarded to Penna PLC) Lot 2 – Executive and Interim Search and Selection (awarded to six partners: Allen Lane, GatenbySanderson, Green Park, Hays, Penna Plc, Solace Enterprises) Both Lots will be accessed on a 'pay as you go' basis To approve Call-Off Contracts.
3.	**23.07.15**	**Procurement of Bespoke Services for Flood Risk Mitigation & Modelling**	Waive Contract Standing Order 8.02 (requirement to obtain quotations) as allowed under CSO 10.1.2a.d. to BMT WBM Ltd to deliver the services listed below on behalf of the Council for the sum of £100,000, for the period 01st July 2015 until 30th June 2016.
4.	**12.08.15**	**Stray Dog Service**	Delegation of Kennelling and Stray Dog Register Functions to the London Borough of Waltham Forest. £51,100k per annum
5.	**17.08.15**	**Issuance of Letter of Intent to Total Facilities Management contract**	To enable effective mobilisation of an Integrated Facilities Management framework agreement, provision of services to Corporate Buildings and smooth transfer for a 1st November 2015 contract commencement. £150k
6.	**26.08.15**	**Welfare Reform Impact Analysis – data matching to the Welfare Reform Club**	To appoint the contract for welfare reform impact assessment to the welfare reform club.
7.	**10.09.15**	**Framework agreement for the supply of white goods, furniture and floor coverings**	COO to approve the extension of contract for provisions of white goods, furniture & floor coverings for a period of 6 months to Elegance furniture supplies ltd and Myers (Ideal Supplies) Ltd. £172,000 capped.
8.	**16.09.15**	**Haringey Council attendance at MIPIM 2016 (property investment trade show)**	Attendance of officers at MIPIM 2016. £30k .

CHIEF OPERATING OFFICER

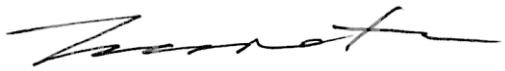
Significant decisions - Delegated Action - For Reporting to Cabinet 20.10.15

♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
9.	**25.09.15**	**The appointment of a supplier to provide a business case for potential shared services**	To approve the award of contract to SOCITM to develop the business case for potential shared services. £40k
10.	**25.09.15**	**Variation of contract for provision of Strategic Partner Consultancy**	For COO to extend Agilisys Ltd contract by 12 months. £474.5k
11.	**25.09.15**	**London Collective Investment Vehicle (CIV)**	Pension committee agreed to continue to participate in the CIV and to provide regulatory capital up to a value of £150,000.

Delegated Action

Type	Number

Chief Operating Officer Signature  Date 05.10.15

DIRECTORATE OF REGENERATION, PLANNING AND DEVELOPMENT

Significant decisions - Delegated Action 2015/2016 – September 2015

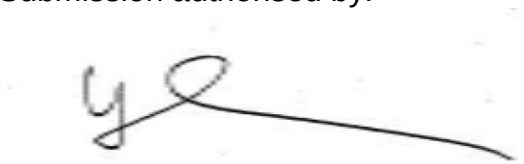
♦ denotes background papers are Exempt.

No	Date approved by Director	Title	Decision
1.	01.09.15	Decision under delegated authority – The acquisition of properties under the Councils Right to Buy acquisition programme	For the Director of Regeneration, Planning and Development to agree the purchase of 51 Whitbread Close, N17 0YB for housing purposes as part of the Council's Right to Buy acquisition programme for a sum of £200,000.
2.	17.09.15	Approval for commissioned Ad-hoc work from contract under CSO 9.06	For the Director of Regeneration, Planning and Development to commission GVA Grimley Limited for additional Ad-hoc work in the amount of £127,313.

Delegated Action

Type	Project	Value	Number
Delegated decision – The Director of Regeneration, Planning and Development and S151 Officer to agree to enter into the Tottenham Housing Zone Overarching Borough Agreement with the Greater London Authority (GLA) LG 01.09.15			
Approval for award of contract under CSO 9.07	Upgrade of facilities in Wood Green Library to accommodate the relocation of the Haringey Employment and Skills Team LG 17.09.15	£9,815	

Submission authorised by:



Lyn Garner
Director of Regeneration, Planning and Development Date: 8th October 2015

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of the Local Government Act 1972.

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