Summons to Attend

Full Council

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Mayor will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.

Generally the public seating areas are not filmed. However 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 for webcasting and/or training purposes.

If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

To: The Mayor and Councillors of Haringey Council.

Dear Sir/Madam,

A meeting of the Council of the London Borough of Haringey will be held at the Civic Centre, High Road, Wood Green, N22 8LE on MONDAY, 23RD NOVEMBER, 2015 at 7.30 pm, to transact the following business:

AGENDA

1. FILMING AT MEETINGS

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

Haringey LONDON

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

2. TO RECEIVE APOLOGIES FOR ABSENCE

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

4. DECLARATIONS OF INTEREST

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

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

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

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

5. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETINGS OF THE COUNCIL HELD ON 20 JULY 2015, AND 8 OCTOBER 2015 (EXTRAORDINARY) (PAGES 1 - 32)

6. TO RECEIVE SUCH COMMUNICATIONS AS THE MAYOR MAY LAY BEFORE THE COUNCIL

7. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE

8. TO RECEIVE THE REPORT OF THE ASSISTANT DIRECTOR CORPORATE GOVERNANCE & MONITORING OFFICER

9. TO MAKE APPOINTMENTS TO OUTSIDE BODIES

10. TO RECEIVE REPORTS FROM THE FOLLOWING BODIES

a) Cabinet Report No 1 2015/16 – **TO FOLLOW**
b) Regulatory Committee Report No 1 2015/16 – **TO FOLLOW**

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

12. APPROVAL OF THE COUNCIL TAX REDUCTION SCHEME FOR 2016/17 (PAGES 33 - 264)

13. HARINGEY'S LOCAL PLAN (PAGES 265 - 1004)

Please note that appendices B, D, F H & I form a separate document pack which can be found on line at :

http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=143&MId=7312&Ver=4

14. ADOPTION OF THE UPDATED STATEMENT OF GAMBLING POLICY (PAGES 1005 - 1064)

15. ADOPTION OF HARINGEY STATEMENT OF LICENSING POLICY 2016 - 2021 (PAGES 1065 - 1156)

16. 5TH ANNUAL CARBON REPORT 2015 (PAGES 1157 - 1212)

17. HARINGEY DEBATE - 'THE HOUSING AND PLANNING BILL, INCLUDING THE EXTENSION OF RIGHT-TO-BUY: WHAT IMPACT WILL THE BILL HAVE ON HOUSING IN HARINGEY?'

18. TO ANSWER QUESTIONS, IF ANY, IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NOS. 9 & 10

ORAL QUESTION 1 - TO THE CABINET MEMBER FOR HOUSING AND REGENERATION FROM COUNCILLOR NEWTON:

What progress has there been with the bidding process for Hornsey Town Hall?

ORAL QUESTION 2 - TO THE CABINET MEMBER FOR ECONOMIC DEVELOPMENT, SUSTAINABILITY AND SOCIAL INCLUSION FROM COUNCILLOR DORON:

In light of the announcements made by George Osborne at the Conservative Party conference regarding the devolution of business rates to local government; can the Cabinet Member tell us what plans are being made by the Council to ensure that we continue to attract more businesses to the borough?

ORAL QUESTION 3 - TO THE LEADER FROM COUNCILLOR ENGERT:

Transport for London have proposed 2 different routes that go through Haringey, one via Wood Green Station and the other via Alexandra Palace, which route is the council backing?

ORAL QUESTION 4 - TO THE LEADER OF THE COUNCIL FROM COUNCILLOR G BULL:

Given the importance of ensuring that every Haringey resident who is eligible to vote, is registered to do so; can the Leader update us on what the current registration rate is within the borough and what the Council is doing to reach and inform those residents that have not yet registered?

ORAL QUESTION 5 - TO THE CABINET MEMBER FOR CHILDREN AND FAMILIES FROM COUNCILLOR MORRIS:

The serious case review in Child O raised serious concerns about the way social services operate and the impact this has on the most vulnerable children in the borough, do you think it is acceptable that the issues raised by a previous review from 2010/11 were also a problem in this latest case?

ORAL QUESTION 6 - TO THE CABINET MEMBER FOR COMMUNITIES FROM COUNCILLOR JOGEE:

Does the Cabinet Member share my concerns about the proposed police cuts that are expected to be announced within the Spending Review and can she tell us what the Council is doing to maintain and improve community safety in the borough?

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

MOTION C 2015/16

Councillor Arthur has given notice that he will **MOVE** the following **MOTION:**

This Council notes:

- In July 2015 the Government announced its Trade Union Bill - a wide-ranging set of proposals which, taken as a package, will undermine the basic right to strike and make it harder for workers to organise effectively in trade unions.
- The proposals include ending the ban on employers bringing in agency workers to cover for permanent staff during industrial action which fundamentally undermines the right to strike.
- The proposals will also bring in new restrictions on pickets and protests during strikes. Unions will have to give the details of a lead picketer on every picket line to the police and employers - and the government have even floated the idea of making all picketers give their details to the police.

They may even be required to submit a campaign plan to the police and employers two weeks in advance - setting out what they intend to do, whether they will use a loudspeaker or carry a banner and even what strikers intend to put on social media, such as Facebook or twitter.

- The Government have also proposed new thresholds for turnout in strike ballots, plus additional thresholds for those working in "important public services".
- The Government want to grant Ministers the power to unilaterally cut so-called "facilities time" in the public sector. This is paid time-off mutually agreed between employers and unions for union reps to represent their members and negotiate with their employer.
- The Government also proposes to prohibit public sector employers assisting unions to collect their membership subscriptions through payrolls - even though this is used for a variety of other staff benefits such as cycle-to-work schemes and childcare vouchers, and even though unions often meet the costs of this.

This Council further notes:

- The human rights organisations Liberty, Amnesty International and the British Institute of Human Rights have said that the Government's proposals “would hamper people’s basic rights to protest and shift even more power from the employee to the employer".
- The Government refuses to allow trade unions to ballot their members electronically, which could help increase engagement.
- Trade unions take industrial action for a wide range of reasons including defending wages and pensions, conditions at work and safety.
- Strikes in the UK are at historically low levels.

This Council believes:

- No worker ever wants to go on strike but it is a crucial last resort for workers when their employer refuses to listen to their views, negotiate with them or compromise.
- The right to strike and protest are fundamental rights which should be valued and respected in a free and democratic society.
- Without the right to strike, workers will be unable to defend their jobs or pay, stand up for decent services and achieve fairness and safety at work.
- The Government's proposals will undermine constructive employment relations in Haringey. We believe harmonious industrial relations are achieved by meaningful engagement with trade unions and their members.
- That, in the spirit of localism, councils should be free to build positive industrial relations that work for their communities without central government interference.

This Council resolves:

- To support the TUC's [and other relevant local unions'] campaign to protect the right to strike.
- To write to the Secretary of State for Business, Innovation and Skills stating the council's opposition to the government's proposals on trade unions.
- To write to the Secretary of State for Communities and Local Government and the Minister for London, stating the opposition to the interference of central government in local industrial relations as it is against the spirit of localism.
- To write to both MPs in Haringey informing them of our position and encouraging them to oppose the Trade Union Bill.
- To continue to value the importance of meaningful workforce engagement and representation through trade unions in Haringey.
- That, in the event that the Government's proposals become law and in so far as is lawful for the Council as an employer to;
    - continue to allow recognised trade unions to use subscriptions through payroll, or otherwise support trade unions' efforts to move members onto direct debit subscriptions, through allowing access to workers and as much notice as possible of any changed arrangements.
    - maintain current arrangements on "facility time" for trade union reps to represent their members.
    - commit not to use agency workers to break strikes.

MOTION D 2015/16

Councillor Newton has give notice that he will **MOVE** the following **MOTION:**

Cuts to local policing

This Council acknowledges:

- The importance of local policing
- The concerns of local residents about the Metropolitan Police's plans to scrap all 1000 Police Community Support Officers (PCSOs) working in neighbourhoods across London, including Haringey.

This Council notes:

- The impact that the loss of these officers will have on the local community and the Safer Neighbourhood Teams in Haringey.
- That Caroline Pidgeon the Liberal Democrat Assembly Member has launched a petition against the proposals which has already been supported by thousands of Londoners.

The Council resolves:

- To oppose the Metropolitan Police's plans to cut the number of PCSOs in London, including Haringey.
- To call on the Conservative Mayor of London to intervene and stop the cuts to Police Community Support Officers (PCSOs) numbers in Haringey and across the capital.

Nick Walkley
Chief Executive
River Park House
225 High Road
Wood Green
London N22 8HQ

Friday, 13 November 2015

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Agenda Item 5

MINUTES OF THE FULL COUNCIL
MONDAY, 20 JULY 2015

Councillors Wright, Akwasi-Ayisi, Berryman, B Blake, M Blake, C Bull, Carter, Elliott, Gallagher, Gunes, Hearn, Ahmet, Mann (Mayor), McShane, Morton, Opoku, Ozbek, Patterson, Ross, Ryan, Sahota, Weston, Adamou, Adje, Amin, Basu, Beacham, Bevan, Demirci, Diakides, Ejiofor, Engert, Goldberg, Griffith, Hare, Kober, Mallett, Newton, Peacock, Rice, Stennett, Strickland, Vanier, Waters, Ibrahim and Arthur

Apologies Councillor Connor, Doron, Jogee, Marshall, Morris, G Bull, Christophides, McNamara and Reith

MINUTE NO.	SUBJECT/DECISION	ACTION BY
CNCL97.	**FILMING AT MEETINGS** The Mayor referred to the details as shown on the summons in relation to filming at meetings. **NOTED**	
CNCL98.	**TO RECEIVE APOLOGIES FOR ABSENCE** Apologies for absence were received from Councillors G. Bull, Christophides, Connor, Doron, Jogee, Marshall, McNamara, Morris, and Reith, and for lateness from Councillor Peacock. The Mayor, with great sadness, reported to the meeting the death of Councillor George Meehan who passed away on Thursday 16 July 2015. The Mayor informed the meeting that the Council had been advised by Councillor Meehan's family that the funeral service would take place on Thursday 30th July at 11am, at St Pauls Church on Station Road, Wood Green. The Mayor advised that as a mark of respect, as a mark of respect, following discussion with the Leader and both Whips it had been agreed that the business on the agenda would be varied to only consider essential operational matters, and therefore the order of business would be Items 3, 4 , 5, 7, 9, 10, and then item 6 . The Mayor also informed the meeting that it was also intended to call a special meeting of the Council in the Autumn of 2015 in memory of Councillor George Meehan. **NOTED**	
CNCL99.	**TO ASK THE MAYOR TO CONSIDER THE ADMISSION OF ANY LATE ITEMS OF BUSINESS IN ACCORDANCE WITH SECTION**	

	100B OF THE LOCAL GOVERNMENT ACT 1972 The Chief Executive advised that there were 2 late items of business, which could not be available earlier, and which will need to be dealt with at this meeting. Item 7(iv) - **Committees and Sub-Committees - Report of the Chief Executive** The Chief Executive advised that the report detailed the amendments to appointments to Committees, Sub-Committees and other bodies for the Municipal Year 2015/16. The report had not been available at the time of despatch as it included recent changes proposed following party group meetings. It was urgent in order to permit changes to be made to committee memberships. **9 – Appointments to outside bodies** The Chief Executive advised that the report detailed appointments to outside bodies for the Municipal Year 2015/16. The report had not been available at the time of despatch as it included recent changes proposed following party group meetings. It was urgent in order to permit changes to be made to outside organisation memberships. The Mayor asked and it was agreed that these matters be considered.	
CNCL100.	**DECLARATIONS OF INTEREST** There were no declarations. **NOTED**	
CNCL101.	**TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 14 MAY 2015** **RESOLVED:** That the minutes of the meeting of the Council held on 14 May 2015 be signed as a true record.	
CNCL102.	**TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE** The Chief Executive advised that in respect of his reports before the meeting for consideration, the report marked (i) advised Full Council of action taken between Council meetings and asks the Council to note and agree these actions. The report marked (ii) was withdrawn. The report marked (iii) recommended to Full Council the designation of the post of Chief Operating Officer as the Chief Financial Officer as	

	required under Section 151 of the Local Government Act 2011, and sought approval of this designation. The report marked (iv) sought approval to the variation to an appointment to a Committees. On a **MOTION** by the Chief Whip it was: **RESOLVED** i. That in respect of the circulated report marked 7(i) reporting to Full Council decisions taken under urgency procedures and delegated authority be noted, and agreed; ii. That in respect of the circulated report marked (iii) approval be given to the designation of the post of Chief Operating Officer as the Chief Financial Officer as required under Section 151 of the Local Government Act 2011; and iii. That in respect of the circulated report marked 7(iv) Amendments to appointments to Committee 2015/16 approval be given to the change to the Membership of the Corporate Committee as attached at Appendix 1 of the circulated report.	
CNCL103.	**TO RECEIVE THE REPORT OF THE ASSISTANT DIRECTOR CORPORATE GOVERNANCE, AND MONITORING OFFICER** Nil Items	
CNCL104.	**TO MAKE APPOINTMENTS TO OUTSIDE BODIES** The Chief Executive advised that the circulated report sought approval to appointments to outside bodies. On a **MOTION** by the Chief Whip it was: **RESOLVED** That the appointments to outside bodies as detailed in the schedule attached to the report be approved.	
CNCL105.	**TO RECEIVE REPORTS FROM THE FOLLOWING BODIES** a. Corporate Committee Report No 1 2015/16 Councillor Barbara Blake – Chair of the Corporate Committee MOVED the report of the Corporate Committee of 22 June 2014 in respect of the Treasury Management 2014/15 Outturn and MOVED the adoption of the recommendation contained therein. **RESOLVED** That the Treasury Management activity and performance during 2014/15 be noted.	

	b. Report of the Overview & Scrutiny Committee – Report No 1 – 2015/16 Councillor Wright - Chair of the Overview & Scrutiny Committee MOVED the report of the Annual Report of the Overview & Scrutiny Committee for 2014/15 be received and noted. **RESOLVED** That the report of the Annual Report of the Overview & Scrutiny Committee for 2014/15 be received and noted.	
CNCL106.	**TO CONSIDER REQUESTS TO RECEIVE DEPUTATIONS AND/OR PETITIONS AND, IF APPROVED, TO RECEIVE THEM** Item not considered.	
CNCL107.	**TO ANSWER QUESTIONS, IF ANY, IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NOS. 9 & 10** Item not considered.	
CNCL108.	**HARINGEY DEBATE - 'THE IMPACT OF THE HOUSING BILL ON HARINGEY'S RESIDENTS AND HOUSING STOCK'** Item not considered.	
CNCL109.	**TO CONSIDER THE FOLLOWING MOTIONS IN ACCORDANCE WITH COUNCIL RULES OF PROCEDURE NO. 13** Item not considered.	
CNCL110.	**TO RECEIVE SUCH COMMUNICATIONS AS THE MAYOR MAY LAY BEFORE THE COUNCIL** The Mayor reported to the meeting the sad news of the death of Councillor George Meehan who passed away on Thursday 16 July 2015, following a short illness. The Mayor also reported the death of former Councillor Pat Tonge who passed away at the weekend. The Mayor commented that former Councillor Tonge served on the Council from 1982 to 1986 as elected Member for Coleraine Ward, and from 1987 to 1994 as elected member for Green Lanes Ward. The Mayor asked Councillor Rice, to say a few words in his memory. Councillor Rice, in thanking the Mayor for the opportunity to speak, informed the meeting that Pat Tonge served as a Councillor for Coleraine Ward from 1982 -1986. In 1986 he had the dubious distinction of being the first Labour member to be defeated by a Liberal in a public election. He was replaced by Councillor Alex L'Estrange, the old-school type Liberal. He wasn't away from the Council for very long, as he won a by-election for the Green Lanes	

Ward in 1987 and served until 1994. Unfortunately, around 1993/4 he had a stroke and lost the use of his voice, which is a dreadful thing to happen to any politician. However his speech was lovingly restored by the nurses, doctors and therapists at the North Mid hospital, for which he was eternally grateful.

Councillor Rice advised the Pat had chaired the Contracts and Construction Committee, and he also chaired the Labour Group. Councillor Rice recalled that he was a kind, jovial man, always with a chuckle and a laugh. He worked for British Rail and during the latter part of his life he suffered from a whole number of ailments, which he took in extremely good cheer. Councillor Rice also informed the meeting that Pat was predeceased by his wife Margaret, but his daughter survived him, and she lived in the United States. Councillor Rice concluded that Pat Tonge had both a common sense approach to politics, a kindness and joviality to his colleagues and the community at large for which his colleagues would be eternally grateful.

The Mayor thanked Councillor Rice for his tribute and then said a few words in memory of Councillor Meehan.

The Mayor remarked that many of those present would have worked with Councillor Meehan, who served the people of Haringey for more than 40 years.

The Mayor advised that Councillor Meehan was first elected as a Labour Party ward councillor in 1971, serving Green Lanes Ward from 1971 to 82, then for Tottenham Central Ward from 1982 to 1986. He was re-elected as a councillor in 1990, and served Coleraine Ward from 1990 -98, and then Woodside Ward from1998 till his death. He had lived in Haringey with his wife Mary since moving to London from County Donegal, Ireland in 1963. He served three separate periods as Leader of the Council, from 1983 to 1985; 1999 to 2004 and from 2006 until 2008. Councillor Meehan was also Deputy Leader of the Council in 1978-79 and 1996-99, and served as a school governor in a number of local schools.

The Mayor said that, as those who had worked with him would be well aware, Councillor Meehan believed passionately in delivering quality public services and in involving local people in the decisions that affect their everyday lives.

He was also a strong advocate of the power of education in helping young people to fulfil their potential. It was this commitment to education that saw the state-of-the-art new community school Heartlands High open during Councillor Meehan's leadership, alongside countless improvements to the borough's existing secondary schools thanks to his determination to bring significant Building Schools for the Future funding to Haringey.

The Mayor added that, on a personal note, she would always

remember how George supported the three new Councillors when they were standing in Hornsey ward with his good advice and support. She was grateful for all of his advice received during that period.

The Mayor then asked Councillor Kober to speak.

Councillor Kober thanked the Mayor, and stated that few people had devoted as much of their life to improving a place as George Meehan. All those present would have their own memories of George, their own stories, and it was a mark of his stature that he touched so many lives. She said that it was only since he had been ill that she had realised just how often she used George to sense-check things, to get his take on how she should deal with something or to understand the background to an issue. Councillor Kober said that it is often said that you have very few friends in politics but she knew that George would always give her an honest appraisal of a situation and he'd tell her when she'd got something wrong as well as when she had it right.

Councillor Kober said that there's little in politics that George didn't see. As a councillor for 40 years he made an unparalleled contribution to the borough. It wasn't just about the roles he undertook - though it was clear from what the Mayor had said that in his time he did just about every leading position in the Council - it was that he was a man who lived and breathed the borough, the Council and the Labour Party. George was not only about Wood Green, he previously, as the Mayor had said, served as a Tottenham councillor. He cared about the borough as a whole: Hornsey, Tottenham, Stroud Green, Wood Green, Highgate, Muswell Hill, for him it really was one borough. Councillor Kober said that she knew that she was not the only one present feeling a deep sense of sadness and loss. George did his politics like he lived his life, with a high level of personal integrity, a respect for everybody, including his political opponents, and a lifelong commitment to social justice. Above all, George understood where he came from and who he was here to serve.

Councillor Kober recalled that it was only a few months ago that she had last canvassed with George; they were in Woodside ward one cold, February morning. He'd come straight from his surgery at the Civic as he often did on a Saturday. The thing that struck her that morning was the same thing that struck her every time she walked the streets of Wood Green with George – he knew, not only by sight, but by name, so many of the people they encountered on the streets and on the doorsteps. And he didn't just know their names, he knew where they lived, he knew their families and he knew their stories. He often knew them through his casework or he'd know them through the church or he'd know them through the Irish Centre, or he'd simply know them because he walked every day from Eldon Road to the Council and back more than once. There are few politicians who have that breadth or depth of relationship with the community they serve.

Councillor Kober stated that George was a politician's politician – he was wise, tactical and deeply pragmatic. She said that she lost count

of the number of times he reminded her that politics is the art of the possible, but he also had wider ambition for Haringey and for its communities. He was the best kind of local politician, totally committed to the borough, principled and caring but prepared to do the difficult thing even at considerable personal cost. She said that she would miss his encyclopaedic knowledge of all things Haringey, his ability to dig out of a committee paper something that happened 16 years ago - often much to someone's annoyance - a fantastic skill, his unwavering commitment to education and to decent housing in this borough, and just his presence.

But for all his politics, Councillor Kober said that those who spent time with him in the Council were left with absolutely no doubt that George was first and foremost a family man and that's why everyone should have Mary, Michael, Martin, Debbie, Olivia and Gabriel in their thoughts at this time.

The Mayor thanked Councillor Kober and asked Councillor Engert to speak.

Councillor Engert thanked the Mayor for allowing her to speak on behalf of the Liberal Democrat Group of councillors. She advised that she understood that there would be other opportunities to speak about George, so she would keep her speech at this time brief. Councillor Engert said that she thought everyone could agree that George Meehan's death was a loss to this Council and to the borough. George was a very dedicated councillor for 40 years, he served his local community in Woodside with aplomb and he was an able leader of the Council. He was always very clear and strong in his convictions and in his dedication to his party.

Councillor Engert said that she would remember him as a principled man, who was never afraid to speak his mind. Whilst he was often a tiger in the council chamber, he was always very courteous outside it. Everyone's thoughts were with his family and friends at this difficult time, particularly his wife Mary and his sons Martin and Michael.

The Mayor thanked Councillor Engert, and asked Councillor Waters to speak.

Councillor Waters thanked the Mayor, and stated that she didn't want to say very much, just how much everyone would miss George, and how wonderful he was, as everybody had said. As a fellow ward councillor, she said that she didn't know him until she stood for election with him in 2010 and that she was very scared when she started. But she said that everybody knew George, George knew everything, and he was always totally supportive, very kind, very helpful, always.

Councillor Waters said that her memory would be of him, Pat Egan and her walking the streets of Woodside and, as Councillor Kober had said, George knowing everybody, and telling them as they went up the

	front path “No, don’t go there, they’ve had some problem, go next door, they’re really good, they’ll be your vote” and you just knew he knew everything about the ward. He would be very much missed. Having seen him decline over the last few weeks, Councillor Waters said that she was perhaps not as surprised as everybody else when he died, because she had seen him the week before and he had looked not the George everyone remembered. She said that it was much nicer to remember the George who stood in the Chamber and shouted at the Lib Dems than to remember anything else. She looked forward to the time when everyone could pay tribute to George and thanked the Mayor for the opportunity to speak now. The Mayor thanked Councillor Waters. The Mayor asked and the Council stood for a 1 minute silence in memory of Councillor George Meehan, and former Councillor Pat Tonge. At the conclusion of this the Mayor closed the meeting.	

The meeting ended at 19.58Hrs

COUNCILLOR JENNIFER MANN

Mayor

MINUTES OF EXTRAORDINARY MEETING OF FULL COUNCIL HELD ON Thursday, 8th October, 2015, at 19.00hrs

PRESENT:

Councillors: Charles Wright, Eugene Ayisi, Patrick Berryman, Barbara Blake, Mark Blake, Clive Carter, Pippa Connor, Natan Doron, Sarah Elliott, Tim Gallagher, Kirsten Hearn, Peray Ahmet, Adam Jogee, Jennifer Mann (Mayor), Liz McShane, Liz Morris, Peter Morton, Felicia Opoku, Ali Gul Ozbek, James Patterson, Raj Sahota, Elin Weston, Gina Adamou, Charles Adje, Kaushika Amin, Dhiren Basu, David Beacham, John Bevan, Gideon Bull, Joanna Christophides, Ali Demirci, Gail Engert, Joe Goldberg, Eddie Griffith, Claire Kober, Toni Mallett, Martin Newton, Sheila Peacock, Lorna Reith, Reg Rice, Anne Stennett, Alan Strickland, Bernice Vanier, Ann Waters, Jason Arthur, Stephen Mann and Peter Mitchell

111. FILMING AT MEETINGS

The Mayor referred to the details as shown on the summons in relation to filming at meetings.

NOTED

112. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Clare Bull, Carroll, Diakides, Ejiofor, Gunes, Hare, Ibrahim, Ryan, and Ross, and for lateness from Councillors Akwasi, M Blake, and Opoku.

NOTED

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

There were no items of urgent business.

NOTED

114. DECLARATIONS OF INTEREST

There were no declarations of interests.

NOTED

115. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE

The Chief Executive advised that his report before the meeting for consideration sought approval of Full Council to changes to political group composition, and resultant changes to appointments to Committees for 2015/16, and outside bodies.

The Chief Whip **MOVED** that the recommendations in the report be agreed, and it was:

RESOLVED

i. That the changes to Political Group composition, and political group officers as detailed in paragraphs 4.3 of the report be noted, and as follows:

   a. that following a By-Election on 17 September 2015, Councillor Stephen Mann was elected to represent Noel Park Ward, and Councillor Peter Mitchell was elected to represent Woodside Ward. Councillors Stephen Mann and Peter Mitchell are members of the Labour Group.

ii. That the additional changes to Labour Group memberships of committees and outside bodies be agreed as follows and as also detailed in Appendix 1 attached the report:

- Councillor Peter Mitchell to fill the vacancy on the Regulatory Committee.
- Councillor Stephen Mann to fill the outside body vacancy on the Alexandra Park and Palace Statutory Advisory Committee
- Councillor Stephen Mann to be appointed to the Council, Collage Arts (outside body)

116. MEMORIAL TO THE LATE COUNCILLOR GEORGE MEEHAN

The Mayor announced that, following the sudden death of George Meehan on the 16th July, Full Council had been convened this evening in memory of George. She welcomed George's family, his wife Mary, his children Michael and Martin and his daughter in law Debbie to the meeting and announced that Michael would say a few words shortly.

The Mayor also welcomed to the meeting Tony Hartney CBE, headteacher of Gladesmore Community School, all councillors past and present and Sean Fox from Unison.

The Mayor said that she would also like to say a few words. She said that when she joined the Labour Party and went along to Hornsey and Wood Green meetings, George Meehan was a huge presence in the party as an activist, a campaigner and so full of knowledge and understanding of how the party worked, procedures, rules etc. Years later, when she was selected alongside Elin Weston and Adam Jogee as candidate for Hornsey Ward they were fortunate to have George as their mentor.

George proved to be, as you would imagine, an excellent guide as to how and what to do as a candidate and a campaigner – how to do it, how to speak to people, approach voters and so on. He was so experienced, and they were very fortunate candidates. The Mayor said that many speakers tonight would relate anecdotes and stories of their longer and deeper knowledge and friendship with George, and his tremendous achievements and the huge amount of work for the borough and for the people of Haringey so she would finish by saying that she always found George to be a tower of strength and knowledge, whom she was very fortunate to have known.

Michael Meehan addressed the meeting and, on behalf of his family, thanked the Council for arranging this special Council meeting in honour of his dad and he was sure that he would have been very pleased that so many of his colleagues both past and present were present. He said that just after his father died, he and his wife Debbie went to Haringey's 50th anniversary party at Bruce Castle Park and the event reminded him just how much of this borough's history his dad had been a part of. He first became a councillor in 1970 and remained one for all but four of the next 45 years. The Council was a huge part of both his and the family's lives and this building was a home from home for him. He loved being a local councillor, and for him politics was a way of making ordinary people's lives better. He had strong and unwavering political beliefs, and was a Labour party man through and through, however he had friends across the political spectrum, and always saw the person before the politician. Like many of his generation in Ireland, he left school at 14 and came to England to work, first laying roads, then as a bus conductor, before learning his trade as a carpenter. It was a tremendous achievement for someone from such a humble background to become the leader of a borough of 200,000 people. His upbringing shaped his beliefs. He was a force of nature, who believed in hard work and aspiration, but also in the power of communities to help each other improve their lives, especially of those most in need. Through the Labour party and this Council, he was able to put those beliefs in practice. He was hugely ambitious for Haringey, and passionate about the Council doing well. He also recognised that with leadership comes great responsibility and accepted the accountability that comes with this, and never shied away from making difficult decisions. Because his day job was in Camden Council's housing department, he knew what it was like to be a council officer and what could and couldn't be achieved.

Mr Meehan thought that this had helped him tremendously as a councillor and that, although he may have given some officers a hard time, he would sing the praises of all those who had done well. He loved getting things done for the people of this borough and especially all the small things that made people's lives better. No matter what role he held, he always recognised that it was the voters who mattered and because of that he never lost an election. Mr Meehan said that they missed Dad, but as a family they were tremendously proud of what he accomplished and that they remembered the wonderful man that he was.

Tony Hartney addressed the meeting and expressed his great honour to have been asked to speak about this great man, the great man that he knew as George Meehan. Mr Hartney advised that he said that because of the way he touched him personally in terms of inspiration, and that the work he did was something everyone should admire and truly respect. Mr Hartney recalled that he first started at Gladesmore as headteacher in September 1999 and, to illustrate the kind of power and influence this

great man had on him, he advised that at that time he used to regularly have visitors to the school under different guises, some suggesting they were going to advise, some to challenge, some to inspect. It didn't really matter, everybody blurred into one. They all effectively came along and told him the school was terrible, the children were hooligans and the school might close. Officers came along and told him 'Did you know only 15 families put Gladesmore in the top 6 choices? I don't think the school will survive'. He said that, when you're starting a new job with optimism, these things hurt. He had another one telling him that the big problem was the governors, he needed to start with the governors as they were not cohesive. He said that he had noticed on one occasion, in his first meeting, one of the governors had picked up a whole tray of Fox's biscuits and threw it across the table at another and he could tell there were issues there. The person in charge of behaviour came along and said 'You've got the highest number of exclusions on record in this school, attendance is the lowest in London. Did you know that your Deputy Head had been assaulted by one of the students?' Mr Hartney said that the fact that he'd got a broken arm and had been beaten to the ground with a metal bar, he had noticed. And so it went on like this. Even the Ofsted inspector that had inspected the school a couple of years ago said she remembered the school, it was the worst school she'd ever been in.

Mr Hartney said that then the great man came along, visited, and they went around as with all of the other visitors. He explained to him that he thought the children were fantastic, and all they needed was guidance and support and they would do really well. George Meehan was a man known for straight talking, not taking prisoners, and he said to Mr Hartney 'I believe it'. He said 'the school will get better, it will improve, I'm confident of that. Even in this visit it seems better than the last time I came'. Mr Hartney said that he could not explain how powerful that was to him. George Meehan was the only one that could see that the children had got the potential and would do better. The only one. And, coming from such an eminent person, the leader of the Council, it inspired him. Mr Hartney said that George Meehan said it as he felt it, if he'd have felt it differently, he would have said. A couple of years later he came back, did the tour and was full of praise. Again, that gave a lift.

Mr Hartney said that those were the kind of golden moments you remember in a career when all is against you, you notice those special moments and that is why he described George Meehan as the great man. For him, he was an inspiration. Across the many thousands of young people in Haringey, George Meehan made a difference - he led improvements, he inspired improvements, he demanded improvements and everyone must congratulate him and so much must go down to his credit, the fact that he led all of that. Mr Hartney said that he felt very honoured to be able to speak tonight and that he wanted him to be remembered as a very, very special human being.

Sean Fox addressed the meeting and said that was unusual for him to speak in this chamber in a restrained way, and that councillors in this room may be familiar with that. He gave his thoughts to George's family. Mr Fox advised that he knew George Meehan for 20 years, and knew him before he started working for Haringey, as a local resident and as a Labour Party activist but that he also knew George as a Unison member. George was a trade unionist all of his life, he was proud of his background in trade unions and that was an invaluable thing. Mr Fox thought that George had influenced everyone in the room, he had shaped everyone in this borough, and that as

his son had said, he almost spanned the lifespan of Haringey as a councillor, and he made a difference to many people in this room. Mr Fox said that George Meehan had made a different to he workforce and had made a difference to the trade unions as well, and that's what he wanted to speak about. He always found George a man he could speak to. Mr Fox said that one of the things that most of his members would say to him was: 'We all know George, when we see him walking down the street we recognise him and he says good morning to us, or good afternoon. Sometimes he shouts at us.' Mr Fox said that he too may have occasionally been the victim of such raised voices from George, but he took them in the spirit they were intended because he knew there was a deep belief and passion in Haringey, its workforce and its community.

Mr Fox felt that he was a man who didn't stand with ambition, he was a man who stood for the local community. He was the typical councillor that everyone knew and loved, the councillor who gave up his own time and energy and sacrificed the interests of his own family on occasion to support his local community as an elected member of this council. When he dealt with the trade unions, he dealt with treated them with respect, he listened to them, he responded and sometimes there were disagreements, you would expect that, but when there was disagreement, it was in comradely spirit and with respect. Mr Fox said that some of the things that have benefited the workforce of Haringey were down to George Meehan, as he saw it. Even at the last Staffing and Remuneration Committee he had spoken at, George had made an intervention that made a real difference to young people in this borough because there was a report on bringing apprentices in, something that many hold dearly, and the unions were speaking at the meeting saying we need to pay apprentices the London Living Wage, and the position of officers at the time was 'we'll do that, but we'll wait a year'. The unions didn't want that, and then George, completely out of the blue, said 'Why don't we make it 6 months?', so in effect he too recognised that young people needed to be treated with respect, and he recognised that that early pay rise for young people starting out working in the council would make a real difference. That meeting was probably the last time he had seen Cllr Meehan, because unfortunately after that he became ill and wasn't able to attend meetings but that stuck in his mind as something where a little thing he did made a real difference to those people that were brought in as apprentices, and those people who would grow into the council's new workers and longstanding community. All of those people were local – the local community mattered to George, and it matters to everyone in this room.

Mr Fox said that he really just wanted to say thank you, and that he was really honoured to be able to speak about George, because he considered him a friend as well as a colleague, he was someone that he viewed as sharing his interests, and actually he was a bit like his dad. He said that his father was a first-generation Irish immigrant and that all of the things that Michael had said about George rang true to him because it sounded so much like his experience of his own family. He said thank you, and that everyone in the room should recognise the contribution that George gave to this borough, because he made this borough a better place and he would be sadly missed.

Cllr Waters said that she only knew George from when she was selected to stand in Woodside in 2009, so nothing nearly as long as many people here, but that she did get to know him well, she had worked with him closely from then, through Pat Egan's

death last year and until this summer. When she first realised she'd be working with George, she had found it rather daunting. She said that, as you can imagine, you'd hear stories. But when she got to know him, it wasn't bad, in fact it was great. In speaking about working with George as a ward councillor, Cllr Waters said that he always saw ward councillor as the important role, far more important than being a cabinet member or even leader. He was totally committed to getting to know residents and improving their lives, their environment, housing, health, education and employment prospects. This meant that the day after the election you were out there working again in the ward. It meant knocking on every door when out on voter ID, whatever the instructions from Middle Lane. It meant the local councillors doing most of this, rather than the troops from Haringey and across the whole of London, because it meant that way they got to know the residents and, to be honest, trust the results of their work. Woodside for many years had the highest contact rate of any ward in Hornsey and Wood Green. It also meant that whenever you were out doing voter ID with George you got a potted history of every family before you started up the front path, because he knew them, he'd helped them and he'd seen the family grow up. He really knew the ward.

Cllr Waters said that he was immensely encouraging, he was kind, he was thoughtful, he was interested in others and he would always provide her as a new councillor with sound advice and practical guidance, whether it was sorting out an individual resident's problem, or a more general ward matter. Even when he was very ill earlier this summer she remembered asking for advice on a particularly knotty problem. He of course knew the resident concerned and gave a nod and a smile as a pointer to the right direction to take. Of course when he was ill everybody missed him – Cllr Waters said that she never went to see him without having to remember who had told her that she must remember to give him their best wishes, whether it was a chief executive or a street sweeper. The residents stopped her in the street, they emailed, they texted her to make sure that she passed on their good wishes, and of course residents continue to miss him, and not only because the fly-tippers have taken advantage of the significant drop in reports of dumped rubbish. Cllr Waters said that working on the by-election in the autumn could of course at times be quite upsetting because residents took the chance to tell her their memories of George, and there were groups of residents who took the opportunity to tell her 'Cllr Meehan used to look after that for us', or individuals who commented 'Cllr Meehan used to drop in every couple of weeks and sort out any problems', and they had seemed remarkably numerous. Perhaps more concerning was the resident who told her that he didn't think he'd ever vote again as no one could live up to Cllr Meehan. She said that she had to agree, but added that actually she thought that Cllr Meehan would like him to vote again. And then there was the resident she had seen last week, who still had the ward tribute card on his mantelpiece, as it had a photograph of George.

Cllr Waters added that of course he was not just a great ward councillor, he was a great politician. He had great integrity. In politics, where as far as she could see everybody gossiped all the time, George never gossiped, he kept his own counsel. But he was a real political operator, he knew how to get things done and he knew how to enable others to feel that they'd got things done. He was in politics to make things happen and to make things change, not for its own sake and not for his. He set high standards for himself in everything that he did. He read all the Council papers and absorbed them and could comment on them and Cllr waters said that there were,

without casting aspersions, very few people who could say that. She had learnt a lot from him, and had very happy memories of eating chocolate biscuits and drinking tea in his kitchen, Mary pressing chocolate biscuits on her. Woodside was high on his agenda, but not as high as his family, particularly his grandchildren. Cllr Waters said that when she first started being a councillor she discovered early on that some days were Olivia days and that nothing else would be done. The next day you would be told what they'd done together and his face lit up and you could see that was what he really enjoyed. He was then quite different from the councillor everyone knew in the chamber, shouting determinedly at everybody. Everyone had benefited from George's commitment to Haringey, and in Woodside all the residents had a lot to be grateful for and there was a great legacy to build on. But she said that we do miss George.
Cllr Engert said that, speaking on behalf of the Liberal Democrat Group, George Meehan's death was not only a loss to his family but also a loss to the council and to the borough as a whole. George was a very dedicated councillor for 40 years, he had served the local communities in Green Lanes, Coleraine, Tottenham Central and Woodside wards with aplomb. He was also an able deputy leader and leader of the council. Personally, she said that she would always remember the political lessons he taught her. She said that there was one occasion when she arrived at a cabinet member signing meeting to object to a proposal. She was one minute late and was promptly told by Cllr Meehan that the decision had already been made and that she should have been there on time. Cllr Engert said that she had been very careful to arrive on time for meetings ever since. But the occasion she most remembered was when she first attended an executive meeting, just after she had been elected as a councillor in a by-election in 2004. She said that she was there representing local parents who were complaining about a lack of primary school places. She said her piece, and then got a fearsome riposte from George. She was devastated, turned as red as the frock that she had on, but after the meeting she met George who smiled and said that had been my first lesson in being a real politician. She thanked George, for his teaching. Although he could be a fierce political opponent, Cllr Engert said that she always found George a gentleman outside of the combative atmosphere of political meetings.

Councillor Engert commented that, like his great fried Pat Egan, he understood that while they may have different political views, they were united in their desire to serve the people of this borough. He always bore that in mind, and respected anyone who dedicated themselves to public service. It was no secret that George had a firm belief in the power of education to improve people's lives. To quote the man himself, 'Education is one of the very important services that the council delivers, I believe we must make sure that it is delivered to the highest standard possible so that all Haringey's young people will achieve their full potential and provide them with the skills necessary for their future lives'. George played his part in helping local children to achieve their potential. Cllr Engert said that she remembered sitting through many Children's Committee meetings with George where he would always do his best to ensure the Council was doing its best to provide a good education for local children. Cllr Meehan was also a very active school governor, and was heavily involved in the project to build the new Heartlands Secondary School in Wood Green. Cllr Engert said that she could think of no better monument to George than the new school he worked so hard for. She said that she would remember Cllr George Meehan as a gentleman, as a principled man who was never afraid to speak his mind, as someone who was dedicated to public service and as a firm believer in the power of education. She said

that her thoughts were with his family and friends at this difficult time, particularly his wife Mary and his sons Michael and Martin.

Cllr Rice spoke and said that he had first met George Meehan in about 1989 when he was selected to stand for the Coleraine ward, along with the late Maureen Dewar. Although he had known of George because he was active in the Tottenham Labour Party and George Meehan was the leader of the Council during those years. George lost his place on the Council in the mid 80s because of the highly contentious political tension at the time, which was to do with setting the legal rate. Following the loss of his seat on the Council, George turned his attention to developing the structure of the Irish Centre and bringing forward much needed improvements for the Irish community in Haringey. During the 89-90 campaign, he seized the opportunity with great passion and vigour to get back onto the Council. In those days it was left to the three candidates; George roped in Mary Meehan, his wife, to take on the task of regaining the seat we had lost to the liberals in 86 and retaining the two seats that they were left with. They had won the election with a comfortable majority and proceeded to form a majority group on the Council. On entering the Council, Cllr Rice said that George had taken him under his arm and guided him in the process of being a local councillor.

He was very concerned about housing, and they used to have a housing surgery every week on a Saturday, for 2 and a half hours, three hours, sometimes. George had great ambitions for improving the housing in this area and he wanted to greatly improve the offer in this area in housing provision. He was passionately against right to buy, and Cllr Rice noted that he was not around at the moment to help fight the right to buy for housing association properties, which would have been a wonderful tribute to him if he got involved in that. He had a great passion for education – as his son Michael had said earlier, he did not have the benefit of a university education but was a carpenter by trade. Nevertheless he seized the poor quality of education that was for some time in the east of the borough and did a marvellous job of turning the thing around, with Tony Hartney and others. It was a fitting tribute at the end of his time in the Council that all secondary schools in the east of the borough had been rated good or better. Cllr Rice added that, on a personal note, in about 1999 when he lost both of my parents within two weeks of each other, George had been an absolute tower of strength, asking his parish priest to offer prayers for his family in such a difficult time and always treated him with great love and affection and he was grateful for that. George's vocation as a public servant in the role of the Council was tinged with sadness over the Baby P affair, and Cllr Rice felt that that if it weren't for what happened there, he would have received national honours. He said that the esteem in which George was actually held by the community at large, and the local government community in particular, manifested itself at his funeral. There were people from all walks of life, all distinctions in life, and some with none, who came to say farewell to their brother George.

George Meehan was a towering figure in local government, fearless as a lion and he defended and stood for what he believed in with great vigour and passion. At the end of most Council and group meetings, Cllr Rice said that he used to give George a lift home, and certainly he and others who lived in the east of the borough, along Lordship Lane, used to have a little competition as to who was going to take him home. The reason, not wanting to be unkind, was that you ended up having the meeting all over again in the car, when you wanted to get home. Cllr Rice said that he

took him home, the last occasion on which he attended a meeting in the Council, and that he kept very quiet along the way, hardly said a word, he couldn't understand what was going on. At the end of the journey he said to him in his usual affectionate way, 'Good night, young Reg'. Cllr Rice had said 'Goodnight George' and he left the car and walked quietly away into the night. May he rest in peace.

Cllr Mitchell spoke, and said that it was with very mixed emotions that he found himself making his first contribution to a Haringey Council meeting. He was delighted to have been elected and to have the opportunity to serve Woodside ward but was also deeply saddened at the circumstances of the by-election and the loss of a long serving and highly respected councillor, George Meehan. George was a towering figure in Haringey politics for an incredible period of time and an outstanding example of what public service is all about. He left a huge void not just in this Council chamber but throughout the local community and especially in Woodside ward, which he'd represented in recent years with much distinction. Cllr Mitchell said that canvassing in Woodside ward with George really brought home how he was admired and respected across the political spectrum and that knocking on doors with George was a real masterclass in how to campaign. His experience and his knowledge was missed hugely when he wasn't able to join the latter stages of the General Election campaign.

Cllr Mitchell said that he always knew that George was a hard working councillor, a diligent councillor, but that campaigning for the by-election really demonstrated just how many people George had helped over the years. There was one day when his sons came out canvassing with him - they hadn't known George but it wasn't long before they felt they knew an awful lot about him, they were hearing all these stories; 'George solved this problem for us', 'George solved that problem', about how George used to walk around the ward frequently, looking out for issues that needed his attention. After a while of this, his oldest son had said to him 'Are you sure you want to do this? It sounds like George did an awful lot.' Cllr Mitchell said that George did do an awful lot and was going to be a tough act to follow. He set high standards of public service for all of us to try to follow. Cllr Mitchell said that it had been a real privilege to have known George, to have worked with him locally and that it was a great honour now to try and follow in his footsteps in Woodside ward.

Cllr Basu spoke and said that he had known George for more than 25 years, though he had been councillor for just over 21 years. He said that people may ask how could he have known him so long - before that, he said he used to come as a labour activist, and that before he was a councillor he was the secretary of his ward. He had come as a journalist to make a report, and at that time the opposition was Tory, there were no Lib Dems at all – the way Cllr Meehan shouted, he had said to himself 'Who is this gentleman, is he the leader?' He wasn't leader at that time, he was deputy leader or chief whip, something like that. But to hear him talk, so forceful, like a bullet, at the opposition – he looked like a leader, to be honest, he behaved like a leader. Cllr Basu said he had once said to his former ward councillor Fred Knight 'Fred, people are talking about the leadership election, what do you think?' and he had said 'What? George is the heavyweight!' He used that word, heavyweight. As Cllr Rice had mentioned, after meetings there was a competition as to who would take him back home because he did not drive.

Cllr Basu said that often he took him, sometimes Lorna, sometimes Kaushika, sometimes Reg. To be honest, sometimes he was very, very, tough, but he was also so soft when he spoke about personal things, especially when he spoke about his granddaughter. He had said 'Dhiren, my granddaughter dictates to me', and Cllr Basu had said 'What? You are the leader - or is she the leader?' He said 'I don't know, Dhiren, but she dictates to me'. This showed how soft he was outside, although he could be very fierce. Cllr Basu said that he was a dynamic leader, he looked like a leader and he behaved like a leader. On a personal note, Cllr Basu said that he and Cllr Meehan had got on well. They had spoken about Cllr Basu's community newspaper which he had been running for 26 years, and Cllr Meehan was interested to know how it was going, how he managed, and had been concerned for him when he had heard that he was making a loss at his own personal expense. Then, when Cllr Basu was the Executive Member for organisational development and performance, Cllr Meehan had said 'Dhiren, the whole Council performance depends on you, do you know that? What are you doing about it?' Cllr Basu said that he had had to outline what he was doing, and explain that it was not an easy job.

Cllr Basu said that he had also been interviewed once by the BBC or ITV regarding the Baby P tragedy and that first he had got the call from Gideon Bull who had said 'Dhiren, I did not know you were so diplomatic'. The second call he had received was from George, who had said 'Dhiren, you were very good,' Cllr Basu had said 'You forget my profession, I work in this, I know how journalists work' and Cllr Meehan had said; ' You're boasting now'. Cllr Basu also added that he was once very annoyed, as the opposition at that time had written something in the local paper and he had said 'George, this is libellous, what is in the paper' and had said he was going to sue. Cllr Meehan had called him and said 'No, listen to me, if you stay quiet, after some time it will die down, if you go on it will carry on.' Cllr Basu remarked on what great advice this was, because he had been very angry and had lost his temper, and Cllr Meehan had said 'don't do that'. Cllr Basu said that even if he spoke all night he could not say everything. He would just say he was a great leader, he looked like a leader, he behaved like a leader, and that he may be gone but that people live through their good works and that Cllr Basu felt that Cllr Meehan was still living through his good works - he delivered 40 years within Haringey and the community, he was a great politician, great man and he had a great soul. The personal advice he had given him, he had followed. At the end Cllr Basu said that life is short, everybody has to go, we have to move on, not look back, try to do something good so that we will be remembered. Cllr Basu said that George will be remembered because he delivered.

Former Councillor Jean Brown spoke and said that when she was elected to the Council, Cllr Meehan was the deputy leader and fairly soon afterwards he took the leadership. It wasn't an easy time, but he led through these difficult times with such calmness and determination it was admirable. He led it to the point that it became, when she left in 2006, a very different Council, much more self-confident and was beginning to take leadership again in Council issues. As far as George himself is concerned, she said that she would remember him for a number of things. He worked tremendously hard, he got up every morning and went to work at 7pm and was always in the Council. He never missed a meeting. As other people said, he heard and understood so much of everything that was going on, he was always on top of the papers, and so on. He walked his wards and he represented 4 different wards and he walked them all, all the time, and he knew them. Above all, she said that she noticed

very early that he put his commitments and the people of Haringey, especially the young, first, and not himself.

Ms Brown recalled that George Meehan for a time took the Education Cabinet Member post instead of the Leadership, and that she was at that time the Chair of Education Scrutiny, but that he also knew that she had for a long time been Chair of the Vale School for children with disabilities. She said that he rang her up one day and said 'Jean, tell me about inclusion'. She said she took a deep breath, was a bit surprised because she was in the middle of doing something at home, but that fortunately she knew the answers, it took about 10-15 minutes and he was absolutely silent through it. When she had finished – she had told him about the scheme of inclusion they'd done, the principles that went through it, what underpinned the way in which they'd done it, and so on – he had said 'thank you, that's fine' and put the phone down. The next thing, a couple of weeks later, as Chair of Education Scrutiny she had received a request that they should look into inclusion. They agreed to do it, did a six month review and sent it into the executive about what should be done and what had happened? It was implemented. For that reason, of this borough's children with disabilities there isn't one that can't go to a mainstream school in an inclusion model. Ms Brown didn't think there is another authority in the country that could say that, and that it was down to George. That was the way that George operated, he didn't mince words, he just got on with it. It was all about those children, it wasn't about anything else really, and that's what she admired most about him. George was a politician through and through but what was special about him was that his ambition was all about the others and not for himself. He couldn't be replaced, but he could and should be a lesson for everyone on how to really serve your community. She said that he was a lesson for her, and that he was a great loss. She offered her condolences to George Meehan's family.

Cllr Amin paid her own personal tribute to George, who had been a very dear colleague and friend. She said that she would always remember George as a very decent and fair man and that she remembered the countless times she had rung him for advice on a whole range of matters. He always listened carefully and impartially, and his advice was always based on fairness and what was right to do. In the last few months she had really missed the benefit of his advice and counsel. He was absolutely committed to the Council and had very strong and passionate views about how to serve the community. Even now she could hear his voice saying 'Kaushika, we're here to serve Joe Public, not what you think or what you want'. He had an indelible impact on the Council, and his impact would be very much missed.

Former Cllr Alan Dobbie addressed the meeting and said that he was grateful to have the opportunity to join everyone tonight and to say a few of his own memories of George. He first got to know George in the early 1980s when he was then active in the Labour Young Socialists and George was in his first stint as Council Leader and that may have something to do with the reason why he always called him Young Alan. Mr Dobbie said that even into his mid to late 40s, he called him that. He said that everyone would have their own memories of the political George in the chamber, when he was opposing either the Conservative or Liberal Democrat opposition in debates, and the way he would be able to get all the Labour Group behind him with the emotion he would bring, but never with malice. If George ever held a political or personal grudge it was never open or evident. Mr Dobbie said that even in his

wayward last years as a councillor there was still his friendship towards him, and that indeed George was one of those people that, when he temporarily left labour, he felt that he had personally let down.

Mr Dobbie recalled that what he would always enjoy most was when, after labour Group or a Full Council meeting, George and himself would walk home together down Lordship Lane and have their private chats, whether about politics, sport or home life. Haringey Labour had been hit by some sad losses in the last year or so, Ron Blanchard, Jeannie Brown from White Hart Lane, Judy Bax, Pat Egan, Pat Tonge, Denise Marshall in Noel Park, and of course, George. He imagined that somewhere there was a special Labour Group meeting going on at that moment, debating what was happening today. He said that there are some things and moments that would never be replaced and George would never be replaced. Mr Dobbie thanked Mary, Michael and Martin and all the family, for sharing George with him, and for sharing George with Haringey.

Cllr Bull said that he first came onto the Council in December 2000. George had already been a councillor for about 25 years when he came on the Council with all these big ideas; he knew how to run the Council, he knew this, he knew that. It didn't take long for him to go on a collision course with George on a whole host of things. He said that when George was the leader he had certainly had plenty of collisions with him, but it was never personal, it was never malicious. He had had a brief stint in the Cabinet in the days when the Cabinet used to be elected – he suspected that if George was leader and picking his Cabinet then he would be the last person he'd have put in the Cabinet – but he had a year in the Cabinet and that was challenging, to say the least. It was an experience. He remembered coming to one Council meeting, and officers had thought it was a good idea to have a sign-language, someone from the BSL who could sign, and George was in full flow. You have never seen a pair of hands going as fast as this pair of hands, you wouldn't believe it. He said that he had never seen BSL again after that, they never came to another meeting, they never wanted to sign again. When he was in full flow, you couldn't stop George. He said that he had got much closer to George when he stopped being Leader and was just George Meehan the local councillor, and that he had learnt a lot from him.

Cllr Bull said that George Meehan had a passion for Woodside in the same way that he had a passion for White Hart Line. They used to sit together as Chair of Scrutiny and Chair of the old General Purposes, and then Corporate Committee and they'd chat about various things. He remembered going out campaigning with George for the General Election back in February and he had noticed that he wasn't on top form, he had a woolly hat on and he'd never seen him with a woolly hat on. But he was still out and about, and they sat on the front bench and he had thought 'I need to make George laugh, I need to get a laugh out of him', so he said 'George, do you remember Pat Arrowsmith?', and he said he did, so he said 'What you want to do is watch Jim Callaghan's acceptance speech in Cardiff South in 1979, and Pat Arrowsmith was heckling Callaghan all the way through, George, and when Callaghan got up to give his acceptance speech he said 'that's the first time I have ever done a duet as an acceptance speech and it's not a very tuneful one''. He had got a roar of laughter out of George, and that had made him feel really good. They were out campaigning in Woodside, and they got to this door, he had knocked on the door and this guy had

opened and he had said ‘Lord, strewth, it’s Joe Mangel’ so George was going through the canvass sheet, looking for Joe Mangel, and the bloke had turned round and said ‘No, it’s Mark Little’. And he had thought, ‘Does George not know who Joe Mangel is? Has he never watched neighbours, and does he genuinely not know who Joe Mangel is?’, but he had a smile on his face. Cllr Bull said it was hard to come to Council meetings and not have George here - he had an opinion on everything and his opinion was insightful in both senses of the word. You couldn’t help but love him, quite frankly, and he was going to be sorely missed. He said that he would like to pay his own condolences to his family, and to those who knew the battles he had with George - it was never personal, their commitment to the Labour Party was the same, their commitment to making Haringey better was the same, and he would like to say ‘God bless you, George, you are going to be sorely missed’.

Cllr Goldberg noted that the meeting had heard what a giant personality George was, what an absolute giant of Haringey and what an absolute giant of local government. Reflecting on what other people had said, he added that George was leader for more than the years that he actually sat in the leader’s chair in this Council – he had led as a committee chair, as a backbencher, as a politician, as a member of his family, as a human being. George summed up commensurate humble leadership and, as opinionated as he was, behind that veneer for people who knew him, he agonised over every decision he made, and that every time it went wrong, every failure we all make as politicians, really punished him more than many others. He said that too often in politics it was easy just to say yes, to make the easy speech, the easy argument, to shy away from difficult challenges, to not deal with the truth and reality of the situation and the responsibilities. That was not George Meehan and not the George Meehan that he was absolutely privileged to serve. He had said about Pat and would say it about George as well, that their likes would not be seen again. To give 40 years of your life and to serve in one borough and one authority was just an incredible commitment, not just to a people and a place that he passionately believed in, but to a purpose that he held absolutely true and dear. He did that, not with anger, not with passion all the time, though to be clear you wouldn’t want to be caught between him and Alex Ferguson or to be on the wrong side of them at the same time, and he’d certainly give Alex a very good run for his money on the hairdryer treatment if he was managing Man United, but actually when it comes down to what drove him was a real understanding of fundamentally what the Labour Party was about. He did not believe in false hope, he did not believe in false promise.

Councillor Goldberg noted that Cllr Rice had talked about the Rates strike, and that he was only in short trousers at that time, and had only found out about George’s role in the rates strike, which was something he had read about at university, about three or four years into his service and had mistakenly asked George about it and got a good one hour lecture about the history of the Haringey Labour Party. George wasn’t a drinker, but if he did they’d have been there for another two hours talking about it. But what really came across to him about his role in that real moment in labour party, in local government history, was that he understood that Haringey had made its point and that then was the time to make the right decision for the people of Haringey and to set a legal budget. He had lost his leadership because of that decision and because of that integrity. It affected his career deeply and if that had not happened George would have gone on to much bigger and much better things, but he also would have lost his integrity and that would have hurt George more. From that moment on, when

he had found out about that, George became even more of a hero for him. Because in these times, he understood that the role of the labour party was not to offer people false promises, not to do gesture politics, not to take the easy way out, what he understood the labour party was about was making sure that working class people had a voice and were able to stand up on their own two feet. It's what drove him in his life very clearly, it's why Tony spoke about the role of education being so important and why time and time again in this chamber and in Group he had said never to underestimate the role we as politicians have and the decisions we make that have an effect on the real people that live in this borough, never to talk down the progress made because of the decisions we've made and lastly and not leastly, understand that the things that we do, we do to try and improve people's lives and make sure that they have a voice.

Cllr Goldberg had looked at what George said on his own entry – councillors all have to write something – he didn't know how much thought George had put into it, and he didn't know what his own said on Haringey's website currently, but George's said: 'I believe in quality public service and I feel it is really important that local people are involved in making the decisions that affect their everyday life'. There is no doubt that George was quality public service. The last thing he said was that it was all very well to be principled and to have those principles, but it was even more impressive to have the humanity behind that as well. He said that when he saw George, he didn't see angry George, he didn't see tub-thumping George, he saw smiling George. Having heard about young Alan, young Reg, he said that he was also young Joe, and then became Little Joe, to really take sarcasm to its full end. Nothing made George happier than spending time with his family – Olivia days became longer and much more enjoyable for him and it was what made George a very real character. George talked about his family all the time and Cllr Goldberg said to all his family that were present that they'd always been a part of the council because he'd always got to go home to Mary, got to go home to Olivia, got to go to Michael's, because they were always his priority in his personal life. He said it had been an absolute privilege to serve with George, his like would not be seen again.

Cllr Adje recalled that one of his abiding memories of George was his signature greeting – Hello Everybody - always said with a smile as he walked into a meeting room. This was typical of the man , always down to earth and inclusive, even when dealing with difficult, delicate political challenges. George was a shrewd and skilled politician, always willing to listen to both sides of a debate. People may think that George and he didn't get on, but actually they got on very well. They talked a lot about how Haringey had changed, how to ensure they served the people of the borough – a number of speakers have talked about that – so there was consistency in terms of the man, George. They agreed on many things, including how policy matters should be dealt with and how the ruling party sets out the policy framework for officers. George had a passion for the party and he walked the walk and talked the talk. Again, consistency. It shows that George is well known and respected by all. Cllr Adje said that some of his constituents in White Hart Lane came to him when their landlord threatened to move them and convert the property into self-contained rooms, from a four bedroom flat. He had asked the lady, 'How did you get into White Hart Lane?' She had said 'I was in Wood Green and Cllr George Meehan helped me and my four children'. The man, George, has helped a lot of people in this borough, has served a lot of people in this borough. It was his passion to serve the people and he was

consistent in terms of what he was doing, that was one of the reasons he became a politician - Sean Fox had talked about his social values and his trade union beliefs, which links in with that. He said that he also loved the way he tore into the opposition - that was a treat, when he started. He noted that a number of colleagues had talked about that, the leader of the opposition, obviously, appreciated that and she mentioned it. He said that George would be missed hugely and his memory and legacy would, without doubt, live on in Haringey for many years to come. He thanked George, and paid homage to his family as well.

Former Cllr Liz Santry said that when she first became a councillor in 2002 she was somewhat in awe of George. He had been a very strong, very purposeful figure – an exceptional leader, clear about what he wanted to achieve. He wanted to achieve a Council that provided the highest quality services to the people of Haringey. He had very high standards and expected the same of councillors and of officers and this enabled the council to raise its game. As she came to know George better, she appreciated what a kind and supportive person he was. She had worked most closely with him during that most difficult of times for Haringey when little Peter Connelly, Baby P, died. It went on for well over a year and was an incredibly difficult time and George felt it to be the hardest of times in his long years of service. During that time, George never lost sight of the tragedy of the child's death, it was always on his mind. He was constantly asking questions, and constantly urging officers, repeatedly, to admit to any failings or mistakes. When the publicity was at its most intense, George was very worried about the effect on his own family, but throughout all that time she had found him unfailingly supportive and she was truly grateful for the support he gave her during that time. She added that in recent years, George and she were governors at Conel.

Ms Santry commented that as had been said, George was a passionate believer in the power of education to change lives, and the growing success of the college was a source of pride for him. She too used to give George a lift after the meetings and he would update her on the Council, the group and the grandchildren – not necessarily in that order. Sadly her first inkling that George was not well was when she was in a meeting at Conel, a governors meeting, and somebody made an assertion or a proposal and she had thought to herself, well, there's absolutely no way that George is going to let that one go. Sadly he did let it go, and it was so unusual that it made her think there was something wrong. She thought George was the best kind of politician. He lived his political beliefs, he was unbelievably hard working, he was modest, never boastful and always working to improve the lives of others, firstly in his ward and then more widely in the borough. She said that she would miss him greatly.

Cllr Strickland said that he first came to know George in 2007, when he moved to London and became active in the Noel Park branch and was branch secretary. They started having joint meetings with Woodside and so for the first time he was confronted with the giant we've discussed, George Meehan. He was absolutely struck by those early memories, and struck that George was this local government machine – he'd never seen anything like it. In the branch meetings, residents would say in the Councillors' question time 'I'd like to raise an issue about some dumped rubbish' George would say '23 Perth Road, it's done – they moved it this morning.' 'Thank you Cllr Meehan, but you wouldn't have spotted that lamppost...' 'Number 13, Dunbar Road, I've called them, they're doing it tomorrow.' George had this ability to know

absolutely everything, every single thing, that was going on in every street in his ward, nothing was ever raised in those meetings that he didn't already know about, and hadn't already fixed. Just astonishing.

Cllr Strickland said that when he became a candidate in Noel Park, George was incredibly warm and incredibly supportive. He had no truck with instructions from the Labour party, nobody told George how to campaign. He remembered saying – he was working full time at the time – 'I'm very stressed, George, because we've got these incredibly big targets, we have to speak to 60% or 70% of people in the ward.' George said 'These targets are nonsense, there are 8,000 households, speak to every single one of them.' A good lesson for everyone, there. But what had struck him, and what inspired him as a young candidate was that George was absolutely passionate about Woodside, passionate about getting things done for people and what it taught him was that by dealing with those things that can actually seem quite small in the wider scheme of politics, actually they are the things that matter, because that's what makes a different to people's lives, that's what people remember, that what makes a difference to this borough. The second big set of memories that he had – a theme was emerging about these famous walks and lifts home, which he was also subjected to but enjoyed a great deal – was that the end of George's street was close to the end of his street so he would either walk home with George or Lorna would give them a lift, and these street corner conferences would then take place. He remembered on one occasion - they would stand outside the kebab shop on the end of Eldon Road and the kebab shop owner would give him a wink, because he was there yet again, talking to George – they would talk about the Council, and politics and what had been happening, and George was very generous and would give advice about how to handle this and how to handle that, which was really fantastic, but he said that it was also fantastic to meet more of George's family because he felt so well-briefed on the goings on in the Meehan family. He spoke about his family with such pride that it was just fantastic to hear. He said he knew lots about Irish football and Irish politics, on which he was thoroughly briefed, on all of these occasions. And he was standing there on one of these occasions, with the kebab shop owner giving him a look and he said 'George I really do need to go home 'and George had said 'Oh, are you okay?' and he said 'It's just that I got to the Council at 9 o'clock this morning and it's half eleven now, George, and it has been snowing for an hour'. George was in full flow and would not be stopped. The third thing he remembered about George was his fantastic challenge, he was very passionate about the borough he was absolutely determined, as other colleagues have explained, that they would make the right decisions, that they would make the right choices, that they would really think about what they were doing. This advice was delivered in characteristic style – having worked with George locally for a few years, when he joined the Cabinet he thought this would be good, he would be fine with George. His first ever meeting as a Cabinet member was with George - inevitably he insisted that he had the first meeting in the diary -and he turned up and he knew he was in trouble, because God had fitted George with an early warning system and when George wasn't happy, he was often bright red in the face, then you knew you were in trouble. On this occasion, purple is the word he would use. He had reeled off this huge list of questions, 'Why are you doing this? Why are you doing that? I'm worried about this, I'm worried about that', and I thought 'I'm never going to get this through'. He had explained why he wanted to do all of these things, and at the end of it George had said 'Fine, we'll do it, let's talk about how to get it through the Labour Group.' He had said 'I really don't understand', and George said 'Look, I

challenged you, I had these real worries, but you gave a good account of yourself so let's get on with it.'

Cllr Strickland commented that George could be tough, he could be very challenging, but actually what was really clear was that there was no act about George, there was no falsity, he wasn't doing this to throw his weight around – when he wasn't happy about something it was because he was genuinely worried about whether that was the right thing to do. If you could convince him it was the right thing then he would stand behind you and support you, and that was a great testament to him. So he finished by saying thank you to George, thank you for being such a friend and thank you for being such a great mentor to him and many of the other Members who had spoken in the chamber this evening. He thanked him for his advice, however loudly delivered on some occasions, and he felt that this chamber seemed emptier without George Meehan. The Council building had lost a great talent, a great public servant, and this borough had lost a great man. He would miss George very much indeed, and sent condolences to his family.

Cllr Jogee thanked the Mayor for calling him to pay tribute to George Meehan and noted that he, like everybody in this room, had heard warm words about a colleague and comrade that he knew for most of his life. Like many in this chamber, he remembered stuffing envelopes with George in the 2001 General Election - Mary would come to Middle Lane in the Vauxhall and those thousands of leaflets would be delivered within 48 hours, no mean feat when everyone else was spending weeks doing so. He recalled being promoted to knocking on doors with George in Wood Green in the 2005 election and subsequently wishing that they'd won that. He remembered, too, the 2010 election and wishing they'd won that as well. He remembered how supportive George was in the campaign this year in Hornsey and Wood Green and how pleased he was to see them win. In thinking about his remarks tonight, he looked back to the 2006 edition of Haringey People. Back in 2006 he was a pupil at Highgate Wood School and spent his week-long work experience as George's shadow, a week he had never forgotten. They criss-crossed the borough on the bus, and he recalled that the 41 was the premier mode of transport - he couldn't drive, so he couldn't offer a lift - George made sure he had lunch and wasn't hungry, he made sure he was able follow what was going on in the meetings and events they visited. He made him, a spotty and eager young person, feel part of the team. It was no surprise to him that George took to being Grandpa like a duck to water. A few months later he was elected the leader of Haringey Youth Council and was speaking at an event with George at Alexandra Palace. The then Education Chief, Liz Santry, and George were rightly very proud of Haringey's Youth Council, so much so that when explaining what he was doing at the event, George described him as a mini George Meehan and so shouldn't be messed with. He was not sure to this day who came out of that best.

Cllr Jogees also commented that George's commitment to social justice, formed in the towns and villages of Donegal, weren't just restricted to Haringey. This borough was instrumental, through the work of George, Bernie Grant and others, in the British fight against apartheid. George was the longest serving representative on the local authority action for southern Africa, the heir to the anti-apartheid movement. They would be holding a minutes silence to honour George's service and life at the next meeting on October 23rd and he was proud to now be Haringey's representative in his

place. The labour party does comradely very well indeed, and each of the target wards in the election of 2014 were allocated a buddy. As the Mayor had noted, the Hornsey three were very fortunate to have George allocated to them. He was a reassuring and supportive presence, who calmed the nerves of many a new candidate. In his tribute to Pat Egan last year, he had described George and Pat as the Haringey version of the Chuckle Brothers. Their deaths had left a big hole for many in this chamber and across the borough. He would miss George, his wisdom and guidance, and he would miss his friendship too. The Council had lost its longest serving member, Woodside had lost a dedicated and selfless champion, the Meehan family had lost its head and the labour party had lost a true comrade and everyone was the poorer for it.

Cllr Reith said that her first encounter with George was back in the 1980s, long before she was a councillor and long before she was a member of the labour party. George was Chair of the housing committee and she had been an elected tenant representative from the tenants movement in the borough. They were on opposing sides, she had been there to lobby for a rent reduction and I think George was there to make sure they didn't get it. On that particular occasion they had won - they were unusual times, it was unusual circumstances - but she had to say it was with some trepidation when she was elected as a councillor that she was coming across George again. Actually George was always a pragmatist, always, as people have said, someone who would argue but not on a personal attack level. In fact what they discovered was that they did work well together, they discovered that they had a mutual respect and that they shared a lot of politics and a lot of their political outlook. Whether that's because he'd changed over the years or whether she had, she didn't know, but she became deputy leader to George as leader. They didn't always see eye to eye, but they didn't fall out either – what they did was come to appreciate each other's strengths and they had became close friends. For her, George was the very essence of public service, he believed in the public sector, he believed in collective provision, he believed in a properly paid, well-trained and well looked after workforce, and he believed in local democracy and in democratic accountability.

Councillor Reith commented that George had understood the importance, particularly of education and housing, for working class people to thrive. His big passion was education and he understood its transformational power. One of his most important legacies was the work that he did on the BSF programme. Cllr Reith said that she had ended up implementing that programme, but that without George there would have been nothing to implement. This was a £220m investment, part of which was the building of Heartlands School, part of which was the improvement of all of our secondary schools, and that investment was part of what has ensured that all the borough's secondary schools are either good or outstanding rated by Ofsted. But it was his understanding of finance - he may not have had a university education, he was self-taught in many ways - but he understood finance and he understood, with that BSF programme, the way in which to construct it, which meant that as a local authority Haringey were able to carry out that programme when other local authorities never got that opportunity, the Government pulled the ground from under them and they never got that investment from their schools. That is a legacy for George, if it hadn't been for him, his self-taught financial expertise, Haringey wouldn't have that. People will know that finance was another big concern for him, because he understood that if you don't have the money, you might have a great idea but it won't

be sustainable, which is why he was pretty tough with everyone during that big discussion within the group about how to make the accounts balance. He learned that, he learned that in the hard way back in the 80s, he learned that to make things sustainable you had to have the money there. People have talked about his dedication to his ward, to walking the streets, to knowing what was going on, to talking to local people; you could never say 'There's a politician out of touch with reality.'
Councillor Reith also commented that George was the man on the street, he knew what was going on. She said that one thing that did create difficulties, referring to the Baby Peter tragedy, was that if it was a Council service, say refuse collection or housing repairs, George would know whether what he was being told by Council officers was accurate or not, because he would talk to residents, he would know what was going on, he would know if what he was being told wasn't the case. With child protection you didn't have that way of finding out what is going on, you were reliant on officers and the way that George handled things during that period – he was distraught at the death of the child, but he also had the integrity to know that he needed to step down from his position, which is what he did. That was the mark of the man, that integrity. The final thing she added was that people had talked about how George referred to his family and the strength he drew from that family and the way he would say 'Mary thinks this', or 'Martin thinks that', or 'I discussed that with Michael', not to mention all the antics that Olivia got up to, and she wanted to say thank you to his family, because although George would have been a great politician without the family, they made him much more of a great politician – a lot of what he was able to do was because of the strength of that family behind him and he knew that. For him the family was that bedrock who enabled him to do what he did for Haringey and for the residents of this borough.

Cllr Morton said that he wouldn't speak with the insight or the eloquence of a lot of the people who had gone before him, but would simply say a couple of things. As a new councillor last year, he had found George to be unstintingly kind and generous with his time and with his advice, and he knew a lot of other people in this room would say the same. Likewise as a Cabinet member, if George didn't agree with a policy being brought forward or something you were doing, he would tell say, you would know it, he would tell you in a detail that was equally generous. But he was generally always right, and after he told you, he would then tell you how to fix it and how to make it right. He had found that, after he had told him, he would try it, and invariably it would turn out to be right, because if you've served the borough for 40 years, you know a thing or two. He said that that was how he felt to serve on the council for only a year with George. He was something else.

Cllr Adamou addressed the meeting and said that she had known George for the last 25 years and had found him very generous. As a new councillor when she first joined the council he was very supportive and if any of the new councillors needed anything, she used to go to George because she found he was approachable, more than, she was sorry to say, the leader at the time. She said that she really got to know George when we shared a Director – when Housing and Social Services were together, she was the Chair of Social Services and he was the Chair of Housing and they used to have the same Director and after their meetings they used to discuss other things and that's when she learned how much they had in common. When he first came to London, his experience of that was a lot hers, he was telling me that London at that time they had signs, people renting accommodation would say no black people, no

dogs and no Irish. His experience in London was very similar to hers, because even though she had come with her family in the 60s as a young girl, her experiences were very similar.

Councillor Adamou said that they had shared a lot of stories about London and their experiences there. She came to understand later on why he had this passion for all the communities in Haringey the community centres, the front line services, the voluntary sector, because he believed in the community, that ordinary people who come to London should be welcome, should have access to advice and so on. She understood that. He was a great, great councillor, a great friend. When her husband died, he was very kind to her. She said that she had a lot of kind thoughts for his family, she knew how they felt because her family experienced the same things. All she wanted to say was that George Meehan was a great councillor, but most of all he was a great human being.

Cllr Sahota spoke and said that, like Peter Mitchell, he was a new councillor so didn't get to know George as well as he would have liked to. He recalled one of his memories of George, but before he did that he said that, as a new councillor, one of the saddest things about the first year in office had been the loss of three exceptional individuals, Pat, Denise and George and it was a real shame that he, and all of those who were new to the labour benches didn't have more time to spend with them. He said a few short words about his abiding memories of George; one of the first meetings he had attended George was chairing, and there were some proposals that he had to listen to, he listened to them with as much patience as he could muster and he then he pronounced that the ideas that had been canvassed he'd heard before, they'd been suggested before, they'd been tried before, they didn't work then, they wouldn't work now. All delivered in his characteristic trenchant style. But what really impressed him was the knowledge and experience which backed up those opinions, knowledge and experience that he'd accumulated over 40 years in local government, knowledge and experience that is lost now with his passing and one of the reasons that his passing is so tragic is that, as others have said, it's difficult to imagine how that knowledge and experience is going to be replaced. It's clear tonight that he's going to leave a long shadow, his passing is a loss to everyone, it's also a loss to those who didn't get to know him as well as others and didn't get the chance to benefit from his wisdom, his experience and his counsel.

The Mayor thanked everybody for their heartfelt and touching contributions for this extraordinary man and outstanding politician and public servant. She invited Cllr Kober to move the resolution that was detailed in the summons and advised that this would be formally seconded by Cllr Engert.

Cllr Kober advised that she was sure she spoke for everybody when she said how nice it had been to listen to the many tributes this evening, it certainly brought a few memories back for her and she had learnt a few things. Like so many people this evening, she could barely remember a time in her political life when George was not around and wasn't part of it. She first came across him as a young party activist in the late 90s and it was immediately clear that this man was a force of nature. He'd bound into GC meetings on a Wednesday evening, having run across the road from this place, and he would then deliver this report, then as deputy leader and subsequently as leader. His reports were always positive, he would start by telling everyone it had

been a great month for the borough, they were always comprehensive and they were always ten minutes too long. But in moving the motion there were a few things she wanted to say. The first, as you would expect from a man who always spoke for a little longer than was necessary or was called for, he was always full of energy, his energy was boundless. In all the time that she knew him, he never seemed tired, she never saw him yawn, even when he'd been in the Council for 12 hours, he still had the energy to push it that bit further, to do that bit more. He was also always immaculately turned out – she had been discussing this the other week with Cllr Waters – there was never a dress-down George, he always looked immaculate, you always knew the days he'd gone into central London for London Councils because he was wearing a suit, but other than that he was always utterly immaculate. He never took a day off, aside from a trip to Ireland, he was here, he was a presence. He certainly never turned up to a meeting late, as he taught Cllr Engert that lesson. He also never turned up to a meeting unprepared, he had always read the agenda pack, even when it stretched to some 600 pages. He would never leave loose ends at the end of a meeting, no matter how long the meeting had gone on for, the phrase 'And there's one more thing we should talk about' is something his colleagues will all remember with varying degrees of fondness. He was, after all, perhaps the keenest meeting attendee anyone had ever known.

Cllr Kober commented that on a personal note, following George as leader, one of the things that had followed her over the years was George's ability to wander through River Park House and get things done. Half of the door of the leader's office is obscured, but George was just of a height, about two inches taller and she knew the days when George really wanted to talk to her, after she'd seen his head for about the 30th time passing the door. It was always great whenever George came in for a chat, sometimes they'd last a bit longer than you had time for, but she missed that so incredibly – she missed it when George was ill and she missed it now, she missed the fact that he was not there. Everyone has talked seriously about the fact that in 40 years George made an unparalleled contribution to this borough. It's not just about the roles that he took, although it's clear that in his time he did just about every major role on the council. It was, as others have said, that he was a man who lived and breather the borough, the council and the labour party. He was also somebody who, although incredibly busy, always had time for people and many have reflected on that this evening. His presence and his dependability were something that many of us relied on and she spoke for councillors and for officers of the council when she said that. It was only during his illness that she realised how often she used to call him to get his take on something, to get some advice on dealing with an issue, or simply to understand the background or why someone was reacting a certain way. His advice was always helpful, even when you didn't take it – he helped many over the years steer away from elephant traps, often of their own making.
She said that she relied on him because he was loyal and he was supportive, but more than that he was honest and he would tell you when you were doing the wrong thing as well as when you had it right.

Councillor Kober commented that there's little in politics that he didn't see, a man of that experience, he just had incredible political judgement and insight. Another thing that was clear to her was that George wasn't about Wood Green or about Tottenham, he was about the whole borough. He had represented a number of wards in the borough, he had regard for all the people of the borough, regardless of where they

lived, he cared about Hornsey, he cared about Tottenham, he cared about Stroud Green, Wood Green, Muswell Hill, Highgate – it really was always One Borough for George Meehan. As others have also said, he did his politics like he lived his life, with a high level of personal integrity, respect for everybody including his political opponents and a lifelong commitment to social justice. Above all, she believed that he understood where he came from and who he was here to serve. Many people had talked about canvassing with George and it was one of the abiding memories that she had – it was earlier in the year, a cold morning in February, that she last canvassed with George in his ward. The thing that struck her that morning was the same thing that struck her whenever she canvassed with George, he knew not just by sight, but often by name, so many of the people that we encountered on the streets and the doorsteps. It wasn't that he knew only their names, he knew where they lived, he knew their families, he knew their stories and he'd often know them because he'd dome casework for them or he'd know them through the church or he'd know them from the Irish centre or he'd know them just by the fact that he'd walked between Eldon Road and the Council several times a day for so many years. There are few politicians who have that breadth or depth of relationship with the community that they serve. George was the sort of politician who was stopped in the street and who was thanked for the work that he was doing, but more than that, he was a politician's politician. He was as interested in the mechanics of politics, in the numbers, as he was in effecting positive change to improve people's lives. He was wise, he was intuitive and he was deeply pragmatic. She lost count of the number of times that he reminded her that politics is the art of the possible. It was important also to say, and others had said it, that he had a wider ambition for Haringey and its communities. He was truly the best kind of local politician – totally committed to the borough, principled, courageous and caring. But as those who were close to him will know, he was prepared to do difficult things, sometimes at significant personal cost. Like everyone, she would miss his encyclopaedic knowledge of all things Haringey, of all things the council, his unwavering commitment to education and decent housing, and just his presence around this place. She finished by saying she was honoured to move this motion, and she knew that he would live on very long in everyone's thoughts.

Councillor Kober formally **MOVED**:

> 'That this Council formally places on record its heartfelt thanks and appreciation to Councillor George Meehan who died on 16 July 2015.
>
> This Council wishes to record the enduring care and diligence with which Councillor George Meehan undertook his duties during his term of office spanning 40 years, from 1971, serving Green Lanes Ward from 1971 to 82, then for Tottenham Central Ward from 1982 to 1986. Councillor George Meehan was re-elected as a councillor in 1990, and serving Coleraine Ward from 1990 -98, and then Woodside Ward from 1998 to July 2015.
>
> We remember his time served as Leader of the Council for three periods, from 1983 to 1985; 1999 to 2004 and from 2006 until 2008, as also Deputy Leader of the Council in 1978-79 and 1996-99, and in serving as a school governor in a number of local schools.

We remember, as those who had worked with Councillor George Meehan would be well aware, that Councillor Meehan believed passionately in delivering quality public services and in involving local people in the decisions that affect their everyday lives. We recall his strong advocacy of the power of education in helping young people to fulfil their potential, and that it was this commitment to education that saw the state-of-the-art new community school Heartlands High open during Councillor Meehan's leadership, alongside countless improvements to the borough's existing secondary schools thanks to his determination to bring significant Building Schools for the Future funding to Haringey.

This Council also recognises the contribution that Councillor George Meehan had made to the Labour Group, Labour Party, and Borough as a whole, and that he will be remembered fondly by Councillors - both past and present from both political groups, and in extremely high esteem and regard, and from many officers of the Council, and local residents.

This Council also formally passes its condolences to Councillor George Meehan's wife Mary, his children Martin and Michael, his daughter in law Debbie , his grandchildren Olivier and Gabriel, his brother, and his extended family, at the loss of such a wonderful and great man.'

Cllr Engert formally seconded the **MOTION**.

On a vote the **MOTION** was passed unanimously and it was:

RESOLVED

That this Council formally places on record its heartfelt thanks and appreciation to Councillor George Meehan who died on 16 July 2015.

This Council wishes to record the enduring care and diligence with which Councillor George Meehan undertook his duties during his term of office spanning 40 years, from 1971, serving Green Lanes Ward from 1971 to 82, then for Tottenham Central Ward from 1982 to 1986. Councillor George Meehan was re-elected as a councillor in 1990, and serving Coleraine Ward from 1990 -98, and then Woodside Ward from 1998 to July 2015.

We remember his time served as Leader of the Council for three periods, from 1983 to 1985; 1999 to 2004 and from 2006 until 2008, as also Deputy Leader of the Council in 1978-79 and 1996-99, and in serving as a school governor in a number of local schools.

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borough's existing secondary schools thanks to his determination to bring significant Building Schools for the Future funding to Haringey.

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This Council also formally passes its condolences to Councillor George Meehan's wife Mary, his children Martin and Michael, his daughter in law Debbie , his grandchildren Olivier and Gabriel, his brother, and his extended family, at the loss of such a wonderful and great man.'

The Mayor advised that this brought an end to the business of the meeting, and invited all present to partake of refreshments in Committee Rooms 1 and 2 after the meeting.

The meeting closed at 20.50hrs.

Councillor Jennifer Mann
Mayor

Signed by Mayor ……..

Date ……

Report for: Full Council – 23rd November 2015

Item number: 12

Title: Approval of Haringey Council Tax Reduction Scheme for 2016/17.

Report authorised by : Tracie Evans, Chief Operating Officer

Lead Officer: Freddie Grealish, Head of Revenues,
0208-489-3638 freddie.grealish@haringey.gov.uk

Ward(s) affected: All

Report for Key/
Non Key Decision: Report for key decision

1. Describe the issue under consideration

1.1 Following the transfer of Council Tax Benefit to Local Authority control from April 2013, Haringey has run a replacement Council Tax Reduction Scheme that protected pensioners (as prescribed by Central Government) and those in receipt of certain disability benefits. The government made funding cuts at the time of the transfer and Haringey passed these on by giving a maximum level of support of 80.2% to all other claimants.

1.2 There is a statutory obligation on the Council to consider, each financial year, whether to revise or replace its scheme.

1.3 This report sets out the recommendations for Haringey's Council Tax Reduction Scheme (CTRS) for 2016/17, taking into account the outcomes of an Equalities Impact Assessment (EQIA).

1.4 The Council must approve the final scheme by 31st January 2016 ready for implementation on the 1st April 2016. The purpose of this report is to seek approval from Full Council to agree to a continuation of the current CTRS without revision or amendment.

2. Cabinet Member Introduction

2.1 The Council Tax Reduction Scheme was adopted following the government's removal of Council Tax Benefit, which saw a 10% reduction in funding. From 2014 onwards, we have provided financial support for working age claimants up to 80.2% of council tax. To provide more than the levels currently set out, we would need to cut crucial services or dig into our reserves – a move which is financially unsustainable in the long term.

2.2 At this challenging time it's critical that the Council provide support to those who need it. We will continue to provide a support package that includes flexible, supportive

payment arrangements, drop-in sessions where claimants can meet with dedicated officers to discuss payment and working in partnership with our voluntary organisations, such as the Haringey CAB.

3. Recommendations

It is recommended to Council that:

3.1 Having taken into account the Equalities Impact Assessment at *Appendix B,* the Council resolve not to revise the Council Tax Reduction Scheme agreed for 2015/16 and to continue this scheme for 2016/17;

3.2 Accordingly, the scheme which is summarised in *Appendix A* and set out in full at *Appendix C* continues to be implemented for 2016/17. The principles of this are that:

(a) pensioners remain protected from any increase in the amount of Council Tax which they are liable to pay following the abolition of Council Tax Benefit (as prescribed by Central Government). Pensioners will continue to receive the same level of support for the payment of Council Tax as compared with 2012/2013 and the original Council Tax benefit.
(b) those in receipt of certain disability benefits are protected from any increase in the amount of Council Tax which they are liable to pay following the abolition of Council Tax Benefit. Those in receipt of certain disability benefits will continue to receive the same level of support for the payment of Council Tax as compared with 2012/2013 and the original Council Tax benefit.
(c) all remaining working age claimants not covered by (b) above will continue to have their Council Tax Support capped at 80.2% of Council Tax liability. In other words, working age claimants will continue to receive the same level of Council Tax Support as 2015/16, this amount representing a 19.8% reduction in the level of Council Tax Support available.

3.3 The Council is asked to give authority to the Chief Operating Officer and Head of Shared Services to take all appropriate steps to implement and administer the Scheme.

4. Reasons for decision

4.1 The recommendation to retain the current scheme continues to support the Government's initiative of work incentives and pays due regard to the challenging financial climate we are currently in.

4.2 In recognition of the vulnerable sectors of society, we have supportive measures in place. It is proposed that these continue into 2016/17. Maintaining the current scheme ensures that these protected claimants will not be further disadvantaged.

4.3 There remains a shortfall in collection. The Council relies on all Council Tax income to fund the services it provides.

5. Alternative Options Considered

5.1 In accordance with paragraph 5 of Schedule 1A to the Local Government Finance Act 1992 (the 1992 Act), each financial year the Council is required to consider whether to revise or replace its scheme. One option for the Council is to continue with the scheme in place for the current financial year. Another option is to revise the scheme, which may be done in a variety of ways, for example, the Council could choose to increase or decrease the amount of financial support available under the scheme. Options should be considered in the light of the knowledge gained during both the current year and the implementation of the scheme over previous years.

5.2 The options for changing the current scheme that have been considered are listed below. Some of these considerations were informed by the original consultation undertaken prior to adopting the 2013/14 scheme.

- Increase the level of financial support so all customers pay less
- Decrease the level of financial support so all customers pay more
- Absorb the full shortfall into the Council budget by providing financial support up to the level previously funded by Central Governement as part of Council Tax Benefit.
- Protect certain vulnerable groups in addition to those in receipt of certain disability benefits, these include but are not limited to:
    - Households with children
    - Households with a child under one
    - Households with a child under five
    - Households with more than three children
    - Households with a lone parent
- Protect band A-C properties
- Protect claimants on current maximum entitlement
- Protect claimants who are working but on low income.
- Protect claimants in receipt of Single Person's Discount
- Increase Council Tax

5.3 A breakdown of these options with accompanying financial data is provided in *Appendix D.* Appendix D further sets out the potential advantages and disadvantages of each option together with rationale to explain why these alternative options have not been favoured at this time.

5.4 Having regard to the detailed points set out at Appendix D, it is recommended that none of these options for change are taken forward. This is because

(i) Any option which would require the Council to increase levels of support for Council Tax payments would need to be directly funded by the Council and given the competing demands on the Council's limited budget, increasing support for Council Tax funding would require the Council to find reductions elsewhere, cut services, utilise reserves or increase Council Tax,

(ii) Any option which would require the Council to increase levels of support for particular groups of people could have a disproportionate impact on some claimant groups over others,

(iii) In addition, the majority of the options do not support the Central Government initiative of encouraging people back to work

(iv) The Council do not consider that it is appropriate to increase Council Tax.

5.5 In his Summer budget in July 2015, the Chancellor of the Exchequer announced a range of reforms to the national welfare budget, aimed at reducing the cost of welfare to the government. This includes freezing benefit rates, restricting backdating rules, reductions in Tax Credits, reduction of the Benefit Cap, and curbs on the number of children that support can be provided for. Some of these changes are effective from April 2016, others will be implemented later. It is not proposed to revise the Council Tax Reduction Scheme for 2016/17, as the government has not yet given any information regarding the possible financial effect of these changes. We will monitor the effect of these changes in the 2016/17 year. It is possible that we may seek to revise our scheme for 2017/18, to consider these changes.

5.6 The Council also recognises that one further option to be considered in the future is to undertake a more comprehensive overhaul of the scheme so that Council Tax Support falls under Council Tax legislation as a discount, similar to the existing Single Person Discount. This may make administration more straight forward. However, the Council is not proposing to undertake such an overhaul at this stage, nor does it consider that this is an option for the 2016/17 scheme. If a decision is made to take forward consideration of this possibility for the future (i.e. from 2017/18 onwards), then depending on the nature of the changes, consultation and financial modelling to identify implications to the Council Tax Band may need to take place, in addition to full consultation on any changes to Scheme itself.

6. Background Information

6.1 As part of the Government's Welfare Reform Act, Council Tax Benefit was abolished and replaced with a Local Council Tax Reduction Scheme from 1 April 2013, with a reduced level of Government funding.

6.2 Haringey's Council Tax Reduction Scheme (CTRS) broadly mirrors Council Tax Benefit in terms of it being a means tested level of support with the same rules and parameters around eligibility and deductions. However, as the overall level of funding available to the Council to support Council Tax payments was reduced, it was not possible to maintain the scheme exactly as it was without the Council having to make up the shortfall in funding in other ways (for example cutting services, utilising reserves or increasing Council Tax or a combination of these options). The Council adopted a scheme whereby all non-protected claimants of working age (i.e. all claimants other than pensioners or those in receipt of certain disability benefits) had to pay something towards their Council Tax.

6.3 Central Government prescribed that pensioners were automatically protected from any changes to Council Tax Benefit and following consultation with Haringey residents and interested groups in the autumn of 2012 the Council chose to extend this protection to those in receipt of certain disability benefits.

6.4 Following financial modelling looking at claimant volumes, the number of pensioners in the area and anticipated collection figures, it was decided to pass on the £3.8m shortfall represented by the cut in funding from Central Government, across all non-protected working age claimants by reducing the maximum level of support from 100% to 80.2%.

6.5 The following table shows the financial situation for the 2014/15 scheme, the last year for which we have a full years data. We also show the current year amount billed to residents and the collection so far this year, and it is expected to be broadly similar to 2014/15. Collection levels achieved 86%in 2015/16, though it had been anticipated since the inception of CTRS that collection levels would be significantly lower:

2014/15 scheme:

Total amount billed	£6,200,297
Actual sum collected (86%)	£5,314,341-
Variance	£885,956

2015/16 scheme (as at 5 October 2015):

Total amount billed	£5,603,942
Actual sum collected (53%)	£2,985,833-
Variance	£2,618,109

NB. residents in receipt of Council Tax Support April 2015: 29,953

6.6 The number of residents claiming a Council Tax Reduction was 29,953 in April 2015. The figure as at 5 October 2015 was 28,933.

6.7 Support has been put in place for those claimants who had never previously had to make a payment towards their Council Tax, this includes:

- Supportive and flexible payment arrangements
- Drop-in days at our Customer Service Centres where dedicated officers are available to discuss cases and make payment arrangements
- Promotion of other support available
- Signposting to third sector agencies such as the Quaker Social Action Group, Moneywise and the CAB.

6.8 Collection levels have been higher than initially anticipated, but still fall short of the rate necessary to bear the loss in grant, against the original Council Tax Benefit subsidy. Current year collection is anticipated to at least match last year, however is not expected to achieve the target collection rate for Council Tax. For

this reason, the scheme is proposed to continue for another year, as the Council still faces a net loss in funds.

6.9 Now that we have the required data from the operation of the scheme from the current year (2015/16) and historically from 2014/15 and 2013/2014, to conduct a full and considered review, we are proposing that the scheme continues for 2016/17 without change. This decision reflects the work conducted as part of the original design of the 2013/14 scheme which takes into account the following factors:

- Consideration of a range of issues including the Government's "Statement of Intent" issued in May 2012, the Local Government Finance Act 2012 and regulations and guidance issued by the Government relating to work incentives.
- Consideration of the outcomes of the consultation exercise from 2012.
- Consideration of an equalities impact assessment
- Consideration of the reduction in funding for the Scheme and the impact on collection rates for Council Tax.

6.10 The considerations listed above remain. There has been a slow but steady decrease in the numbers of people in receipt of Council Tax Reduction. This could indicate that the support provided to assist people into work has had some effect. In addition, the number of complaints and appeals against the CTRS is minimal, indicating that people are accepting that the current scheme is not unreasonable. The Equalities Impact Assessment has addressed the issues that may affect some customers, and we have strong options in place to assist those who are struggling to pay. The Council's financial position is challenging, and Council funding is under extreme pressure. We have not managed to fully collect the deficit in former funding, and remain under pressure to continue to improve collection.

6.11 A new scheme is required to be in place by the 31 January 2016, approved by Full Council and taking into account the results of an equality impact assessment.

6.12 The report proposes a continuation of the current Council Tax Reduction Scheme which includes the application method, entitlement criteria, ways to appeal, how to deal with changes of circumstances and notification styles.

6.13 The Scheme will continue to be run by Haringey Council and remains separate from the Department of Work and Pension's (DWP) Housing Benefit awards (including Universal Credit when this is introduced).

7. Contribution to Strategic Outcomes

7.1 This recommendation links to the Councils priority to "drive growth and employment from which everyone can benefit". We will link to our desired outcomes looking to achieve a fair and equal borough, to work with our communities, to work in partnership, with customer focus and value for money.

8. Statutory Officer Comments

Comments of the Chief Financial Officer and Financial Implications

8.1 The need for Local Authorities to move to a local council tax reduction scheme (CTRS) was met by a reduction in central government funding to support the Scheme. For 2013/14 this equated to circa 10%. This CTRS funding also changed from a specific, designated grant to be one included within a general (non specific) , Revenue Support Grant (RSG). This lost the direct link between the cost of running the CTRS and the central government support provided and more importantly, hid the true extent of the continuing CTRS funding decreases within the downward trajectory of RSG generally. As such, it is important that Members view the points raised in this report, not in isolation, but alongside the Council's overall funding position and the ever growing contribution that local taxation will inevitably have to make to this.

8.2 As noted in section 5, increasing support for CTRS, in the current climate of diminishing external finances and growing budgetary pressures generally, would necessitate the Council to find spend reductions elsewhere, cut services, utilise reserves or increase Council Tax. Sound financial governance demands that reserves should only be used (or set aside) to meet specific or unforeseen future liabilities, not used as part of on-going in-year funding. These are a one-off, finite source of funding and their use to underpin an on-going revenue shortfall is not sustainable or appropriate. After reserves are exhausted, the underlying shortfall would still be there to be met ultimately by service reductions. The use of reserves to meet the on going funding support required for any extension to the CTRS, is therefore not sustainable on indeed advisable.

8.3 Paragraph 5.6 discusses the potential to overhaul the scheme so that it falls under Council Tax legislation as a discount, similar to the existing Single Person Discount, which could make administration more straight-forward, removing the reliance on a more resource intensive means tested assessment scheme. With fewer resources for the Council overall, a simpler scheme could be beneficial and cost effective. This would require consultation as well as revisions to the existing IT systems, procedures and staff training. At this stage the Council is not being asked to make a decision on this and further consideration will be given to this option in the future.

8.4 Whilst the authority in February 2015 agreed a balanced Medium Term Financial Plan covering the years 2015/16 -2018/19, this was based on the successful delivery of significant transformation and service remodelling and at period 5, the 2015/16 forecast budget outturn is for a significant overspend. Overall, based on the data available and in the light of the on-going funding austerity, the Chief Finance Officer recommends that no changes are made to the scheme for 2016/17.

Comments of the Assistant Director of Corporate Governance and Legal Implications

8.5 As set out in section 13A(2) of the Local Government Finance Act 1992, the Council as billing authority must make a localised Council Tax Reduction Scheme in accordance with Schedule 1A to the Act. Each financial year the Council must

consider whether to revise its scheme, or to replace it with another scheme. The Council must make any revision to its scheme, or any replacement scheme, no later than 31 January in the financial year preceding that for which the revision or replacement scheme is to have effect.

8.6 This report recommends no revisions to the Scheme currently in place for 2015/16, which was itself a continuation of the Scheme approved for 2014/15, and accordingly that the same Scheme continues to be implemented for the year 2016/17. The Council is not required to conduct a consultation in circumstances where it is not proposing to make any changes to its scheme.

8.7 The Council must ensure that it has due regard to its Public Sector Equality Duty under the Equality Act 2010 in considering whether to revise its scheme and must therefore conduct a full Equality Impact Assessment in order to inform the final proposals. The extent of the duty on the Council, under the Equality Act 2010, is set out in *Appendix E* to this report.

8.8 Members must take into account the full Equality Impact Assessment included at *Appendix B* to the report, giving particular consideration to stage 6 of the assessment, the impacts identified therein and the proposals made to reduce or mitigate them. The assessment includes consideration of the duties to mitigate child poverty, prevent homelessness and the armed forces covenant, in line with the Government's requirement to consider the impact of the CTRS on vulnerable groups.

8.9 The Act allows the Government to make regulations about the prescribed requirements for schemes. Any scheme that the Council adopts must comply with the latest regulations.

Equality and Community Cohesion Comments

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 Council Tax Reduction Scheme claimants are amongst some of the most vulnerable residents in the borough. An EqIA has therefore been completed outlining the impact for those claiming under the scheme and proposed actions to mitigate any negative impact associated with the scheme.

8.12 The report recommends retaining the existing Council Tax Reduction scheme meaning that there will be no changes for existing claimants. Pensioners and

disabled claimants will continue to be eligible for the full discount supporting the aims of the scheme to protect the most vulnerable from financial hardship. The EqIA sets out the mitigating actions we have put in place to reduce hardship for working age claimants and those with dependents. This includes:

- Extending the payment period and/or reducing payment amounts where claimants are facing particular difficulties
- Signposting claimants to appropriate support and advice services such as employment and skills training programmes to assist them out of financial difficulty

8.13 We will continue to monitor the impact of this policy in particular in light of future welfare reform changes and are undertaking analysis of the effect of welfare reform and debt on our community to enable us to better support residents in financial difficulties.

Head of Procurement Comments

8.14 There are no procurement requirements at this stage of the proposal.

9. Planned Use of Appendices for Final Report

- Appendix A – Summary of Scheme Rules
- Appendix B – Equalities Impact Assessment
- Appendix C – Haringey Council Tax Reduction Scheme
- Appendix D – Breakdown of Options Considered
- Appendix E – Equality Act 2010 – The Public Sector Equality Duty

10. Local Government (Access to Information) Act 1985

10.1 N/A

Appendix A – Summary of Scheme Rules

Class of Persons

It is proposed that eligibility under the Scheme continues to use the previous Council Tax Benefit rules, including the change agreed for the current scheme that the maximum amount of capital that a working age claimant may hold in capital/savings before becoming ineligible for council tax support is £10,000.

Class of Reduction

It is proposed that council tax support continue to be calculated as a means tested discount as defined by original Council Tax Benefit rules except for the below changes as previously agreed:

- Payments are reduced to all working age claimants by 19.8% with the exception of those persons in receipt of the following:
  - Attendance Allowance (including Constant AA)
  - Personal Independence Payment (PIP)
  - Severe Disablement Allowance (including Exceptionally SDA)
  - Long Term Rate Incapacity Benefit
  - Mobility Allowance/Supplement
  - Working Tax Credits – Disability element

- Where entitlement to council tax support is less than £1 per week it will no longer be granted.

Discretionary Reductions under Section 13A (1) (c)

In addition and separate to any reduction calculated as part of the Scheme, this provision provides an Authority with the discretion to reduce a Council Tax Bill to zero, a similar power to that which existed previously.

Equality Impact Assessment

Name of Project	**Council Tax Reduction Scheme for 2016/17**	**Cabinet meeting date** ***If applicable***	10th November 2015
Service area responsible	SSC – Revenues & Benefits		
Name of completing officer	Jim Brady	**Date EqIA created**	19th October 2015
Approved by Director / Assistant Director	Tracie Evans	**Date of approval**	

The Equality Act 2010 places a '**General Duty'** on all public bodies to have '**due regard'** to:

- **Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act**
- **Advancing equality of opportunity between those with 'protected characteristics' and those without them**
- **Fostering good relations between those with 'protected characteristics' and those without them.**

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a '**Specific Duty'** to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Councils commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA		
1. Project Lead	Freddie Grealish	5. Revenues & Benefits Jim Brady
2. Equalities / HR	Kathryn Booth	6.
3. Legal Advisor	Victoria Wyatt	7.
4. Trade union	Unison	8.

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.

As part of the Government's Welfare Reform Act, Council Tax Benefit was abolished and replaced with a Local Council Tax Reduction Scheme from 1 April 2013, with a reduced level of Government funding.

Haringey's scheme broadly mirrors Council Tax Benefit in terms of it being a means tested level of support with the same rules and parameters around eligibility and deductions. However, as the overall level of funding available to the Council to support Council Tax payments was reduced, it was not possible to maintain the scheme exactly as it was without the Council having to make up the shortfall in funding in other ways (for example cutting services, utilising reserves or increasing Council Tax). The Council adopted a scheme whereby all non-protected claimants of working age (i.e. all claimants other than pensioners or those in receipt of certain disability benefits) had to pay something towards their Council Tax.

Central Government prescribed that pensioners were automatically protected from any changes to Council Tax Benefit and following consultation with Haringey residents and interested groups in the autumn of 2012 the Council agreed to extend this protection to those in receipt of certain disability benefits.

The final scheme adopted by the Council had the following key changes:

- Reduction of support to all working age claimants by 19.8% to cover the gap in funding.
- Removal of entitlement if less than £1 per week was awarded
- Removal of entitlement if savings over £10,000 where held.
- Protection for pensioners and those in receipt of certain disability benefits.

This scheme came into effect from 1 April 2013. Every year, the Council Tax Reduction Scheme needs to be approved by 31 January preceeding the 1 April implementation date,

Collection of Council Tax due from recipients of CTRS, achieved 86% in 2014/15. The remaining 14% (£885,956) remains subject to collection. We have pro-actively worked with claimants who have had difficulty in paying this charge, to try to alleviate any financial difficulties they may have. We have held drop-in sessions with people concerned about their ability to pay. We have made extended arrangements to pay off the balance, extending into the current year. We have utilised other methods of collection, such as payment direct from state benefits. We have signposted people to other sources of advice where impartial advice can be provided.

Using the collection data from the operation of the scheme over the previous financial year, we are proposing that the scheme continues for 2016/17 without change. This decision takes into account the following factors:

- Consideration of a range of issues including the Government's "Statement of Intent" issued in May 2012, the Local Government Finance Act 2012 and regulations and guidance issued by the Government relating to work incentives
- Consideration of an equalities impact assessment
- Consideration of the reduction in funding for the Scheme and the impact on collection rates for Council Tax.
- Consideration of the potential impact of forthcoming changes to welfare benefits in 2016/17

The options for changing the scheme that have been considered to date have been listed below and expanded on within the Full report. Some of these were proposed by respondents to the consultation undertaken prior to adpopting the 2013/14 scheme.

- Increase the level of financial support so all customers pay less
- Decrease the level of financial support so all customers pay more
- Absorb the full shortfall into the Council budget by providing financial support up to the level previously funded by Central Governement as part of Council Tax Benefit.
- Protect certain vulnerable groups in addition to those in receipt of certain disability benefits, these include but are not limited to:
    - Households with children
    - Households with a child under one
    - Households with a child under five
    - Households with more than three children
    - Households with a lone parent
- Protect band A-C properties

- Protect claimants on current maximum entitlement
- Protect claimants who are working but on low income.
- Protect claimants in receipt of Single Person's Discount
- Increase Council Tax

As per the information contained within the full report and in Appendix D, It is recommended that none of these options for change are taken forward. This is because

1. any option which would require the Council to increase levels of support for Council Tax payments would need to be directly funded by the Council and given the competing demands on the Council's limited budget, increasing support for Council Tax funding would require the Council to find reductions elsewhere, cut services, utilise reserves or increase Council Tax,
2. any option which would require the Council to increase levels of support for particular groups of people could have a disproportionate impact on some claimant groups over others,
3. in addition, the majority of the options do not support the Central Government initiative of encouraging people back to work and
4. the Council do not consider that it is appropriate to increase Council Tax

As detailed in this EQIA, there is mitigation in place for those impacted by the changes, however it is recognised and understood that the reduction of Council Tax Support has had and will continue to have a negative impact on many vulnerable groups. As no change is proposed for 2016/17, it is expected that people will be similarly affected as at present, so we will continue to use existing support mechanisms for our customers, and will seek to build upon these. We will routinely check our progress with those customers who tell us they have difficulty in paying, to ensure that we can come up with the best solution to meet their needs.

The Council is commissioning a review of the impact of welfare reform issues on our community here in Haringey, in order to better understand how benefit changes and debt, can have an impact on individuals, families, educational and job opportunities and the impacts of this on the wider community. We will use information given in this review, to help us to better target the support that we and partner organisations can offer, at those most in need. It is envisaged that people in severe debt to more than one creditor, particularly within the council itself, can have the entirety of their debt considered, rather than facing different calls on their limited resources. Reforming our debt management functions in to one team will help us to do this. We aim to build on work started by several services, particularly our welfare reform team, to work with and encourage people to move away from poverty towards work and prosperity.

The Government guidelines protect pensioners whose entitlement will be maintained at their current rates, hence they are excluded from this EqIA.

Duty to vulnerable groups

In "Localising Support for Council Tax: Vulnerable People – key local authority duties," the Government was clear that in addition to their public sector equality duty, there were additional duties which the Council would have to have in regards to developing its Council tax Support scheme. These are described in that document as "Vulnerable people – key local authority duties" and include the following key areas:

- **Duty under the Child Poverty Act 2010**
- **Public sector equality duty – disability**
- **Armed Forces Covenant - war pension and compensation payments**
- **Duty to prevent homelessness**

This Equalities Impact Assessment reviews each of these areas in more detail and gives statistics where they are held. Although equalities data is routinely asked for new applicants, this data is not mandatory and so the information we hold does not give a complete picture of claimants.

For this EqIA, we have used available equality data on claimants on the Council's Revenues and Benefits IT system: I-World. Our records shows that as at September 2015 there are a total of 28,951 households receiving Council Tax Support, of which 13,335 now have a charge to pay.

Approximately 54% are pensioners or in receipt of certain disability premiums and as such will continue to receive the same level of support as they did previously. Approximately 46% currently receive support for Council Tax payments capped at 80.2%. Families are particularly affected with almost 60% having at least one dependent under 16.

The table at Appendix A shows the available breakdown of claimants as at 23rd September 2015.

Unrecorded protected characteristics

The protected characteristics of gender reassignment, sexual orientation, marriage and civil partnership, religion and belief and pregnancy and maternity are not currently recorded in the Revenues and Benefits IT system as they do not form part of the application criteria. Prior to the Equality Act 2010, these characteristics were not covered by public sector equality duty, hence there was no requirement to record them in the system and as a result, no historical data exists relating to them. This data is routinely asked for as part of the new application processes, however it is not mandatory.

Although the full extent of the impact of the proposed scheme on individuals with these characteristics is not able to be fully shown in this EqIA, we have been able to make estimates of impact and proposed mitigation.

Recorded unprotected characteristics

This EqIA also covers the impact on claimants with dependents, lone parents, economically inactive claimants and a comparison of impact between the east and the west of the borough.

Our analysis shows that of the claimants most likely to be impacted by the continuation of the scheme:

- 51% are in the 25-44 age group
- 41% are in the 45-59 age group

- 6% have 3 or more dependents
- 56% of claimants' have children aged 0-16
- 38% are lone parents
- 62% are women

53% of those with ethnicity recorded are non white and 47% white British and other white

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment **Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.**	
Data Source (include link where published)	**What does this data include?**
Employees not affected	

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment **This section to be completed where there is a change to the service provided**	
Data Source (include link where published)	**What does this data include?**
Northgate iWorld Council Tax Reduction Analysis tool. This data is shown in this document as Appendix A	Age, Disability, Gender, Ethnicity, responsibility for children

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex		More women (62%) will be affected than men.	5074 Lone parents are impacted by the scheme, the majority of lone parents are women.	
Gender Reassignment				No data is available as this information is not collected as part of the CTRS application process.
Age	Pensioners will be protected.	Working age claimants will be affected, mostly within the age range 25-44 with 51%, followed by the age range 45 – 59, with 41%		
Disability	Disabled people will continue to be protected from the changes if they are in receipt of certain disability related benefits.	14% of recipients of CTRS are disabled.	No plans to change the protection for disabled people	
Race & Ethnicity		Of the information we hold, it appears that non-white as a whole would be most affected (53%)	47% of CTR recipients are white British or other white	
Sexual Orientation				No data is available as this information is not collected as part of the CTRS application

				process.
Religion or Belief (or No Belief)				No data is available as this information is not collected as part of the CTRS application process.
Pregnancy & Maternity			Although this data is not collected as part of the CTRS application process, we have used the information we hold to make an estimate of the likely impact. 1307 claimants impacted by the scheme have a child under 1.	
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				No data is available as this information is not collected as part of the CTRS application process.

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex				Employees not affected
Gender Reassignment				Employees not affected
Age				Employees not affected
Disability				Employees not affected
Race & Ethnicity				Employees not affected
Sexual Orientation				Employees not affected
Religion or Belief (or No Belief)				Employees not affected
Pregnancy & Maternity				Employees not affected
Marriage and Civil Partnership				Employees not affected

Stage 6 - Initial Impact analysis	Actions to mitigate, advance equality or fill gaps in information
Protected characteristic: Age	
• 51% of claimants (excluding pensioners and those in receipt of certain disability premiums) are aged 25-44 • 41% of claimants (excluding pensioners and those in receipt of certain disability premiums) are aged 45-59 • 56% of people who will be affected by the continuation of the scheme have children under the age of 16. If unemployed or on low income their households would be exposed to additional financial pressures as a result to the changes. It could also impact adversely on child poverty	• Pensioners are protected from these changes so will not see any amendment in their current entitlement • When calculating entitlement, all premiums, disregards and applicable amounts remain the same: ➢ Premiums are included in the Applicable Amount for all claimants where there are dependent children or qualifying young persons in the household. ➢ Capital belonging to a child or qualifying young person is fully disregarded ➢ Child Benefit and maintenance payments in respect of a child or qualifying young person are fully disregarded ➢ Child care costs are disregarded where appropriate ➢ More generous Applicable Amounts for 'non-passported', working-age and pensioner lone parents are given ➢ There is no change to the level of non-dependant deduction amounts. ➢ There is no change to the application of the deduction exemption for non-dependant students ➢ There is no change to Second Adult Rebate • It is recognised that certain people may find it difficult to find work due to their age; they will continue to be signposted to employment and re-skilling programmes that provide targeted support to find work. These include focused training provided by Haringey Adult Learning Services, CONEL and other Haringey based providers. • Where people have been affected by multiple welfare reform changes (such as the CAP and the Support Fund) they will continue to receive individual assistance including one-to-one interviews with colleagues from Housing Services and JobCentrePlus and direct referrals to support providers such as Money Advice Service or the Quaker Social Action Group.
Protected characteristic: Sex (formerly gender)	
• Both sexes will continue to be subject to the same rate of reduction in support and to the same rule changes. • However the majority of claimants who will be affected are female.	Female claimants will continue to be signposted to the various appropriate women specific employment and skills development initiatives in the borough, in addition to generic programmes to help people into work e.g. Haringey Adult Learning Services (HALS) and the College of North East London (CONEL) Where appropriate there will continue to be targeted signposting in place for local groups offering support that is gender specific such as Supamums, Jan Trust and Skills and Training Network
Protected characteristic: Disability (includes people in receipt of Disability Living Allowance, Severe Disablement Allowance and Higher Rate Incapacity Benefit and **Chronically Sick Disabled Persons Act duty)**	
• 14% of claimants are receiving a disability related benefit.	During the consultation period for the 2013/14 scheme, respondents were asked if there was any group that they felt should be protected in addition to pensioners. The majority wanted disabled claimants to be protected and this was agreed by Full Council for the 2013 – 2016 schemes. It is recommended that this protection continue for the 2016/17 scheme.

	Those in receipt of one or more of the following disability benefits will have their entitlement maintained at its current rate: • Attendance Allowance • Constant Attendance Allowance • PIP - Care component (lower or middle or higher rate) • PIP – Mobility component • Exceptionally Severe Disablement Allowance • Long Term Rate Incapacity Benefit • Mobility Allowance • Mobility Supplement • Severe Disablement Allowance • WTC – Disability element
Protected characteristic: Race (formerly ethnicity)	
• Of those who declared their ethnicity, 53% are Black and Minority Ethnic groups combined; 47% are White British and Other White category	Claimants will continue to be signposted to employment and skills training programmes to enhance employment opportunities, especially in the east of the Borough where there is a high concentration of BMEs and high levels of deprivation. Relationships have been built with local JobCentrePlus sites where claimants can receive information about opportunities relating to both employment and skills development. There is also access to budgeting loans to help with any work related costs (such as clothing or equipment). These will continue going forward.
Protected characteristic: Pregnancy and maternity	
We do not collect information about claimants' maternity status so the full impact on this characteristic is not known, however we have used the data we hold to make an estimate of the impact. Our records show that 1,307 claimants (10%) have children under one, as such we can assume this group of people will have been impacted by maternity leave.	• In support of the Government's initiative to promote working, provisions will continue to apply for 'non-passported' working-age claimants to delay/reduce the impact of stopping work as a result of pregnancy, maternity or paternity leave. • Child care cost disregards will continue to apply where appropriate. • The Government's "Healthy Start" scheme provides vouchers to pregnant women and those with children under four which can be exchanged for food, fruit and formula milk. • Haringey has a number of Children Centres located across the borough bringing together a range of services such as childcare, family support, health and education and information on local services. • Women who are pregnant or on maternity leave are unable to work for a set period of time and are likely to be in receipt of statutory maternity pay which may help to supplement their income. Where appropriate there will continue to be targeted signposting in place for those needing support with children such as the Child Poverty Action Group (CPAG), Family Action Group and referrals to the Sure Start Maternity Grant department of the DWP.
Protected characteristic: Marriage & Civil Partnership	

We do not collect detailed information about claimants' marriage and civil partnership status so the full impact on this characteristic is not known, however we have used the data we hold to make an estimate of the impact. 24% of claimants (excluding pensioners and those in receipt of certain disability premiums) have a partner	We will assist all customers who are facing difficulty in paying, by offering to try to alleviate any financial difficulties they may have. We hold drop-in sessions with people concerned about their ability to pay. We make extended arrangements to pay off the balance, extending into the following year if need be. We have utilised other methods of collection, such as payment direct from state benefits. We have signposted people to other sources of advice where impartial advice can be provided.
Child poverty	
• Approximately 36% of Haringey children are living in poverty (DWP 2014). • High risk groups include children in workless families; children in families with 4 or more children; children in single parent families; children of teenage mothers and BME children (national data shows that poverty rates are higher for all BME groups than for white families) • Our records show that 3,685 CTRS claimants (28%) have children under five	Child Poverty will be addressed through the Haringey 54,000 Programme with outcomes which include: • Ensuring all children in Haringey are safe and that they thrive and achieve. • Ensuring families can access a high quality educational offer. • Promoting resilient families by acting as a catalyst for a wide selection of high quality universal or targeted borough-based child and family activities. • Providing high quality safeguarding. It is recognised that there is a need to focus efforts on addressing child needs in a different way and Haringey departments are working on inclusive strategies that look to address this.
Households with dependent children	

• Over 56% of households have at least one child. • 6% of claimants have 3 or more dependents • Approximately 38% of affected claimant households are lone parents, most of whom are female.	In addition to the Child Poverty mitigation set out above, when calculating entitlement, all premiums, disregards and applicable amounts remain the same: ➢ Premiums are included in the Applicable Amount for all claimants where there are dependent children or qualifying young persons in the household. ➢ There will be no change to the applicable amount for 'non-passported' working-age (and pensioner) claimants which includes Premiums based on household composition as well as an additional Family Premium with more generous rates for lone parents and the disabled ➢ Capital belonging to a child or qualifying young person is fully disregarded ➢ Child Benefit and maintenance payments in respect of a child or qualifying young person are fully disregarded ➢ Child care costs are disregarded where appropriate ➢ More generous Applicable Amounts for 'non-passported', working-age and pensioner lone parents are given ➢ There is no change to the level of non-dependant deduction amounts. ➢ There is no change to the application of the deduction exemption for non-dependant students ➢ Protection from non-dependant deductions where Attendance Allowance and the Care Component of PIP are received by the claimant/partner(s) will continue. ➢ There is no change to Second Adult Rebate ➢ In support of the Government's initiative to promote working, provisions will continue to apply for 'non-passported' working-age claimants to delay/reduce the impact of stopping work as a result of pregnancy, maternity or paternity leave.
Unemployed (on maximum CTR entitlement)	
The continuation of the scheme will impact more on claimants who are currently not in work and claim maximum CTRS, this constitutes approximately 60%.	We will work with unemployed and people on low income to try to alleviate any financial difficulties they may have. We hold drop-in sessions with people concerned about their ability to pay. We make extended arrangements to pay off the balance, extending into the current year if need be. We have utilised other methods of collection, such as payment direct from state benefits. We have signposted people to other sources of advice where impartial advice can be provided. We encourage customers through Council employment and regeneration strategies and plans. The Tottenham Regeneration Programme is one of the core focuses of the Corporate Plan. It has people as its main objective focusing on job creation and the skilling of local people to enable them take up job opportunities. Claimants will continue to be signposted to employment and skills training programmes to enhance their

	employment opportunities.
Claimants by area of residence (east/west of the borough)	
• Census records show 67% of affected claimants reside in the east of the borough. • The high levels of claimants in the east correlate strongly with areas of multiple deprivation, most acute in the north-east of the borough.	Assistance for the unemployed and people on low income will continue to be addressed through various employment and regeneration strategies and plans. The Tottenham Regeneration Programme is one of the core focuses of the Haringey Corporate Plan. It has people as its main objective, focusing on job creation and the skilling of local people to enable them take up job opportunities. Through these strategies and plans the Council aims to tackle unemployment and worklessness especially in the more deprived east of the borough.
Homelessness	
Of those accepted as being unintentionally homeless and being in priority housing need in 2011/12: • 30% were young people aged 16 – 24; • 49% were Black or Black British; • Just over 50% were lone female parents Source: Haringey Council P1E returns	The requirement to pay Council Tax and therefore the ability to be eligible for Council Tax support is less prominent with this vulnerable group. However, it is recognised that this group will be disadvantaged by the other Welfare Reform changes. Haringey's Corporate Plan has the reduction and prevention of homelessness as a key priority objective with targets set against temporary accommodation placements and homelessness acceptances. Where appropriate there will continue to be targeted signposting in place for those presenting as homeless including organisations such as Crisis, No Second Night Out, Centrepoint, Alone in London, Causeway and CARIS (Christian Action and Response in Society). There has also been close working with the local Foodbanks in terms of physical support (assisting with shifts / managing donations) and claimant referrals, this will continue going forward.
Armed Forces Covenant - war pension and Armed Forces Compensation payment	
• 19 people in Haringey are in receipt of war disablement pension and are protected under the scheme.	In addition to the mandatory legislation that exists regarding the treatment of Armed Forces personnel (including Territorial Army personnel), Haringey are working with other boroughs on the development of an Armed Forces Community Covenant which targets support at those falling into this group. This could be in terms of housing, education, benefit entitlement, health and employment. • Income received from a war pension will continue to be disregarded when calculating entitlement
Welfare Reform Issues	
Many claimants of Council Tax Support are reliant on state benefits. The future of many benefits is under threat from the	It is recognised and understood that the Government's intent is to lift the poorest off benefits by supporting them into work and various initiative and incentives are in place to move towards this.

Governments stated requirement to cut £12 billion from the national welfare bill. Starting in 2016, there are plans to reduce Tax Credit thresholds, thus reducing the amount of Tax Credit due to claimants. Other changes will begin to take effect from April 2017 and later.	However the barriers in place relating to unemployment, deprivation, disability and homelessness prevent this move to self reliance and self support. It is not anticipated that these barriers would be immediately removed and claimants achieve self reliance as a result of this scheme. Their removal will form part of longer term plans and programmes aimed at assisting claimants so they become less reliant on benefit support. It is recognised and understood that these changes will have a detrimental affect on individuals and where possible signposting and targeted support will be offered to those in need. Although the government has proposed to reduce the level of Tax Credits paid from April 2016, we do not propose to change our scheme to say that these customers now need less money to live on. This means that no one will have to pay more than the existing 19.8% contribution towards their Council Tax. However, customers may have more difficulty in paying the 19.8% contribution, as they will have less family income to live on. We shall continue to support all customers who tell us that they will have difficulty in paying, by offering longer payment periods, and signposting to services which can help them find a way out of poverty. For the 2017/18 scheme, we may seek to conduct a thorough review of our scheme, in order that further changes to welfare benefits nationally, can be factored in, with a greater understanding of what we need to collect and how customers can be assisted to pay.

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	**What does this data include?**
	Prior to the scheme being approved by Full Council in January 2013, public consultation took place between 22 August and 19 November 2012 asking respondents about the following key areas: • Whether they agreed with the four key proposals in the Council's draft Local Scheme • Whether there were any groups that should be protected by the Scheme • Whether there were any other comments they wanted to make about the proposed Scheme The outcomes of this consultation were fed into the approved scheme and

	led to the recommendation to protect claimants in receipt of certain disability premiums. As the scheme is not changing for 2016/17 there is no requirement to re-consult. Claimants will be informed with their annual Council Tax bill, that the scheme is continuing without change. The bill will also include information about the different ways to pay and advice about what to do if they think they will have difficulty paying. All Revenues, Benefits and Customer Services staff who deal with claimants either face to face, on the phone or in the Back Office when processing applications have been trained in assisting claimants who tell us they will have difficulty paying. Scripts and IT systems have been appropriately updated. Refresher briefings will be given and will incorporate any other appropriate Welfare Reform updates. All data connected to the Council Tax Reduction Scheme, including collection levels, is reviewed and monitored on a regular basis. The Scheme has to be reviewed each year and monitoring data will always be used to assess whether it should be amended or not.

Stage 8 - Final impact analysis
We recommend that the Council Tax Reduction Scheme continues unchanged for 2016/17. In addition to protection for pensioners, it is recommended that the scheme continues to protect claimants in receipt of specified disability benefits. We cannot afford to further protect any other claimants. Around 46% of Council Tax Reduction claimants will be expected to pay towards their Council Tax – an average of £4.28 per claimant per week. The Council is under severe financial pressure and unable to further fund changes to the Council Tax Reduction Scheme. Actions are in place to reduce possible hardship to working age claimants and families with dependents. We will make arrangements to extend the payment period, and reduce payment amounts where possible. We will signpost affected customers to services which can best assist them to help themselves out of financial difficulty. We also

plan to undertake significant analysis of the effect of welfare reform and debt on our community, which will in future enable us to better support our residents. This is consistent with government intentions that people dependent on state benefits are assisted towards work, and making work pay.

We will continue to monitor the impact of the scheme in terms of individual hardship and collection rates, and where necessary make arrangements which meet the needs of the individuals yet achieve collection objectives.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director		Date of review	
Review approved by Director / Assistant Director		Date of review	

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council's policy.

Appendix A

Category	All Council Tax Reduction Scheme claimants	Impacted by Scheme (excluding pensioners and those in receipt of certain disability premiums)	% All Council Tax Reduction Scheme claimants	% Impacted by Scheme (excluding pensioners and those in receipt of certain disability premiums)	Borough of Haringey (where applicable)
Households	28,951	13,335	100%	46%	101,900
Claimant Age					Mid-yr estimate 2012
18-24	545	485	2%	4%	9%
25-44	8,555	6,778	30%	51%	39%
45-59	9,109	5,456	31%	41%	17%
60-64	2,072	604	7%	4%	4%
65+	8,667	12	30%	0%	9%
Dependents Age					Mid-yr estimate 2012
Those with dependants aged 1 and under	1,419	1307	5%	10%	
Those with dependants aged 5 and under	4,131	3685	14%	28%	
Those with dependants aged under 16	9,144	7,463	32%	56%	21%
Those with more than 3 dependants	1,020	828	4%	6%	
Count of all lone parents with dependants	6,122	5,074	21%	38%	10% (Census 2001)
Disability (based on modelling tool which counts claimants who had been awarded a disability premium as at September 2015)					Nomis (Feb 2012)
No	24,930	14,475	86%	100%	92%
Yes	4,021	0	14%		8%
Gender					Mid-yr estimate 2012
Male	11,456	4,630	40%	35%	50%
Female	16,895	8,384	58%	62%	50%
Unknown	600	320	Excluded (2%)	Excluded (2%)	
Ethnicity	(12,000 records had an ethnicity recorded in the 2011 Census)				Census 2011
White British	798	339	20%	16%	35%
Other White	1,213	657	31%	31%	23%
Non White	1,901	1109	49%	53%	42%
Unknown	25,039	11,230	excluded	excluded	

* **Source: i-World (Revenue and Benefits IT system) September 2015**

London Borough of Haringey
Council Tax Reduction Scheme

Introduction

This scheme is based on the Council Tax Support Schemes (Default Scheme) Regulations 2012 and incorporates the statutory obligations detailed in the Council Tax Support Schemes (Prescribed Requirements) (England) Regulations 2012.

Certain elements of the Default Scheme have been removed or amended within this scheme and apply solely to persons who have not reached the qualifying age for state pension credit.

This scheme will be amended to take into account any circumstances subsequently identified, through government statute. This scheme will be treated as having been amended to accommodate any changes the government may make to The Prescribed Requirements. Where references are made to the Prescribed Requirements or Default Scheme, these will relate to the most recently published edition of those documents. Where either is revoked, the last published version(s) will apply.

Features of the scheme

Key changes from the Default Scheme (of which apply to persons who have not reached the qualifying age for state pension credit) are as follows:

- Applicants of working-age will have their Council Tax support assessed against 80.2% of their council tax liability
- Applicants in receipt of certain disability benefits and premiums will receive protection from the above measure. These applicants will have their Council Tax support assessed against 100% of their council tax liability
- A minimum weekly Council Tax Support award of £1 has been introduced
- A new capital savings limit of £10,000 has been introduced
- Child benefit and war pensions will be fully disregarded when calculating entitlement for all applicants
- The maximum period for backdating claims shall be 6 months
- Any change of circumstance which is advantageous to council tax support entitlement and reported by the applicant outside one month, will take effect from the date on which it is reported

Application, appeals, revisions and superseded decisions

Provisions at Part 3 and Schedule 1 of this scheme set out how applications for a Council Tax Reduction must be made and how appeals are to be made to the authority.

General administration of the scheme

Apart from where statutorily required, advice of any award granted, removed or revised will be by an adjustment to the council tax bill and the bill itself will be the formal notification. Haringey Council reserves the right to include additional notifications.

Any excess award of Council Tax Reduction will be rectified by the amount being recovered by an adjustment to the council tax bill.

Uprating

This scheme proposes that any figures set out in the scheme may be uprated, to take effect on 1st April each year following the commencement of the scheme, by the consumer price index, set out in the preceding September, or by the rate used by the government in the determination of income support or universal credit.

Data sharing, fraud and error

Information provided by applicants will be used by Haringey Council to process applications for Council Tax Reductions. Information may also be shared internally to facilitate the processing of applications.

Information provided by applicants will also be used by Haringey Council for the prevention and detection of fraud and may also be shared with external and internal bodies responsible for auditing or administering public funds for these purposes.

Haringey Council is the data controller for the purposes of the Data Protection Act.

Penalties

Haringey Council has a responsibility to protect taxpayers and the public purse by effectively fighting fraud. The Council takes all forms of fraud seriously and will take action to recover any money that has been claimed based on false information, a failure to provide (disclose) information or a failure to notify a change of circumstances, possession or supply of articles for use in fraud or more generally obtaining services dishonestly. Such action could include a civil penalty and/or prosecution.

Haringey Council is committed to developing a culture of honesty, and zero tolerance to fraud. Individuals can anonymously notify the Council of a potential fraud.

To report all cases of fraud or corruption please call Fraudwatch on Freephone 0500 500 777

Alternatively please contact:

Audit and Risk Management can be contacted at:
Level 1,Alexandra House,
10 Station Road, Wood Green,
London, N22 7TR
Telephone: 020 8489 3768

Email: fraudcall@haringey.gov.uk

London Borough of Haringey
Council Tax Reduction Scheme

This Scheme is based upon the Council Tax Reduction Schemes (Default Scheme) (England) Regulations 2012 (SI 2012/2886)

Application

The Scheme set out below is the reduction scheme for the London Borough of Haringey pursuant to section 13A(2) Local Government Finance Act 1992, approved on [INSERT DATE].

These rules may be cited as the Council Tax Reduction Scheme 2016 and come into force on 1 April 2016. These rules are decided by and apply to Haringey Council.

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Part 1
Introduction

Introduction

1

This scheme relates to the financial year beginning with 1st April 2016 and may be cited as the London Borough of Haringey Council Tax Reduction Scheme.

Part 2
Interpretation

Interpretation

2

(1) In this scheme--

"the 1992 Act" means the Local Government Finance Act 1992;

"Abbeyfield Home" means an establishment run by the Abbeyfield Society including all bodies corporate or unincorporated which are affiliated to that society;

"adoption leave" means a period of absence from work on ordinary or additional adoption leave by virtue of section 75A or 75B of the Employment Rights Act 1996;

"an AFIP" means an armed forces independence payment payable in accordance with an armed and reserve forces compensation scheme established under section 1(2) of the Armed Forces (Pensions and Compensation) Act 2004;

"alternative maximum council tax reduction" means the amount determined in accordance with paragraph 31 and Schedule 4;

"applicable amount" means--

(a) in relation to a pensioner, the amount calculated in accordance with paragraph 25 and Schedule 2, and

(b) in relation to a person who is not a pensioner, the amount calculated in accordance with--

(i) paragraph 26 and Schedule 3; or

(ii) paragraph 28,

as the case may be;

"applicant" means a person who has made an application;

"application" means an application for a reduction under this scheme;

"assessment period" means--

(a) in relation to pensioners--

(i) in relation to the earnings of a self-employed earner, the period determined in accordance with paragraph 43 for the purpose of calculating the weekly earnings of the applicant; or

(ii) in relation to any other income, the period determined in accordance with paragraph 40 for the purpose of calculating the weekly income of the applicant;

(b) in relation to persons who are not pensioners, such period as is set out in paragraphs 47 to 49 over which income falls to be calculated;

"attendance allowance" means--

(a) an attendance allowance under Part 3 of the SSCBA;

(b) an increase of disablement pension under section 104 or 105 of that Act;

(c) a payment by virtue of article 14, 15, 16, 43 or 44 of the Personal Injuries (Civilians) Scheme 1983 or any analogous payment; or

(d) any payment based on need for attendance which is paid as part of a war disablement pension;

"the authority" means the London Borough of Haringey by virtue of paragraph 4(6) of Schedule 1A to the 1992 Act;

"basic rate" has the meaning given by the Income Tax Act 2007;

"the benefit Acts" means the SSCBA, the Jobseekers Act 1995, the State Pension Credit Act 2002 and the Welfare Reform Act 2007;

"board and lodging accommodation" means accommodation provided to a person or, if he is a member of a family, to him or any other member of his family, for a charge which is inclusive of the provision of that accommodation and at least some cooked or prepared meals which both are cooked or prepared (by a person other than the person to whom the accommodation is provided or a member of his family) and are consumed in that accommodation or associated premises;

"care home" has the meaning given by section 3 of the Care Standards Act 2000 and in Scotland means a care home service within the meaning given by section 2(3) of the Regulation of Care (Scotland) Act 2001 and in Northern Ireland means a nursing home within the meaning of Article 11 of the Health and Personal Social Services (Quality, Improvement and Regulation) (Northern Ireland) Order 2003 or a residential care home within the meaning of Article 10 of that Order;

"the Caxton Foundation" means the charitable trust of that name established on 28th March 2011 out of funds provided by the Secretary of State for the benefit of certain persons suffering from hepatitis C and other persons eligible for payment in accordance with its provisions;

"child" means a person under the age of 16;

"child benefit" has the meaning given by section 141 of the SSCBA;

"child tax credit" means a child tax credit under section 8 of the Tax Credits Act 2002;

"close relative" means a parent, parent-in-law, son, son-in-law, daughter, daughter-in-law, step-parent, step-son, step-daughter, brother, sister, or if any of the preceding persons is one member of a couple, the other member of that couple;

"concessionary payment" means a payment made under arrangements made by the Secretary of State with the consent of the Treasury which is charged either to the National Insurance Fund or to a Departmental Expenditure Vote to which payments of benefit or tax credits under the benefit Acts or the Tax Credits Act 2002 are charged;

"contributory employment and support allowance" means a contributory allowance under Part 1 of the Welfare Reform Act 2007 as amended by the provisions of Schedule 3, and Part 1 of Schedule 14, to the Welfare Reform Act 2012 that remove references to an income related allowance and a contributory

allowance under Part 1 of the Welfare Reform Act 2007 as that Part has effect apart from those provisions;

"council tax benefit" means council tax benefit under Part 7 of the SSCBA;

"couple" has the meaning given by paragraph 4;

"designated office" means the office of the authority designated by it for the receipt of applications--

(a) by notice upon or with a form supplied by it for the purpose of making an application; or

(b) by reference upon or with such a form to some other document available from it and sent by electronic means or otherwise on application and without charge; or

(c) by any combination of the provisions set out in paragraphs (a) and (b);

"disability living allowance" means a disability living allowance under section 71 of the SSCBA;

"earnings" has the meaning given by paragraph 41, 44, 51 or 53 as the case may be;

"the Eileen Trust" means the charitable trust of that name established on 29th March 1993 out of funds provided by the Secretary of State for the benefit of persons eligible for payment in accordance with its provisions;

"electronic communication" has the same meaning as in section 15(1) of the Electronic Communications Act 2000;

"employed earner" is to be construed in accordance with section 2(1)(a) of the SSCBA and also includes a person who is in receipt of a payment which is payable under any enactment having effect in Northern Ireland and which corresponds to statutory sick pay or statutory maternity pay;

"the Employment, Skills and Enterprise Scheme" means a scheme under section 17A (schemes for assisting persons to obtain employment: "work for your benefit" schemes etc) of the Jobseekers Act 1995 known by that name and provided pursuant to arrangements made by the Secretary of State that is designed to assist claimants for job-seekers allowance to obtain employment, including self-employment, and which may include for any individual work-related activity (including work experience or job search);

"employment zone" means an area within Great Britain designated for the purposes of section 60 of the Welfare Reform and Pensions Act 1999 and an "employment zone programme" means a programme established for such an area or areas designed to assist claimants for a jobseeker's allowance to obtain sustainable employment;

"enactment" includes an enactment comprised in, or in an instrument made under, an Act of the Scottish Parliament or the National Assembly for Wales;

"extended reduction" means a reduction under this scheme for which a person is eligible under Part 12 (extended reductions);

"extended reduction period" means the period for which a person is in receipt of an extended reduction in accordance with paragraph 89, 96 or 101;

"extended reduction (qualifying contributory benefits)" means a reduction under this scheme for which a person is eligible in accordance with paragraph 88 or 95;

"family" has the meaning given by paragraph 6;

"the Fund" means moneys made available from time to time by the Secretary of State for the benefit of persons eligible for payment in accordance with the provisions of a scheme established by him on 24th April 1992 or, in Scotland, on 10th April 1992;

"guarantee credit" is to be construed in accordance with sections 1 and 2 of the State Pension Credit Act 2002;

"a guaranteed income payment" means a payment made under article 15(1)(c) (injury benefits) or 29(1)(a) (death benefits) of the Armed Forces and Reserve Forces (Compensation Scheme) Order 2011;

"housing benefit" means housing benefit under Part 7 of the SSCBA;

"an income-based jobseeker's allowance" and "a joint-claim jobseeker's allowance" have the meanings given by section 1(4) of the Jobseekers Act 1995;

"income-related employment and support allowance" means an income-related allowance under Part 1 of the Welfare Reform Act 2007;

"independent hospital"--

(a) in England means a hospital as defined by section 275 of the National Health Service Act 2006 that is not a health service hospital as defined by that section;

(b) in Wales has the meaning given by section 2 of the Care Standards Act 2000; and

(c) in Scotland means an independent health care service as defined by section 10F of the National Health Service (Scotland) Act 1978;

"the Independent Living Fund (2006)" means the Trust of that name established by a deed dated 10th April 2006 and made between the Secretary of State for Work and Pensions of the one part and Margaret Rosemary Cooper, Michael Beresford Boyall and Marie Theresa Martin of the other part;

"invalid carriage or other vehicle" means a vehicle propelled by a petrol engine or by electric power supplied for use on the road and to be controlled by the occupant;

"the London Bombings Relief Charitable Fund" means the company limited by guarantee (number 5505072), and registered charity of that name established on 11th July 2005 for the purpose of (amongst other things) relieving sickness, disability or financial need of victims (including families or dependants of victims) of the terrorist attacks carried out in London on 7th July 2005;

"lone parent" means a person who has no partner and who is responsible for and a member of the same household as a child or young person;

"the Macfarlane (Special Payments) Trust" means the trust of that name, established on 29th January 1990 partly out of funds provided by the Secretary of State, for the benefit of certain persons suffering from haemophilia;

"the Macfarlane (Special Payments) (No 2) Trust" means the trust of that name, established on 3rd May 1991 partly out of funds provided by the Secretary of State, for the benefit of certain persons suffering from haemophilia and other beneficiaries;

"the Macfarlane Trust" means the charitable trust, established partly out of funds provided by the Secretary of State to the Haemophilia Society, for the relief of poverty or distress among those suffering from haemophilia;

"main phase employment and support allowance" means an employment and support allowance where the calculation of the amount payable in respect of the applicant includes a component under section 2(1)(b) or 4(2)(b) of the Welfare Reform Act 2007 except in Part 1 of Schedule 3;

"maternity leave" means a period during which a woman is absent from work because she is pregnant or has given birth to a child, and at the end of which she has a right to return to work either under the terms of her contract of employment or under Part 8 of the Employment Rights Act 1996;

"maximum council tax reduction amount" means the amount determined in accordance with paragraph 29;

"member of a couple" means a member of a married or unmarried couple;

"MFET Limited" means the company limited by guarantee (number 7121661) of that name, established for the purpose in particular of making payments in accordance with arrangements made with the Secretary of State to persons who have acquired HIV as a result of treatment by the NHS with blood or blood products;

"mobility supplement" means--

(a) in relation to pensioners, a supplement to which paragraph 5(1)(a)(vii) of Schedule 5 refers;

(b) in relation to persons who are not pensioners, a supplement to which paragraph 13 of Schedule 8 refers;

"mover" means an applicant who changes the dwelling in which the applicant is resident, and in respect of which the applicant is liable to pay council tax, from a dwelling in the area of the authority to a dwelling in the area of a second authority;

"net earnings" means such earnings as are calculated in accordance with paragraph 42 or 52, as the case may be;

"net profit" means such profit as is calculated in accordance with paragraph 61;

"new dwelling" means, for the purposes of the definition of "second authority" and paragraphs 91, 98 and 103, the dwelling to which an applicant has moved, or is about to move, in which the applicant will be resident;

"non-dependant" has the meaning given by paragraph 9;

"occasional assistance" means any payment or provision made by a local authority, the Welsh Ministers or the Scottish Ministers for the purposes of--

(a) meeting, or helping to meet an immediate short-term need--

(i) arising out of an exceptional event or exceptional circumstances, or

(ii) that needs to be met to avoid a risk to the well-being of an individual, and

(b) enabling qualifying individuals to establish or maintain a settled home, and--

(i) "local authority" has the meaning given by section 270(1) of the Local Government Act 1972; and

(ii) "qualifying individuals" means individuals who have been, or without the assistance might otherwise be--

(aa) in prison, hospital, an establishment providing residential care or other institution, or

(bb) homeless or otherwise living an unsettled way of life;

and "local authority" means a local authority in England within the meaning of the Local Government Act 1972;

"occupational pension" means any pension or other periodical payment under an occupational pension scheme but does not include any discretionary payment out of a fund established for relieving hardship in particular cases;

"occupational pension scheme" has the same meaning as in section 1 of the Pension Schemes Act 1993;

"partner", in relation to a person, means--

(a) where that person is a member of a couple, the other member of that couple;

(b) subject to paragraph (c), where that person is polygamously married to two or more members of his household, any such member to whom he is married; or

(c) where that person is polygamously married and has an award of universal credit with the other party to the earliest marriage that still subsists, that other party to the earliest marriage;

"paternity leave" means a period of absence from work on ordinary paternity leave by virtue of section 80A or 80B of the Employment Rights Act 1996 or on additional paternity leave by virtue of section 80AA or 80BB of that Act;

"pension fund holder" means with respect to a personal pension scheme or an occupational pension scheme, the trustees, managers or scheme administrators, as the case may be, of the scheme concerned;

"pensionable age" has the meaning given by the rules in paragraph 1 of Schedule 4 to the Pensions Act 1995;

"pensioner" has the meaning given by paragraph 3(2)(a);

"person on income support" means a person in receipt of income support;

"person treated as not being in Great Britain" has the meaning given by paragraph 21;

"person who is not a pensioner" has the meaning given by paragraph 3(2)(b);

"personal independence payment" has the meaning given by Part 4 of the Welfare Reform Act 2012;

"personal pension scheme" means--

(a) a personal pension scheme as defined by section 1 of the Pension Schemes Act 1993;

(b) an annuity contract or trust scheme approved under section 620 or 621 of the Income and Corporation Taxes Act 1988 or a substituted contract within the meaning of section 622(3) of that Act which is treated as having become a registered pension scheme by virtue of paragraph 1(1)(f) of Schedule 36 to the Finance Act 2004;

(c) a personal pension scheme approved under Chapter 4 of Part 14 of the Income and Corporation Taxes Act 1988 which is treated as having become a registered pension scheme by virtue of paragraph 1(1)(g) of Schedule 36 to the Finance Act 2004;

"policy of life insurance" means any instrument by which the payment of money is assured on death (except death by accident only) or the happening of any contingency dependent on human life, or any instrument evidencing a contract which is subject to payment of premiums for a term dependent on human life;

"polygamous marriage" means any marriage to which paragraph 5 applies;

"qualifying age for state pension credit" means (in accordance with section 1(2)(b) and (6) of the State Pension Credit Act 2002)--

(a) in the case of a woman, pensionable age; or

(b) in the case of a man, the age which is pensionable age in the case of a woman born on the same day as the man;

"qualifying contributory benefit" means--

(a) severe disablement allowance;

(b) incapacity benefit;

(c) contributory employment and support allowance;

"qualifying income-related benefit" means--

(a) income support;

(b) income-based jobseeker's allowance;

(c) income-related employment and support allowance;

"qualifying person" means a person in respect of whom payment has been made from the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the London Bombings Relief Charitable Fund;

"reduction week" means a period of seven consecutive days beginning with a Monday and ending with a Sunday;

"relative" means a close relative, grandparent, grandchild, uncle, aunt, nephew or niece;

"relevant week", in relation to any particular day, means the week within which the day in question falls;

"remunerative work" has the meaning given by paragraph 10;

"rent" means "eligible rent" to which regulation 12 of the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006 refer, less any deductions in respect of non-dependants which fall to be made under paragraph 30 (non-dependant deductions);

"savings credit" is to be construed in accordance with sections 1 and 3 of the State Pension Credit Act 2002;

"second authority" means the authority to which a mover is liable to make payments for the new dwelling;

"self-employed earner" is to be construed in accordance with section 2(1)(b) of the SSCBA;

"self-employment route" means assistance in pursuing self-employed earner's employment whilst participating in--

(a) an employment zone programme;

(b) a programme provided by or under arrangements made pursuant to section 2 of the Employment and Training Act 1973 (functions of the Secretary of State) or section 2 of the Enterprise and New Towns (Scotland) Act 1990 (functions in relation to training for employment, etc); or

(c) the Employment, Skills and Enterprise Scheme;

"single applicant" means an applicant who neither has a partner nor is a lone parent;

"the Skipton Fund" means the ex-gratia payment scheme administered by the Skipton Fund Limited, incorporated on 25th March 2004, for the benefit of certain persons suffering from hepatitis C and other persons eligible for payment in accordance with the scheme's provisions;

"sports award" means an award made by one of the Sports Councils named in section 23(2) of the National Lottery etc Act 1993 out of sums allocated to it for distribution under that section;

"the SSCBA" means the Social Security Contributions and Benefits Act 1992;

"state pension credit" means state pension credit under the State Pension Credit Act 2002;

"student" has the meaning given by paragraph 73;

"tax year" means a period beginning with 6th April in one year and ending with 5th April in the next;

"training allowance" means an allowance (whether by way of periodical grants or otherwise) payable--

(a) out of public funds by a Government department or by or on behalf of the Secretary of State, Skills Development Scotland, Scottish Enterprise or Highlands and Islands Enterprise, the Chief Executive of Skills Funding or the Welsh Ministers;

(b) to a person for his maintenance or in respect of a member of his family; and

(c) for the period, or part of the period, during which he is following a course of training or instruction provided by, or in pursuance of arrangements made with, that department or approved by that department in relation to him or so provided or approved by or on behalf of the Secretary of State, Skills Development Scotland, Scottish Enterprise or Highlands and Islands Enterprise or the Welsh Ministers,

but it does not include an allowance paid by any Government department to or in respect of a person by reason of the fact that he is following a course of full-time education, other than under arrangements made under section 2 of the Employment and Training Act 1973, or is training as a teacher;

"the Trusts" (except where the context otherwise requires) means the Macfarlane Trust, the Macfarlane (Special Payments) Trust and the Macfarlane (Special Payments) (No 2) Trust and "Trustees" is to be construed accordingly;

"universal credit" has the meaning given by section 1 of the Welfare Reform Act 2012;

"voluntary organisation" means a body, other than a public or local authority, the activities of which are carried on otherwise than for profit;

"war disablement pension" means any retired pay or pension or allowance payable in respect of disablement under an instrument specified in section 639(2) of the Income Tax (Earnings and Pensions) Act 2003;

"war pension" means a war disablement pension, a war widow's pension or a war widower's pension;

"war widow's pension" means any pension or allowance payable to a woman as a widow under an instrument specified in section 639(2) of the Income Tax (Earnings and Pensions) Act 2003 in respect of the death or disablement of any person;

"war widower's pension" means any pension or allowance payable to a man as a widower or to a surviving civil partner under an instrument specified in section 639(2) of the Income Tax (Earnings and Pensions) Act 2003 in respect of the death or disablement of any person;

"water charges" means--

(a) as respects England and Wales, any water and sewerage charges under Chapter 1 of Part 5 of the Water Industry Act 1991,

(b) as respects Scotland, any water and sewerage charges established by Scottish Water under a charges scheme made under section 29A of the Water Industry (Scotland) Act 2002,

in so far as such charges are in respect of the dwelling which a person occupies as his home;

"working tax credit" means a working tax credit under section 10 of the Tax Credits Act 2002;

"young person" means a person who falls within the definition of qualifying young person in section 142 of the SSCBA.

(2) In this scheme, where an amount is to be rounded to the nearest penny, a fraction of a penny must be disregarded if it is less than half a penny and must otherwise be treated as a whole penny.

(3) For the purpose of this scheme, a person is on an income-based jobseeker's allowance on any day in respect of which an income-based jobseeker's allowance is payable to him and on any day--

(a) in respect of which he satisfies the conditions for entitlement to an income-based jobseeker's allowance but where the allowance is not paid because of a reduction in accordance with section 19 or 19A or regulations made under section 17A or 19B of the Jobseekers Act 1995 (circumstances in which a jobseeker's allowance is not payable);

(b) which is a waiting day for the purposes of paragraph 4 of Schedule 1 to that Act and which falls immediately before a day in respect of which an income-based jobseeker's allowance is payable to him or would be payable to him but for section 19 or 19A or regulations made under section 17A or 19B of that Act; or

(c) in respect of which an income-based jobseeker's allowance would be payable but for a restriction imposed pursuant to section 6B, 7, 8 or 9 of the Social Security Fraud Act 2001 (loss of benefit provisions).

(4) For the purposes of this scheme, a person is on an income-related employment and support allowance on any day in respect of which an income-related employment and support allowance is payable to him and on any day--

(a) in respect of which he satisfies the conditions for entitlement to an income-related employment and support allowance but where the allowance is not paid in accordance with section 18 of the Welfare Reform Act 2007 (disqualification); or

(b) which is a waiting day for the purposes of paragraph 2 of Schedule 2 to that Act (employment and support allowance: supplementary provisions) and which falls immediately before a day in respect of which an income-related employment and support allowance is payable to him or would be payable to him but for section 18 of that Act.

(5) For the purposes of this scheme, two persons must be taken to be estranged only if their estrangement constitutes a breakdown of the relationship between them.

(6) In this scheme, references to any person in receipt of state pension credit includes a person who would be in receipt of state pension credit but for regulation 13 of the State Pension Credit Regulations 2002 (small amounts of state pension credit).

(7) In this scheme, references to a person in class A, B or C (as the case may be) is a reference to class A, B or C described in paragraphs 13-15 of Part 4.

(8) References in this scheme to an applicant participating as a service user are to-

(a) a person who is being consulted by or on behalf of-

(i) a body which has a statutory duty to provide services in the field of health, social care or social housing; or

(ii) a body which conducts research or undertakes monitoring for the purpose of planning or improving such services,

in their capacity as a user, potential user, carer of a user or person otherwise affected by the provision of those services; or

(b) the carer of a person consulted as described in sub-paragraph (a) where the carer is not being consulted as described in that sub-paragraph.

Application of scheme: pensioners and persons who are not pensioners

3

(1) This scheme applies to--

(a) pensioners who fall within any of classes A to C; and

(b) persons who are not pensioners who fall within any of classes D to F.

(2) In this scheme--

(a) a person is a "pensioner" if--

(i) he has attained the qualifying age for state pension credit; and

(ii) he is not, and, if he has a partner, his partner is not--

(aa) a person on income support, on an income-based jobseeker's allowance or on an income-related employment and support allowance, or

(bb) a person with an award of universal credit; and

(b) a person is a "person who is not a pensioner" if--

(i) he has not attained the qualifying age for state pension credit; or

(ii) he has attained the qualifying age for state pension credit and he, or if he has a partner, his partner, is--

(aa) a person on income support, on an income-based jobseeker's allowance or on an income-related employment and support allowance, or

(bb) a person with an award of universal credit.

Meaning of "couple"

4

(1) In this scheme "couple" means--

(a) a man and woman who are married to each other and are members of the same household;

(b) a man and woman who are not married to each other but are living together as husband and wife;

(c) two people of the same sex who are civil partners of each other and are members of the same household; or

(d) two people of the same sex who are not civil partners of each other but are living together as if they were civil partners.

(2) Two people of the same sex are to be treated as living together as if they were civil partners if, and only if, they would be treated as living together as husband and wife were they of opposite sexes.

Polygamous marriages

5

(1) This paragraph applies to any case where--

(a) a person is a husband or wife by virtue of a marriage entered into under a law which permits polygamy; and

(b) either party to the marriage has for the time being any spouse additional to the other party.

(2) For the purposes of paragraph 4 (meaning of "couple") neither party to the marriage is to be taken to be a member of a couple.

Meaning of "family"

6

(1) In this scheme "family" means--

(a) a couple;

(b) a couple and a member of the same household for whom one of them is or both are responsible and who is a child or a young person; or

(c) a person who is not a member of a couple and a member of the same household for whom that person is responsible and who is a child or a young person.

(2) The references to a child or young person in sub-paragraph (1)(b) and (c) include a child or young person in respect of whom section 145A of the SSCBA applies for the purposes of entitlement to child benefit, but only for the period prescribed under section 145A(1).

(3) The references to a young person in sub-paragraph (1)(b) and (c) do not include a young person who is--

(a) on income support, an income-based jobseeker's allowance or an income-related employment and support allowance, or has an award of universal credit;

(b) a person to whom section 6 of the Children (Leaving Care) Act 2000 (exclusion from benefits) applies; or

(c) entitled to an award of universal credit.

Circumstances in which a person is to be treated as responsible or not responsible for another

7

(1) A person is to be treated as responsible for a child or young person who is normally living with him, including a child or young person to whom paragraph 6(2) applies.

(2) Where a child or young person spends equal amounts of time in different households, or where there is a question as to which household he is living in, the child or young person must be treated for the purposes of sub-paragraph (1) as normally living with--

(a) the person who is receiving child benefit in respect of that child or young person, or

(b) if there is no such person--

(i) where only one claim for child benefit has been made in respect of him, the person who made that claim, or

(ii) in any other case the person who has the primary responsibility for him.

(3) For the purposes of this scheme a child or young person is the responsibility of only one person in any reduction week and any person other than the one treated as responsible for the child or young person under this paragraph is to be treated as not so responsible.

Households

8

(1) Subject to sub-paragraphs (2) and (3), an applicant and any partner and, where the applicant or his partner is treated (by virtue of paragraph 7) as responsible for a child or young person, that child or young person and any child of that child or young person, are to be treated as members of the same household notwithstanding that any of them is temporarily absent from that household.

(2) A child or young person is not be treated as a member of the applicant's household where he is--

(a) placed with the applicant or his partner by a local authority under section 22C or 23(2)(a) of the Children Act 1989 or by a voluntary organisation under section 59(1)(a) of that Act, or in Scotland boarded out or placed with the applicant or his partner under a relevant enactment; or

(b) placed, or in Scotland boarded out, with the applicant or his partner prior to adoption; or

(c) placed for adoption with the applicant or his partner in accordance with the Adoption and Children Act 2002 or the Adoption Agencies (Scotland) Regulations 2009 or the Adoption (Northern Ireland) Order 1987.

(3) Subject to sub-paragraph (4), sub-paragraph (1) does not apply to a child or young person who is not living with the applicant and who--

(a) is being looked after by, or in Scotland is in the care of, a local authority under a relevant enactment; or

(b) has been placed, or in Scotland boarded out, with a person other than the applicant prior to adoption; or

(c) has been placed for adoption in accordance with the Adoption and Children Act 2002 or the Adoption Agencies (Scotland) Regulations 2009.

(4) The authority must treat a child or young person to whom sub-paragraph (3)(a) applies as being a member of the applicant's household in any reduction week where--

(a) that child or young person lives with the applicant for part or all of that reduction week; and

(b) the authority considers that it is reasonable to do so taking into account the nature and frequency of that child's or young person's visits.

(5) In this paragraph "relevant enactment" means--

(a) the Army Act 1955;

(b) the Air Force Act 1955;

(c) the Naval Discipline Act 1957;

(d) the Matrimonial Proceedings (Children) Act 1958;

(e) the Social Work (Scotland) Act 1968;

(f) the Family Law Reform Act 1969;

(g) the Children and Young Persons Act 1969;

(h) the Matrimonial Causes Act 1973;

(i) the Children Act 1975;

(j) the Domestic Proceedings and Magistrates' Courts Act 1978;

(k) the Adoption and Children (Scotland) Act 2007;

(l) the Family Law Act 1986;

(m) the Children Act 1989;

(n) the Children (Scotland) Act 1995;

(na) the Children's Hearings (Scotland) Act 2011; and

(o) the Legal Aid, Sentencing and Punishment of Offenders Act 2012.

Non-dependants

9

(1) In this scheme, "non-dependant" means any person, except someone to whom sub-paragraph (2) applies, who normally resides with an applicant or with whom an applicant normally resides.

(2) This paragraph applies to--

(a) any member of the applicant's family;

(b) if the applicant is polygamously married--

(i) where the applicant has (alone or jointly with his partner) an award of universal credit, any--

(aa) party to such a marriage other than the applicant's partner; and

(bb) any child or young person who is a member of his household and for whom he or his partner or another party to the polygamous marriage is responsible; or

(ii) in any other case, any partner of his and any child or young person who is a member of his household and for whom he or one of his partners is responsible;

(c) a child or young person who is living with the applicant but who is not a member of his household by virtue of paragraph 8 (households);

(d) subject to sub-paragraph (3), any person who, with the applicant, is jointly and severally liable to pay council tax in respect of a dwelling for any day under section 6 or 7 of the 1992 Act (persons liable to pay council tax);

(e) subject to sub-paragraph (3), any person who is liable to make payments on a commercial basis to the applicant or the applicant's partner in respect of the occupation of the dwelling;

(f) a person who lives with the applicant in order to care for him or a partner of his and who is engaged by a charitable or voluntary organisation which makes a charge to the applicant or his partner for the services provided by that person.

(3) Excepting persons to whom sub-paragraph (2)(a) to (c) and (f) refer, a person to whom any of the following paragraphs applies is a non-dependant--

(a) a person who resides with the person to whom he is liable to make payments in respect of the dwelling and either--

(i) that person is a close relative of his or his partner; or

(ii) the tenancy or other agreement between them is other than on a commercial basis;

(b) a person whose liability to make payments in respect of the dwelling appears to the authority to have been created to take advantage of a council tax reduction scheme except someone who was, for any period within the eight weeks prior to the creation of the agreement giving rise to the liability to make such payments, otherwise liable to make payments of rent in respect of the same dwelling;

(c) a person who becomes jointly and severally liable with the applicant for council tax in respect of a dwelling and who was, at any time during the period of eight weeks prior to his becoming so liable, a non-dependant of one or more of the other residents in that dwelling who are so liable for the tax, unless the change giving rise to the new liability was not made to take advantage of a council tax reduction scheme.

Remunerative work

10

(1) Subject to the following provisions of this paragraph, a person must be treated for the purposes of this scheme as engaged in remunerative work if he is engaged, or, where his hours of work fluctuate, he is engaged on average, for not less than 16 hours a week, in work for which payment is made or which is done in expectation of payment.

(2) Subject to sub-paragraph (3), in determining the number of hours for which a person is engaged in work where his hours of work fluctuate, regard must be had to the average of hours worked over--

(a) if there is a recognisable cycle of work, the period of one complete cycle (including, where the cycle involves periods in which the person does no work, those periods but disregarding any other absences);

(b) in any other case, the period of 5 weeks immediately prior to the date of application, or such other length of time as may, in the particular case, enable the person's weekly average hours of work to be determined more accurately.

(3) Where, for the purposes of sub-paragraph (2)(a), a person's recognisable cycle of work at a school, other educational establishment or other place of employment is one year and includes periods of school holidays or similar vacations during which he does not work, those periods and any other periods not forming part of such holidays or vacations during which he is not required to work must be disregarded in establishing the average hours for which he is engaged in work.

(4) Where no recognisable cycle has been established in respect of a person's work, regard must be had to the number of hours or, where those hours will fluctuate, the average of the hours, which he is expected to work in a week.

(5) A person must be treated as engaged in remunerative work during any period for which he is absent from work referred to in sub-paragraph (1) if the absence is either without good cause or by reason of a recognised, customary or other holiday.

(6) A person on income support, an income-based jobseeker's allowance or an income-related employment and support allowance for more than 3 days in any reduction week is to be treated as not being in remunerative work in that week.

(7) A person must not be treated as engaged in remunerative work on any day on which the person is on maternity leave, paternity leave or adoption leave, or is absent from work because he is ill.

(8) A person must not be treated as engaged in remunerative work on any day on which he is engaged in an activity in respect of which--

(a) a sports award has been made, or is to be made, to him; and

(b) no other payment is made or is expected to be made to him.

Part 3
Procedural Matters

Procedure for reduction applications and appeals against reduction decisions

11

Schedule 1 contains provisions about the procedure--

(a) by which a person may apply for a reduction under this scheme;

(b) by which a person may make an appeal against certain decisions of the authority;

(c) by which a person can apply to the authority for a reduction under section 13A(1)(c) of the 1992 Act.

Part 4
Classes of Person Entitled to a Reduction Under this Scheme

Classes of person entitled to a reduction under this scheme

12

(1) The classes of person described in paragraphs 13 to 18 are entitled to a reduction under this scheme.

(2) In those paragraphs, references to the applicant's income or capital include, in a case where that income or capital cannot accurately be determined, references to the applicant's estimated income or capital.

Class A: pensioners whose income is no greater than the applicable amount

13

On any day class A consists of any person who is a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) whose income (if any) for the relevant week does not exceed his applicable amount, and

(f) who has made an application.

Class B: pensioners whose income is greater than the applicable amount

14

On any day class B consists of any person who is a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) whose income for the relevant week is greater than his applicable amount;

(f) in respect of whom amount A exceeds amount B where--

(i) amount A is the maximum council tax reduction in respect of the day in the applicant's case; and

(ii) amount B is 2 6/7 per cent of the difference between his income for the relevant week and his applicable amount, and

(g) who has made an application.

Class C: alternative maximum council tax reduction--pensioners

15

(1) On any day class C consists of any person who is a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) who has made an application; and

(f) in relation to whom the condition in sub-paragraph (2) is met.

(2) The condition referred to in sub-paragraph (1)(f) is that no other resident of the dwelling is liable to pay rent to the applicant in respect of the dwelling and there is an alternative maximum council tax reduction in respect of the day in the case of that person which is derived from the income, or aggregate incomes, of one or more residents to whom this sub-paragraph applies.

(3) Sub-paragraph (2) applies to any other resident of the dwelling who--

(a) is not a person who, in accordance with Schedule 1 to the 1992 Act, falls to be disregarded for the purposes of discount;

(b) is not a person who is liable for council tax solely in consequence of the provisions of section 9 of the 1992 Act (spouse's or civil partner's joint and several liability for tax);

(c) is not a person who is residing with a couple or with the members of a polygamous marriage where the applicant is a member of that couple or of that marriage and--

(i) in the case of a couple, neither member of that couple is a person who, in accordance with Schedule 1 to the 1992 Act (persons disregarded for the purposes of discount), falls to be disregarded for the purposes of discount; or

(ii) in the case of a polygamous marriage, two or more members of that marriage are not persons who, in accordance with Schedule 1 to the 1992 Act, fall to be disregarded for the purposes of discount;

(d) is not a person who jointly with the applicant falls within the same paragraph of section 6(2)(a) to (e) of the 1992 Act (persons liable to pay council tax) as applies in the case of the applicant; or

(e) is not a person who is residing with two or more persons both or all of whom fall within the same paragraph of section 6(2)(a) to (e) of the 1992 Act where two or more of those persons are not persons who, in accordance with Schedule 1 to the 1992 Act, fall to be disregarded for the purposes of discount.

Class D: persons who are not pensioners whose income is less than the applicable amount

16

On any day class D consists of any person who is not a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) whose income (if any) for the relevant week is less than his applicable amount, and

(f) who has made an application.

(g) any such person identified in 16(a), 16(b), 16(c), 16 (d), 16 (e) and 16(f) shall not be entitled to a council tax reduction if, once calculated, their award would have been less than £1 per week.

Class E: persons who are not pensioners whose income is greater than the applicable amount

17

On any day class E consists of any person who is not a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) whose income for the relevant week is greater than his applicable amount;

(f) in respect of whom amount A exceeds amount B where--

(i) amount A is the maximum council tax reduction in his case; and

(ii) amount B is 2 6/7 per cent of the difference between his income for the relevant week and his applicable amount, and

(g) who has made an application.

(h) any such person identified in 17(a), 17(b), 17(c), 17 (d), 17 (e), 17(f) and 17(g) shall not be entitled to a council tax reduction if, once calculated, their award would have been less than £1 per week

Class F: alternative maximum council tax reduction--persons who are not pensioners

18

(1) On any day class F consists of any person who is not a pensioner--

(a) who is for that day liable to pay council tax in respect of a dwelling of which he is a resident;

(b) who, subject to paragraph 19 (periods of absence from a dwelling), is not absent from the dwelling throughout the day;

(c) in respect of whom a maximum council tax reduction amount can be calculated;

(d) who does not fall within a class of person not entitled to a reduction under this scheme;

(e) who has made an application; and

(f) in relation to whom the condition in sub-paragraph (2) is met.

(2) The condition referred to in sub-paragraph (1)(f) is that no other resident of the dwelling is liable to pay rent to the person in question in respect of the dwelling and there is an alternative maximum council tax reduction in respect of the day in the case of that person which is derived from the income, or aggregate incomes, of one or more residents to whom this sub-paragraph applies.

(3) Sub-paragraph (2) applies to any other resident of the dwelling who--

(a) is not a person who, in accordance with Schedule 1 to the 1992 Act, falls to be disregarded for the purposes of discount; and

(b) is not a person who is liable for council tax solely in consequence of the provisions of section 9 of the 1992 Act (spouse's or civil partner's joint and several liability for tax);

(c) is not a person who is residing with a couple or with the members of a polygamous marriage where the applicant for the reduction is a member of that couple or of that marriage and--

(i) in the case of a couple, neither member of that couple is a person who, in accordance with Schedule 1 to the 1992 Act, falls to be disregarded for the purposes of discount; or

(ii) in the case of a polygamous marriage, two or more members of that marriage are not persons who, in accordance with Schedule 1 to the 1992 Act, fall to be disregarded for the purposes of discount;

(d) is not a person who jointly with the applicant for reduction falls within the same paragraph of section 6(2)(a) to (e) of the 1992 Act (persons liable to pay council tax) as applies in the case of the applicant; or

(e) is not a person who is residing with two or more persons both or all of whom fall within the same paragraph of section 6(2)(a) to (e) of the 1992 Act where two or more of those persons are not persons who, in accordance with Schedule 1 to the 1992 Act, fall to be disregarded for the purposes of discount.

Periods of absence from a dwelling

19

(1) A person is not absent from a dwelling in relation to any day which falls within a period of temporary absence from that dwelling.

(2) In sub-paragraph (1), a "period of temporary absence" means--

(a) a period of absence not exceeding 13 weeks, beginning with the first whole day on which a person resides in residential accommodation where and for so long as--

(i) the person resides in that accommodation;

(ii) the part of the dwelling in which he usually resided is not let or sub-let; and

(iii) that period of absence does not form part of a longer period of absence from the dwelling of more than 52 weeks,

where he has entered the accommodation for the purpose of ascertaining whether it suits his needs and with the intention of returning to the dwelling if it proves not to suit his needs;

(b) a period of absence not exceeding 13 weeks, beginning with the first whole day of absence from the dwelling, where and for so long as--

(i) the person intends to return to the dwelling;

(ii) the part of the dwelling in which he usually resided is not let or sub-let; and

(iii) that period is unlikely to exceed 13 weeks; and

(c) a period of absence not exceeding 52 weeks, beginning with the first whole day of that absence, where and for so long as--

(i) the person intends to return to the dwelling;

(ii) the part of the dwelling in which he usually resided is not let or sub-let;

(iii) the person is a person to whom sub-paragraph (3) applies; and

(iv) the period of absence is unlikely to exceed 52 weeks or, in exceptional circumstances, is unlikely substantially to exceed that period.

(3) This sub-paragraph applies to a person who--

(a) is detained in custody on remand pending trial or required, as a condition of bail, to reside--

(i) in a dwelling, other than the dwelling referred to in sub-paragraph (1), or

(ii) in premises approved under section 13 of the Offender Management Act 2007,

or is detained in custody pending sentence upon conviction;

(b) is resident in a hospital or similar institution as a patient;

(c) is undergoing, or whose partner or dependent child is undergoing, in the United Kingdom or elsewhere, medical treatment, or medically approved convalescence, in accommodation other than residential accommodation;

(d) is following, in the United Kingdom or elsewhere, a training course;

(e) is undertaking medically approved care of a person residing in the United Kingdom or elsewhere;

(f) is undertaking the care of a child whose parent or guardian is temporarily absent from the dwelling normally occupied by that parent or guardian for the purpose of receiving medically approved care or medical treatment;

(g) is, in the United Kingdom or elsewhere, receiving medically approved care provided in accommodation other than residential accommodation;

(h) is a student;

(i) is receiving care provided in residential accommodation and is not a person to whom sub-paragraph (2)(a) applies; or

(j) has left the dwelling he resides in through fear of violence, in that dwelling, or by a person who was formerly a member of the family of the person first mentioned.

(4) This sub-paragraph applies to a person who is--

(a) detained in custody pending sentence upon conviction or under a sentence imposed by a court (other than a person who is detained in hospital under the provisions of the Mental Health Act 1983, or, in Scotland, under the provisions of the Mental Health (Care and Treatment) (Scotland) Act 2003 or the Criminal Procedure (Scotland) Act 1995 or, in Northern Ireland, under Article 4 or 12 of the Mental Health (Northern Ireland) Order 1986); and

(b) on temporary release from detention in accordance with Rules made under the provisions of the Prison Act 1952 or the Prisons (Scotland) Act 1989.

(5) Where sub-paragraph (4) applies to a person, then, for any day when he is on temporary release--

(a) if such temporary release was immediately preceded by a period of temporary absence under sub-paragraph (2)(b) or (c), he must be treated, for the purposes of sub-paragraph (1), as if he continues to be absent from the dwelling, despite any return to the dwelling;

(b) for the purposes of sub-paragraph (3)(a), he must be treated as if he remains in detention;

(c) if he does not fall within paragraph (a), he is not to be considered to be a person who is liable to pay council tax in respect of a dwelling of which he is a resident.

(6) In this paragraph--

"medically approved" means certified by a medical practitioner;

"patient" means a person who is undergoing medical or other treatment as an in-patient in any hospital or similar institution;

"residential accommodation" means accommodation which is provided in--

(a) a care home;

(b) an independent hospital;

(c) an Abbeyfield Home; or

(d) an establishment managed or provided by a body incorporated by Royal Charter or constituted by Act of Parliament other than a local social services authority;

"training course" means a course of training or instruction provided wholly or partly by or on behalf of or in pursuance of arrangements made with, or approved by or on behalf of, Skills Development Scotland, Scottish Enterprise, Highlands and Islands Enterprise, a government department or the Secretary of State.

Part 5
Classes of Person Excluded from this Scheme

Classes of person excluded from this scheme

20

The classes of person described in paragraphs 21 to 24 are not entitled to a reduction under this scheme.

Class of person excluded from this scheme: persons treated as not being in Great Britain

21

(1) The class of person described in this paragraph consists of any person treated as not being in Great Britain.

(2) Except where a person falls within sub-paragraph (5) or (6), a person is to be treated as not being in Great Britain if the person is not habitually resident in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland.

(3) A person must not be treated as habitually resident in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland unless the person has a right to reside in one of those places.

(4) For the purposes of sub-paragraph (3), a right to reside does not include a right which exists by virtue of, or in accordance with--

(a) regulation 13 of the EEA Regulations or Article 6 of Council Directive No 2004/38/EC;

(aa) regulation 14 of the EEA Regulations, but only in a case where the right exists under that regulation because the person is –

(i) a jobseeker for the purpose of the definition of "qualified person" in regulation 6(1) of those Regulations, or

(ii) a family member (within the meaning of regulation 7 of those Regulations) of such a jobseeker;

(ab) Article 45 of the Treaty on the functioning of the European Union (in a case where the person is seeking work in the United Kingdom, the Channel Islands, the Isle of Man or the Republic of Ireland; or

(b) regulation 15A(1) of the EEA Regulations, but only in a case where the right exists under that regulation because the applicant satisfies the criteria in paragraph (4A) of that regulation or Article 20 of the Treaty on the Functioning of the European Union (in a case where the right to reside arises because a British citizen would otherwise be deprived of the genuine enjoyment of their rights as a European Union citizen).

(5) A person falls within this sub-paragraph if the person is--

(a) a qualified person for the purposes of regulation 6 of the EEA Regulations as a worker or a self-employed person;

(b) a family member of a person referred to in paragraph (a) within the meaning of regulation 7(1)(a), (b) or (c) of the EEA Regulations;

(c) a person who has a right to reside permanently in the United Kingdom by virtue of regulation 15(1)(c), (d) or (e) of the EEA Regulations;

(d) a person recorded by the Secretary of State as a refugee within the definition in Article 1 of the Convention relating to the Status of Refugees done at Geneva on 28th July 1951, as extended by Article 1(2) of the Protocol relating to the Status of Refugees done at New York on 31st January 1967;

(e) a person who has been granted, or who is deemed to have been granted, leave outside the rules made under section 3(2) of the Immigration Act 1971 where that leave is –

(i) discretionary leave to enter or remain in the United Kingdom,

(ii) leave to remain under the Destitution Domestic Violence Concession which came into effect on 1st April 2012, or

(iii) leave deemed to have been granted by virtue of regulation 3 of the Displaced Persons (Temporary Protection) Regulations 2005;

(f) a person who has humanitarian protection granted under those rules;

(g) a person who is not a person subject to immigration control within the meaning of section 115(9) of the Immigration and Asylum Act 1999 and who is in the United Kingdom as a result of his deportation, expulsion or other removal by compulsion of law from another country to the United Kingdom;

(h) in receipt of income support or on an income-related employment and support allowance;

(ha) in receipt of an income-based jobseeker's allowance and has a right to reside other than a right to reside falling within paragraph (4); or

(i) a person who is treated as a worker for the purpose of the definition of "qualified person" in regulation 6(1) of the EEA Regulations pursuant to regulation 5 of the Accession of Croatia (Immigration and Worker Authorisation) Regulations 2013 (right of residence of a Croatian who is an "accession State national subject to worker authorisation").

(6) A person falls within this sub-paragraph if the person is a Crown servant or member of Her Majesty's forces posted overseas.

(7) A person mentioned in sub-paragraph (6) is posted overseas if the person is performing overseas the duties of a Crown servant or member of Her Majesty's forces and was, immediately before the posting or the first of consecutive postings, habitually resident in the United Kingdom.

(8) In this paragraph--

"claim for asylum" has the same meaning as in section 94(1) of the Immigration and Asylum Act 1999;

"EEA Regulations" means the Immigration (European Economic Area) Regulations 2006.

Transitional Provision

(1) Paragraph (ha) does not apply to a person who, on 31st March 2015-

(a) is liable to pay council tax at a reduced rate by virtue of a council tax reduction under an authority's scheme established under section 13A(2) of the Act; and

(b) is entitled to an income-based jobseeker's allowance,

until the first of the events in paragraph (2) occurs.

(2) The events are-

(a) the person makes a new application for a reduction under an authority's scheme established under section 13A(2) of the Act; or

(b) the person ceases to be entitled to an income-based jobseeker's allowance.

(3) In this regulation "the Act" means the Local Government Finance Act 1992.

Class of person excluded from this scheme: persons subject to immigration control

22

(1) Subject to paragraph (1A), persons subject to immigration control are not entitled to a reduction under this scheme.

(1A) A person who is a national of a state which has ratified the European Convention on Social and Medical Assistance (done in Paris 11th December 1953) or a state which has ratified the Council of Europe Social Charter (signed in Turin on 18th October 1961) and who is lawfully present in the United Kingdom is not a person subject to immigration control for the purposes of paragraph (1).

(2) "Person subject to immigration control" has the meaning given in section 115(9) of the Immigration and Asylum Act 1999.

Class of person excluded from this scheme: capital limit

23

(1) The class of person described in this paragraph consists of any pensioner whose capital limit exceeds £16,000 and of any person who is not a pensioner whose capital exceeds £10,000.

(2) Capital for the purposes of sub-paragraph (1) is to be calculated in accordance with Part 10 of this scheme.

Class of person excluded from this scheme: students

24

The class of person described in this paragraph consists of any student to whom paragraph 75(1) applies (except to the extent that a student may be entitled to an alternative maximum council tax reduction by virtue of paragraph 18).

Part 6
Applicable Amounts

Applicable amounts: pensioners

25

(1) The applicable amount for a pensioner for a week is the aggregate of such of the following amounts as apply in his case--

(a) an amount in respect of his personal allowance, determined in accordance with paragraph 1 of Schedule 2 (personal allowance);

(b) an amount in respect of any child or young person who is a member of his family, determined in accordance with paragraph 2 of that Schedule (child or young person amounts);

(c) if he is a member of a family of which at least one member is a child or young person, an amount determined in accordance with paragraph 3 of that Schedule (family premium);

(d) the amount of any premiums which may be applicable to him, determined in accordance with Parts 3 and 4 of that Schedule (premiums).

(2) In Schedule 2--

"additional spouse" means a spouse of either party to the marriage who is additional to the other party to the marriage;

"patient" means a person (other than a person who is serving a sentence of imprisonment or detention in a youth custody institution) who is regarded as receiving free in-patient treatment within the meaning of regulation 2(4) and (5) of the Social Security (Hospital In-Patients) Regulations 2005.

Applicable amounts: persons who are not pensioners

26

(1) Subject to paragraphs 27 and 28, the applicable amount for a week for a person who is not a pensioner is the aggregate of such of the following amounts as may apply in his case--

(a) an amount in respect of himself or, if he is a member of a couple, an amount in respect of both of them, determined in accordance with paragraph 1 of Schedule 3;

(b) an amount in respect of any child or young person who is a member of his family, determined in accordance with paragraph 3 of that Schedule;

(c) if he is a member of a family of which at least one member is a child or young person, an amount determined in accordance with Part 2 of that Schedule (family premium);

(d) the amount of any premiums which may be applicable to him, determined in accordance with Parts 3 and 4 of that Schedule (premiums);

(e) the amount of either the--

(i) work-related activity component; or

(ii) support component,

which may be applicable to him in accordance with Parts 5 and 6 of that Schedule (the components);

(f) the amount of any transitional addition which may be applicable to him in accordance with Parts 7 and 8 of that Schedule (transitional addition).

(2) In Schedule 3--

"additional spouse" means a spouse of either party to the marriage who is additional to the other party to the marriage;

"converted employment and support allowance" means an employment and support allowance which is not income-related and to which a person is entitled as a result of a conversion decision within the meaning of the Employment and Support Allowance (Existing Awards) Regulations 2008;

"patient" means a person (other than a person who is serving a sentence of imprisonment or detention in a youth custody institution) who is regarded as receiving free in-patient treatment within the meaning of regulation 2(4) and (5) of the Social Security (Hospital In-Patients) Regulations 2005.

Polygamous marriages: persons who are not pensioners

27

(1) This paragraph applies where an applicant who is not a pensioner is a member of a polygamous marriage and does not have (alone or jointly with a party to a marriage), an award of universal credit.

(2) The applicable amount for a week of an applicant where this paragraph applies is the aggregate of such of the following amounts as may apply in his case--

(a) the amount applicable to him and one of his partners determined in accordance with paragraph 1(3) of Schedule 3 as if he and that partner were a couple;

(b) an amount equal to the difference between the amounts specified in sub-paragraphs (3) and (1)(b) of paragraph 1 of that Schedule in respect of each of his other partners;

(c) an amount determined in accordance with paragraph 2 of that Schedule (main phase employment and support allowance) in respect of any child or young person for whom he or a partner of his is responsible and who is a member of the same household;

(d) if he or another partner of the polygamous marriage is responsible for a child or young person who is a member of the same household, the amount specified in Part 2 of that Schedule (family premium);

(e) the amount of any premiums which may be applicable to him determined in accordance with Parts 3 and 4 of that Schedule (premiums);

(f) the amount of either the--

(i) work-related activity component; or

(ii) support component,

which may be applicable to him in accordance with Parts 5 and 6 of that Schedule (the components);

(g) the amount of any transitional addition which may be applicable to him in accordance with Parts 7 and 8 of that Schedule (transitional addition).

Applicable amount: persons who are not pensioners who have an award of universal credit

28

(1) Subject to sub-paragraph (2), in determining the applicable amount for a week of an applicant who is not a pensioner--

(a) who has, or

(b) who (jointly with his partner) has,

an award of universal credit, the authority must use the calculation or estimate of the maximum amount of the applicant, or the applicant and his partner jointly (as the case may be), subject to the adjustment described in sub-paragraph (3).

(2) In determining the applicable amount for a week of an applicant who is a member of a polygamous marriage, the fact that two people are husband and wife is to be disregarded if--

(a) one of them is a party to an earlier marriage that still subsists; and

(b) the other party to that earlier marriage is living in the same household.

(3) The adjustment referred to in sub-paragraph (1) is to multiply the maximum amount by 12 and divide the product by 52.

(4) In this paragraph "maximum amount" means the maximum amount calculated by the Secretary of State in accordance with section 8(2) of the Welfare Reform Act 2012.

Part 7
Maximum Council Tax Reduction for the Purposes of Calculating Eligibility for a Reduction Under this Scheme and Amount of Reduction

Maximum council tax reduction amount under this scheme: pensioners and persons who are not pensioners

29

(1) Subject to sub-paragraphs (2) to (4), a person's maximum council tax reduction amount in respect of a day is—

(a) 100 per cent of the amount A/B if the applicant is a pensioner;

(b) save as excepted for at (c) and (d) below, 80.2 per cent of the amount A/B if the applicant is a person who is not a pensioner;

(c) 100 per cent of the amount A/B if the applicant is not a pensioner but is in receipt of any of the following--

(i) Attendance Allowance including Constant Attendance Allowance;

(ii) Disability Living Allowance including Care and Mobility components;

(iii) Severe Disablement Allowance including Exceptionally Severe Disablement Allowance;

(iv) Mobility Allowance and Supplement;

(v) Long Term Rate Incapacity Benefit;

(vi) Working Tax Credits – Disability element;

(vii) Personal Independence Payment

(d) 100 per cent of the amount A/B if the applicant is not a pensioner but is responsible for a disabled child or young person of the same household and where the applicant is in receipt of any of the following premiums--

(i) Disability Premium;

(ii) Disabled Child Premium;

(iii) Enhanced Disability Premium;

(iv) Enhanced Disability Child Premium;

(v) Carer Premium;

(vi) Severe Disability Premium

where--

(A) A is the amount set by the authority as the council tax for the relevant financial year in respect of the dwelling in which he is a resident and for which he is liable, subject to any discount which may be appropriate to that dwelling under the 1992 Act; and

(B) B is the number of days in that financial year,

less any deductions in respect of non-dependants which fall to be made under paragraph 30 (non-dependant deductions: pensioners and persons who are not pensioners).

(2) In calculating a person's maximum council tax reduction under this scheme any reduction in the amount that person is liable to pay in respect of council tax, which is made in consequence of any enactment in, or made under, the 1992 Act (other than a reduction under this scheme), is to be taken into account.

(3) Subject to sub-paragraph (4), where an applicant is jointly and severally liable for council tax in respect of a dwelling in which he is resident with one or more other persons, in determining the maximum council tax reduction in his case in accordance with sub-paragraph (1), the amount A is to be divided by the number of persons who are jointly and severally liable for that tax.

(4) Where an applicant is jointly and severally liable for council tax in respect of a dwelling with only his partner, sub-paragraph (3) does not apply in his case.

(5) The reference in sub-paragraph (3) to a person with whom an applicant is jointly and severally liable for council tax, where the applicant is a person who is not a pensioner, does not include a student to whom paragraph 75(1) (entitlement of students to a reduction under this scheme) applies.

(6) In this paragraph "relevant financial year" means, in relation to any particular day, the financial year within which the day in question falls.

Non-dependant deductions: pensioners

30

(1) Subject to the following provisions of this paragraph, the non-dependant deductions in respect of a day referred to in paragraph 29 are--

(a) in respect of a non-dependant aged 18 or over in remunerative work, £11.36 x 1/7;

(b) in respect of a non-dependant aged 18 or over to whom paragraph (a) does not apply, £3.74 x 1/7.

(2) In the case of a non-dependant aged 18 or over to whom sub-paragraph (1)(a) applies, where it is shown to the appropriate authority that his normal gross weekly income is--

(a) less than £189.00, the deduction to be made under this paragraph is that specified in sub-paragraph (1)(b);

(b) not less than £189.00 but less than £328.00, the deduction to be made under this paragraph is £7.52 x 1/7;

(c) not less than £328.00 but less than £408.00, the deduction to be made under this paragraph is £9.49 x 1/7.

(3) Only one deduction is to be made under this paragraph in respect of a couple or, as the case may be, members of a polygamous marriage (other than where there is an award of universal credit) and, where, but for this paragraph, the amount that would fall to be deducted in respect of one member of a couple or polygamous marriage is higher than the amount (if any) that would fall to be deducted in respect of the other, or any other, member, the higher amount is to be deducted.

(4) In applying the provisions of sub-paragraph (2) in the case of a couple or, as the case may be, a polygamous marriage, regard must be had, for the purpose of that sub-paragraph, to the couple's or, as the case may be, all members of the polygamous marriage's joint weekly gross income.

(5) Where in respect of a day--

(a) a person is a resident in a dwelling but is not himself liable for council tax in respect of that dwelling and that day;

(b) other residents in that dwelling (the liable persons) have joint and several liability for council tax in respect of that dwelling and that day otherwise than by virtue of section 9 of the 1992 Act (liability of spouses and civil partners); and

(c) the person to whom paragraph (a) refers is a non-dependant of two or more of the liable persons,

the deduction in respect of that non-dependant must be apportioned equally between those liable persons.

(6) No deduction is to be made in respect of any non-dependants occupying an applicant's dwelling if the applicant or his partner is--

(a) blind or treated as blind by virtue of paragraph 10 of Schedule 3 (additional condition for the disability premium); or

(b) receiving in respect of himself--

(i) attendance allowance, or would be receiving that allowance but for--

(aa) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(bb) an abatement as a result of hospitalisation; or

(ii) the care component of the disability living allowance, or would be receiving that component but for--

(aa) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(bb) an abatement as a result of hospitalisation; or

(iii) the daily living component of personal independence payment, or would be receiving that allowance but for a suspension of benefit in accordance with regulations under section 86 of the Welfare Reform Act 2012 (hospital in-patients); or

(iv) an AFIP, or would be receiving that payment but for a suspension of it in accordance with any terms of the armed and reserve forces compensation scheme which allows for a suspension because a person is undergoing medical treatment in a hospital or similar institution.

(7) No deduction is to be made in respect of a non-dependant if--

(a) although he resides with the applicant, it appears to the authority that his normal home is elsewhere; or

(b) he is in receipt of a training allowance paid in connection with youth training established under section 2 of the Employment and Training Act 1973 or section 2 of the Enterprise and New Towns (Scotland) Act 1990; or

(c) he is a full-time student within the meaning of Part 11 (students); or

(d) he is not residing with the applicant because he has been a patient for a period in excess of 52 weeks, and for these purposes--

(i) "patient" has the meaning given in paragraph 19(6), and

(ii) where a person has been a patient for two or more distinct periods separated by one or more intervals each not exceeding 28 days, he is to be treated as having been a patient continuously for a period equal in duration to the total of those distinct periods; or

(e) he is not residing with the applicant because he is a member of the regular forces or the reserve forces (within the meaning of section 374 of the Armed Forces Act 2006) who is absent, while on operations, from the dwelling usually occupied as their home.

(8) No deduction is to be made in respect of a non-dependant--

(a) who is on income support, state pension credit, an income-based jobseeker's allowance or an income-related employment and support allowance;

(b) to whom Schedule 1 to the 1992 Act applies (persons disregarded for purposes of discount) but this paragraph does not apply to a non-dependant who is a student to whom paragraph 4 of that Schedule refers; or

(c) who is entitled to an award of universal credit where the award is calculated on the basis that the person does not have any earned income.

(9) In the application of sub-paragraph (2) there is to be disregarded from the non-dependant's weekly gross income--

(a) any attendance allowance, disability living allowance, personal independence payment or an AFIP received by him;

(b) any payment made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006) which, had his income fallen to be calculated under paragraph 54 (calculation of income other than earnings: persons who are not pensioners), would have been disregarded under paragraph 28 of Schedule 8 (income in kind); and

(c) any payment which, had his income fallen to be calculated under paragraph 54, would have been disregarded under paragraph 41 of Schedule 8 (payments made under certain trusts and certain other payments).

(10) For the purposes of sub paragraph (8), “earned income” has the meaning given in regulation 52 of the Universal Credit Regulations 2013.

Non-dependant deductions: persons who are not pensioners

30A

(1) Subject to the following provisions of this paragraph, the non-dependant deductions in respect of a day referred to in paragraph 29 are--

(a) in respect of a non-dependant aged 18 or over in remunerative work, £10.95 x 1/7;

(b) in respect of a non-dependant aged 18 or over to whom paragraph (a) does not apply, £3.65 x 1/7.

(2) In the case of a non-dependant aged 18 or over to whom sub-paragraph (1)(a) applies, where it is shown to the appropriate authority that his normal gross weekly income is--

(a) less than £186.00, the deduction to be made under this paragraph is that specified in sub-paragraph (1)(b);

(b) not less than £186.00 but less than £322.00, the deduction to be made under this paragraph is £7.25;

(c) not less than £322.00 but less than £401.00, the deduction to be made under this paragraph is £9.15.

(3) Only one deduction is to be made under this paragraph in respect of a couple or, as the case may be, members of a polygamous marriage (other than where there is an award of universal credit) and, where, but for this paragraph, the amount that would fall to be deducted in respect of one member of a couple or polygamous marriage is higher than the amount (if any) that would fall to be deducted in respect of the other, or any other, member, the higher amount is to be deducted.

(4) In applying the provisions of sub-paragraph (2) in the case of a couple or, as the case may be, a polygamous marriage, regard must be had, for the purpose of that sub-paragraph, to the couple's or, as the case may be, all members of the polygamous marriage's joint weekly gross income.

(5) Where in respect of a day--

(a) a person is a resident in a dwelling but is not himself liable for council tax in respect of that dwelling and that day;

(b) other residents in that dwelling (the liable persons) have joint and several liability for council tax in respect of that dwelling and that day otherwise than by virtue of section 9 of the 1992 Act (liability of spouses and civil partners); and

(c) the person to whom paragraph (a) refers is a non-dependant of two or more of the liable persons,

the deduction in respect of that non-dependant must be apportioned equally between those liable persons.

(6) No deduction is to be made in respect of any non-dependants occupying an applicant's dwelling if the applicant or his partner is--

(a) blind or treated as blind by virtue of paragraph 10 of Schedule 3 (additional condition for the disability premium); or

(b) receiving in respect of himself--

(i) attendance allowance, or would be receiving that allowance but for--

(aa) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(bb) an abatement as a result of hospitalisation; or

(ii) the care component of the disability living allowance, or would be receiving that component but for--

(aa) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(bb) an abatement as a result of hospitalisation; or

(iii) the daily living component of personal independence payment, or would be receiving that allowance but for a suspension of benefit in accordance with regulations under section 86 of the Welfare Reform Act 2012 (hospital in-patients); or

(iv) an AFIP, or would be receiving that payment but for a suspension of it in accordance with any terms of the armed and reserve forces compensation scheme which allows for a suspension because a person is undergoing medical treatment in a hospital or similar institution.

(7) No deduction is to be made in respect of a non-dependant if--

(a) although he resides with the applicant, it appears to the authority that his normal home is elsewhere; or

(b) he is in receipt of a training allowance paid in connection with youth training established under section 2 of the Employment and Training Act 1973 or section 2 of the Enterprise and New Towns (Scotland) Act 1990; or

(c) he is a full-time student within the meaning of Part 11 (students); or

(d) he is not residing with the applicant because he has been a patient for a period in excess of 52 weeks, and for these purposes--

(i) "patient" has the meaning given in paragraph 19(6), and

(ii) where a person has been a patient for two or more distinct periods separated by one or more intervals each not exceeding 28 days, he is to be treated as having been a patient continuously for a period equal in duration to the total of those distinct periods.

(8) No deduction is to be made in respect of a non-dependant--

(a) who is on income support, state pension credit, an income-based jobseeker's allowance or an income-related employment and support allowance; or

(b) to whom Schedule 1 to the 1992 Act applies (persons disregarded for purposes of discount) but this paragraph does not apply to a non-dependant who is a student to whom paragraph 4 of that Schedule refers.

(9) In the application of sub-paragraph (2) there is to be disregarded from the non-dependant's weekly gross income--

(a) any attendance allowance, disability living allowance, personal independence payment or an AFIP received by him;

(b) any payment made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006) which, had his income fallen to be calculated under paragraph 54 (calculation of income other than earnings: persons who are not pensioners), would have been disregarded under paragraph 28 of Schedule 8 (income in kind); and

(c) any payment which, had his income fallen to be calculated under paragraph 54, would have been disregarded under paragraph 41 of Schedule 8 (payments made under certain trusts and certain other payments).

Part 8
Alternative Maximum Council Tax Reduction for the Purposes of Calculating Eligibility for a Reduction Under this Scheme and Amount of Reduction

Alternative maximum council tax reduction under this scheme: pensioners and persons who are not pensioners

31

(1) Subject to sub-paragraphs (2) and (3), the alternative maximum council tax reduction in respect of a day where the conditions set out in paragraph 15 (alternative maximum council tax reduction: pensioners) or 18 (alternative maximum council tax reduction: persons who are not pensioners) are fulfilled, is the amount determined in accordance with Schedule 4 (amount of alternative council tax reduction).

(2) Subject to sub-paragraph (3), where an applicant is jointly and severally liable for council tax in respect of a dwelling in which he is resident with one or more other persons, in determining the alternative maximum council tax reduction in his case, the amount determined in accordance with Schedule 4 must be divided by the number of persons who are jointly and severally liable for that tax.

(3) Where an applicant is jointly and severally liable for council tax in respect of a dwelling with only his partner, solely by virtue of section 9 of the 1992 Act (liability of spouses and civil partners), sub-paragraph (2) does not apply in his case.

Part 9
Amount of Reduction Under this Scheme

Amount of reduction under this scheme: Classes A to F

32

(1) Where a person is entitled to a reduction under this scheme in respect of a day, the amount of the reduction to which he is entitled is as follows.

(2) Where the person is within class A or D, that amount is the amount which is the maximum council tax reduction in respect of the day in the applicant's case.

(3) Where the person is within class B or E, that amount is the amount found by deducting amount B from amount A, where "amount A" and "amount B" have the meanings given in paragraph 14(f) or 17(f), as the case may be.

(4) Where the person is within class C or F, that amount is the amount which is the alternative maximum council tax reduction in respect of the day in the applicant's case.

(5) Sub-paragraph (6) applies where both--

(a) sub-paragraph (2) or sub-paragraph (3), and

(b) sub-paragraph (4),

apply to a person.

(6) The amount of the reduction to which the person is entitled is whichever is the greater of--

(a) the amount of the reduction given by sub-paragraph (2) or sub-paragraph (3), as the case may be, and

(b) the amount of the reduction given by sub-paragraph (4).

Part 10
Income and Capital for the Purposes of Calculating Eligibility for a Reduction Under this Scheme and Amount of Reduction

Chapter 1
Income and Capital: General

Calculation of income and capital: applicant's family and polygamous marriages

33

(1) The income and capital of--

(a) an applicant; and

(b) any partner of that applicant,

is to be calculated in accordance with the provisions of this Part.

(2) The income and capital of any partner of the applicant is to be treated as income and capital of the applicant, and in this Part any reference to the applicant applies equally to any partner of that applicant.

(3) Except where paragraph 37 applies, where an applicant or the partner of an applicant is married polygamously to two or more members of his household--

(a) the applicant must be treated as possessing capital and income belonging to each such member; and

(b) the income and capital of that member is to be calculated in accordance with the following provisions of this Part in like manner as for the applicant.

Circumstances in which income and capital of non-dependant is to be treated as applicant's

34

(1) Sub-paragraph (2) applies where it appears to the authority that a non-dependant and an applicant have entered into arrangements in order to take advantage of this scheme and the non-dependant has more income and capital than the applicant.

(2) Except where--

(a) the applicant is a pensioner and is on a guarantee credit, or

(b) the applicant is not a pensioner and is on income support, an income-based jobseeker's allowance or an income-related employment and support allowance,

the authority must treat the applicant as possessing income and capital belonging to that non-dependant and, in such a case, any income and capital which the applicant does possess is to be disregarded.

(3) Where an applicant is treated as possessing income and capital belonging to a non-dependant under sub-paragraph (2) the income and capital of that non-dependant must be calculated in accordance with the following provisions of this Part in like manner as for the applicant and, except where the context otherwise requires, any reference to the "applicant" is to be construed for the purposes of this Part as if it were a reference to that non-dependant.

Chapter 2
Income and Capital: Pensioners in Receipt of Guarantee Credit or Savings Credit

Applicant in receipt of guarantee credit: pensioners

35

In the case of an applicant who is a pensioner and who is in receipt, or whose partner is in receipt, of a guarantee credit, the whole of his capital and income must be disregarded.

Calculation of applicant's income and capital in savings credit only cases: pensioners

36

(1) In determining the income and capital of an applicant who is a pensioner and who has, or whose partner has, an award of state pension credit comprising only the savings credit, subject to the following provisions of this paragraph, the authority must use the calculation or estimate of the applicant's or as the case may be, the applicant's partner's income and capital made by the Secretary of State for the purpose of determining the award of state pension credit.

(2) Where the calculation or estimate provided by the Secretary of State includes the amount taken into account in that determination in respect of net income, the authority may only adjust that amount so far as necessary to take into account--

(a) the amount of any savings credit payable;

(b) in respect of any dependent children of the applicant, child care charges taken into account under paragraph 57(1)(c) (calculation of income on a weekly basis);

(c) the higher amount disregarded under this scheme in respect of--

(i) lone parent's earnings; or

(ii) payments of maintenance, whether under a court order or not, which is made or due to be made by--

(aa) the applicant's former partner, or the applicant's partner's former partner; or

(bb) the parent of a child or young person where that child or young person is a member of the applicant's family except where that parent is the applicant or the applicant's partner;

(d) any amount to be disregarded by virtue of paragraph 10(1) of Schedule 5 (sums disregarded from applicant's earnings: pensioners);

(e) the income and capital of any partner of the applicant who is treated as a member of the applicant's household under paragraph 8, to the extent that it is not taken into account in determining the net income of the person claiming state pension credit;

(f) paragraph 34 (circumstances in which capital and income of a non-dependant is to be treated as applicant's), if the authority determines that that provision applies in the applicant's case;

(g) such further reduction (if any) as the authority thinks fit under section 13A(1)(c) of the 1992 Act (power of billing authority to reduce amount of council tax payable);

(h) any amount to be disregarded by virtue of paragraph 6 of Schedule 5 (exempt work).

(3) Paragraphs 39 to 46 (calculation of income: pensioners) and 57 to 61 (calculation of income: pensioners and persons who are not pensioners) do not apply to the amount of the net income to be taken into account under sub-paragraph (1), but do apply (so far as relevant) for the purpose of determining any adjustments to that amount which the authority makes under sub-paragraph (2).

(4) If sub-paragraph (5) applies, the authority must calculate the applicant's capital in accordance with paragraphs 63, 65 to 68 and 70 (calculation of capital: pensioners).

(5) This sub-paragraph applies if--

(a) the Secretary of State notifies the authority that the applicant's capital has been determined as being £16,000 or less or the authority determines his capital as being £16,000 or less;

(b) subsequent to that determination the applicant's capital rises to more than £16,000; and

(c) the increase occurs whilst there is in force an assessed income period within the meaning of sections 6 and 9 of the State Pension Credit Act 2002.

Chapter 3
Income and Capital Where there is an Award of Universal Credit

Calculation of income and capital: persons who are not pensioners who have an award of universal credit

37

(1) In determining the income of an applicant--

(a) who has, or

(b) who (jointly with his partner) has,

an award of universal credit the authority must, subject to the following provisions of this paragraph, use the calculation or estimate of the amount of the income of the applicant, or the applicant and his partner jointly (as the case may be), made by the Secretary of State for the purpose of determining the award of universal credit.

(2) The authority must adjust the amount of the income referred to in sub-paragraph (1) by multiplying the amount by 12 and dividing the product by 52.

(3) The authority may only adjust the amount of the income as adjusted in accordance with sub-paragraph (2) so far as necessary to take into account--

(a) the amount of the award of universal credit, determined in accordance with sub-paragraph (3);

(b) paragraph 34 (circumstances in which income and capital of non-dependant is to be treated as applicant's), if the authority determines that the provision applies in the applicant's case;

(c) such further reduction (if any) as the authority thinks fit under section 13A(1)(c) of the 1992 Act (power of billing authority to reduce amount of council tax payable).

(4) The amount for the award of universal credit to be taken into account for the purposes of sub-paragraph (3)(a) is to be determined by multiplying the amount of the award of universal credit by 12 and dividing the product by 52.

(5) Paragraph 34 (income and capital of non-dependant to be treated as applicant's) applies for the purpose of determining any adjustments which fall to be made to the figure for income under sub-paragraph (3).

(6) In determining the capital of an applicant--

(a) who has, or

(b) who (jointly with his partner) has,

an award of universal credit, the authority must use the calculation or estimate of the capital of the applicant, or the applicant and his partner jointly (as the case may be), made by the Secretary of State for the purpose of determining the award of universal credit.

Chapter 4
Income: Other Pensioners

Calculation of income and capital where state pension credit is not payable: pensioners

38

Where neither paragraph 35 (applicant in receipt of guarantee credit: pensioners) nor 36 (applicant in receipt of savings credit only: pensioners) applies in the applicant's case, his income and capital is to be calculated or estimated in accordance with paragraphs 39 to 46 and 57 to 62 (calculation of income) and Chapter 7 of this Part (calculation of capital).

Meaning of "income": pensioners

39

(1) For the purposes of classes A to C in this scheme, "income" means income of any of the following descriptions--

(a) earnings;

(b) working tax credit;

(c) retirement pension income within the meaning of the State Pension Credit Act 2002;

(d) income from annuity contracts (other than retirement pension income);

(e) a war disablement pension or war widow's or widower's pension;

(f) a foreign war disablement pension or war widow's or widower's pension;

(g) a guaranteed income payment;

(h) a payment made under article 29(1)(c) of the Armed Forces and Reserve Forces (Compensation Scheme) Order 2011, in any case where article 31(2)(c) applies;

(i) income from capital other than capital disregarded under Part 1 of Schedule 9;

(j) social security benefits, other than retirement pension income or any of the following benefits--

(i) disability living allowance;

(ii) personal independence payment;

(iii) an AFIP;

(iv) attendance allowance payable under section 64 of the SSCBA (entitlement to attendance allowance);

(v) an increase of disablement pension under section 104 (increase for constant attendance) or 105 of that Act (increase for exceptionally severe disablement);

(vi) child benefit;

(vii) any guardian's allowance payable under section 77 of the SSCBA (guardian's allowance);

(viii) any increase for a dependant, other than the applicant's partner, payable in accordance with Part 4 of that Act (increases for dependants);

(ix) any--

(aa) social fund payment made under Part 8 of the SSCBA (the social fund), or

(bb) occasional assistance;

(x) Christmas bonus payable under Part 10 of that Act (Christmas bonus for pensioners);

(xi) housing benefit;

(xii) council tax benefit;

(xiii) bereavement payment;

(xiv) statutory sick pay;

(xv) statutory maternity pay;

(xvi) ordinary statutory paternity pay payable under Part 12ZA of the SSCBA;

(xvii) additional statutory paternity pay payable under Part 12ZA of the SSCBA;

(xviii) statutory adoption pay payable under Part 12ZB of that Act (statutory adoption pay);

(xix) any benefit similar to those mentioned in the preceding provisions of this paragraph payable under legislation having effect in Northern Ireland;

(k) all foreign social security benefits which are similar to the social security benefits mentioned above;

(l) a payment made--

(i) under article 30 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (award for children who have reached the child's age limit), in any case where article 30(1)(b) applies; or

(ii) under article 12(8) of that Order (unemployability allowances: children who have reached the child's age limit), in any case where sub-paragraph (b) of that article applies;

(m) a pension paid to victims of National Socialist persecution under any special provision made by the law of the Federal Republic of Germany, or any part of it, or of the Republic of Austria;

(n) payments under a scheme made under the Pneumoconiosis etc (Worker's Compensation) Act 1979;

(o) payments made towards the maintenance of the applicant by his spouse, civil partner, former spouse or former civil partner or towards the maintenance of the applicant's partner by his spouse, civil partner, former spouse or former civil partner, including payments made--

(i) under a court order;

(ii) under an agreement for maintenance; or

(iii) voluntarily;

(p) payments due from any person in respect of board and lodging accommodation provided by the applicant;

(q) royalties or other sums paid as a consideration for the use of, or the right to use, any copyright, design, patent or trade mark;

(r) any payment in respect of any--

(i) book registered under the Public Lending Right Scheme 1982; or

(ii) work made under any international public lending right scheme that is analogous to the Public Lending Right Scheme 1982;

(s) any payment, other than a payment ordered by a court or made in settlement of a claim, made by or on behalf of a former employer of a person on account of the early retirement of that person on grounds of ill-health or disability;

(t) any sum payable by way of pension out of money provided under--

(i) the Civil List Act 1837,

(ii) the Civil List Act 1937,

(iii) the Civil List Act 1952,

(iv) the Civil List Act 1972, or

(v) the Civil List Act 1975;

(u) any income in lieu of that specified in paragraphs (a) to (r);

(v) any payment of rent made to an applicant who--

(i) owns the freehold or leasehold interest in any property or is a tenant of any property;

(ii) occupies part of the property; and

(iii) has an agreement with another person allowing that person to occupy that property on payment of rent;

(w) any payment made at regular intervals under an equity release scheme;

(x) PPF periodic payments within the meaning of section 17(1) of the State Pension Credit Act 2002.

(2) Where the payment of any social security benefit referred to in sub-paragraph (1) is subject to any deduction (other than an adjustment specified in sub-paragraph (4)) the amount to be taken into account under sub-paragraph (1) is to be the amount before the deduction is made.

(3) Where an award of any working tax credit or child tax credit is subject to a deduction by way of recovery of an overpayment of working tax credit or child tax credit which arose in a previous tax year the amount to be taken into account under sub-paragraph (1) is to be the amount of working tax credit or child tax credit awarded less the amount of that deduction.

(4) The adjustments specified in this sub-paragraph are those made in accordance with--

(a) the Social Security (Overlapping Benefits) Regulations 1979;

(b) the Social Security (Hospital In-Patients) Regulations 1975;

(c) section 30DD or section 30E of the SSCBA (reductions in incapacity benefit in respect of pensions and councillor's allowances);

(d) section 3 of the Welfare Reform Act 2007 (deductions from contributory employment and support allowance in respect of pensions and councillor's allowances) and regulations made under it.

(5) In sub-paragraph (1)(w), "equity release scheme" means a loan--

(a) made between a person ("the lender") and the applicant;

(b) by means of which a sum of money is advanced by the lender to the applicant by way of payments at regular intervals; and

(c) which is secured on a dwelling in which the applicant owns an estate or interest and which he occupies as his home.

Calculation of weekly income: pensioners

40

(1) Except in a case within sub-paragraph (2) or (4), for the purposes of calculating the weekly income of an applicant who is a pensioner, where the period in respect of which a payment is made--

(a) does not exceed a week, the whole of that payment is to be included in the applicant's weekly income;

(b) exceeds a week, the amount to be included in the applicant's weekly income is to be determined--

(i) in a case where that period is a month, by multiplying the amount of the payment by 12 and dividing the product by 52;

(ii) in a case where that period is three months, by multiplying the amount of the payment by 4 and dividing the product by 52;

(iii) in a case where that period is a year, by dividing the amount of the payment by 52;

(iv) in any other case, by multiplying the amount of the payment by 7 and dividing the product by the number of days in the period in respect of which it is made.

(2) Sub-paragraph (3) applies where--

(a) the applicant's regular pattern of work is such that he does not work the same hours every week; or

(b) the amount of the applicant's income fluctuates and has changed more than once.

(3) The weekly amount of that applicant's income is to be determined--

(a) if, in a case to which sub-paragraph (2)(a) applies, there is a recognised cycle of work, by reference to his average weekly income over the period of the complete cycle (including, where the cycle involves periods in which the applicant does no work, those periods but disregarding any other absences); or

(b) in any other case, on the basis of--

(i) the last two payments if those payments are one month or more apart;

(ii) the last four payments if the last two payments are less than one month apart; or

(iii) calculating or estimating such other payments as may, in the particular circumstances of the case, enable the applicant's average weekly income to be determined more accurately.

(4) For the purposes of sub-paragraph (3)(b) the last payments are the last payments before the date the application was made or treated as made.

(5) If the applicant is entitled to receive a payment to which sub-paragraph (6) applies, the amount of that payment is to be treated as if made in respect of a period of a year.

(6) This sub-paragraph applies to--

(a) royalties or other sums paid as a consideration for the use of, or the right to use, any copyright, design, patent or trade mark;

(b) any payment in respect of any--

(i) book registered under the Public Lending Right Scheme 1982; or

(ii) work made under any international public lending right scheme that is analogous to the Public Lending Right Scheme 1982; and

(c) any payment which is made on an occasional basis.

(7) The period under which any benefit under the benefit Acts is to be taken into account is to be the period in respect of which that benefit is payable.

(8) Where payments are made in a currency other than Sterling, the value of the payment is to be determined by taking the Sterling equivalent on the date the payment is made.

(9) The sums specified in Schedule 5 are to be disregarded in calculating--

(a) the applicant's earnings; and

(b) any amount to which sub-paragraph (6) applies where the applicant is the first owner of the copyright, design, patent or trademark, or an original contributor to the book or work referred to in sub-paragraph (6)(b).

(10) For the purposes of sub-paragraph (9)(b), and for that purpose only, the amounts specified in sub-paragraph (6) is to be treated as though they were earnings.

(11) Income specified in Schedule 6 is to be disregarded in the calculation of the applicant's income.

(12) Schedule 9 (capital disregards: pensioners) has effect so that--

(a) the capital specified in Part 1 is disregarded for the purpose of determining an applicant's income; and

(b) the capital specified in Part 2 is disregarded for the purpose of determining an applicant's income under paragraph 71 (calculation of tariff income from capital: pensioners).

(13) In the case of any income taken into account for the purpose of calculating a person's income any amount payable by way of tax is disregarded.

Earnings of employed earners: pensioners

41

(1) Subject to sub-paragraph (2), "earnings", in the case of employment as an employed earner who is a pensioner, means any remuneration or profit derived from that employment and includes--

(a) any bonus or commission;

(b) any payment in lieu of remuneration except any periodic sum paid to an applicant on account of the termination of his employment by reason of redundancy;

(c) any payment in lieu of notice;

(d) any holiday pay;

(e) any payment by way of a retainer;

(f) any payment made by the applicant's employer in respect of expenses not wholly, exclusively and necessarily incurred in the performance of the duties of the employment, including any payment made by the applicant's employer in respect of--

(i) travelling expenses incurred by the applicant between his home and place of employment;

(ii) expenses incurred by the applicant under arrangements made for the care of a member of his family owing to the applicant's absence from home;

(g) the amount of any payment by way of a non-cash voucher which has been taken into account in the computation of a person's earnings in accordance with Part 5 of Schedule 3 to the Social Security (Contributions) Regulations 2001;

(h) statutory sick pay and statutory maternity pay payable by the employer under the SSCBA;

(i) statutory paternity pay payable under Part 12ZA of that Act;

(j) statutory adoption pay payable under Part 12ZB of that Act;

(k) any sums payable under a contract of service--

(i) for incapacity for work due to sickness or injury; or

(ii) by reason of pregnancy or confinement.

(2) Earnings does not include--

(a) subject to sub-paragraph (3), any payment in kind;

(b) any payment in respect of expenses wholly, exclusively and necessarily incurred in the performance of the duties of the employment;

(c) any occupational pension;

(d) any lump sum payment made under the Iron and Steel Re-adaptation Benefits Scheme;

(e) any payment of compensation made pursuant to an award by an employment tribunal established under the Employment Tribunals Act 1996 in respect of unfair dismissal or unlawful discrimination;

(f) any payment in respect of expenses arising out of the applicant participating as a service user.

(3) Sub-paragraph (2)(a) does not apply in respect of any non-cash voucher referred to in sub-paragraph (1)(g).

Calculation of net earnings of employed earners: pensioners

42

(1) For the purposes of paragraph 57 (calculation of income on a weekly basis), the earnings of an applicant who is a pensioner derived or likely to be derived from employment as an employed earner to be taken into account must, subject to paragraph 40(5) and Schedule 5 (sums to be disregarded from earnings: pensioners), be his net earnings.

(2) For the purposes of sub-paragraph (1) net earnings must, except where sub-paragraph (5) applies, be calculated by taking into account the gross earnings of the applicant from that employment over the assessment period, less--

(a) any amount deducted from those earnings by way of--

(i) income tax;

(ii) primary Class 1 contributions under the SSCBA;

(b) one-half of any sum paid by the applicant by way of a contribution towards an occupational pension scheme;

(c) one-half of the amount calculated in accordance with sub-paragraph (4) in respect of any qualifying contribution payable by the applicant; and

(d) where those earnings include a payment which is payable under any enactment having effect in Northern Ireland and which corresponds to statutory sick pay, statutory maternity pay, ordinary or additional statutory paternity pay or statutory adoption pay, any amount deducted from those earnings by way of any contributions which are payable under any enactment having effect in Northern Ireland and which correspond to primary Class 1 contributions under the SSCBA.

(3) In this paragraph "qualifying contribution" means any sum which is payable periodically as a contribution towards a personal pension scheme.

(4) The amount in respect of any qualifying contribution is to be calculated by multiplying the daily amount of the qualifying contribution by the number equal to the number of days in the assessment period; and for the purposes of this paragraph the daily amount of the qualifying contribution is to be determined--

(a) where the qualifying contribution is payable monthly, by multiplying the amount of the qualifying contribution by 12 and dividing the product by 365;

(b) in any other case, by dividing the amount of the qualifying contribution by the number equal to the number of days in the period to which the qualifying contribution relates.

(5) Where the earnings of an applicant are determined under paragraph 40(2)(b) (calculation of weekly income: pensioners) his net earnings is to be calculated by taking into account those earnings over the assessment period, less--

(a) an amount in respect of income tax equivalent to an amount calculated by applying to those earnings the basic rate of tax applicable to the assessment period less only the personal relief to which the applicant is entitled under sections 35 to 37 the Income Tax Act 2007 (personal allowances) as is appropriate to his circumstances but, if the assessment period is less than a year, the earnings to which

the basic rate of tax is to be applied and the amount of the personal relief deductible under this sub-paragraph is to be calculated on a pro rata basis;

(b) an amount equivalent to the amount of the primary Class 1 contributions that would be payable by him under the SSCBA in respect of those earnings if such contributions were payable; and

(c) one-half of any sum which would be payable by the applicant by way of a contribution towards an occupational or personal pension scheme, if the earnings so estimated were actual earnings.

Calculation of earnings of self-employed earners: pensioners

43

(1) Where the earnings of an applicant who is a pensioner consist of earnings from employment as a self-employed earner, the weekly amount of his earnings is to be determined by reference to his average weekly earnings from that employment--

(a) over a period of one year; or

(b) where the applicant has recently become engaged in that employment or there has been a change which is likely to affect the normal pattern of business, over such other period ("computation period") as may, in the particular case, enable the weekly amount of his earnings to be determined more accurately.

(2) For the purposes of determining the weekly amount of earnings of an applicant to whom sub-paragraph (1)(b) applies, his earnings over the computation period are to be divided by the number equal to the number of days in that period and the product multiplied by 7.

(3) The period over which the weekly amount of an applicant's earnings is calculated in accordance with this paragraph is to be his assessment period.

Earnings of self-employers earners: pensioners

44

(1) Subject to sub-paragraph (2), "earnings", in the case of employment as a self-employed earner who is a pensioner, means the gross income of the employment.

(2) "Earnings" in the case of employment as a self-employed earner does not include--

(a) where an applicant occupies a dwelling as his home and he provides in that dwelling board and lodging accommodation for which payment is made, those payments;

(b) any payment made by a local authority to an applicant--

(i) with whom a person is accommodated by virtue of arrangements made under section 22C or 23(2)(a) of the Children Act 1989 or, as the case may be, section 26(1) of the Children (Scotland) Act 1995; or

(ii) with whom a local authority fosters a child under the Looked After Children (Scotland) Regulations 2009 or who is a kinship carer under those Regulations;

(c) any payment made by a voluntary organisation in accordance with section 59(1)(a) of the Children Act 1989 (provision of accommodation by voluntary organisations);

(d) any payment made to the applicant or his partner for a person ("the person concerned") who is not normally a member of the applicant's household but is temporarily in his care, by--

(i) a local authority but excluding payments of housing benefit made in respect of the person concerned;

(ii) a voluntary organisation;

(iii) the person concerned pursuant to section 26(3A) of the National Assistance Act 1948;

(iv) the National Health Service Commissioning Board or a clinical commissioning group established under section 14D of the National Health Service Act 2006; or

(v) a Local Health Board established under section 11 of the National Health Service (Wales) Act 2006;

(e) any sports award.

Notional income: pensioners

45

(1) An applicant who is a pensioner is to be treated as possessing--

(a) subject to sub-paragraph (2), the amount of any retirement pension income--

(i) for which no claim has been made; and

(ii) to which he might expect to be entitled if a claim for it were made;

(b) income from an occupational pension scheme which the applicant elected to defer.

(2) Sub-paragraph (1)(a) does not apply to the following where entitlement has been deferred--

(a) a Category A or Category B retirement pension payable under sections 43 to 55 of the SSCBA;

(b) a shared additional pension payable under section 55A of the SSCBA;

(c) graduated retirement benefit payable under sections 36 and 37 of the National Insurance Act 1965.

(3) For the purposes of sub-paragraph (2), entitlement has been deferred--

(a) in the case of a Category A or Category B pension, in the circumstances specified in section 55(3) of the SSCBA;

(b) in the case of a shared additional pension, in the circumstances specified in section 55C(3) of the SSCBA; and

(c) in the case of graduated retirement benefit, in the circumstances specified in section 36(4) and (4A) of the National Insurance Act 1965.

(4) This sub-paragraph applies where a person who has attained the qualifying age for state pension credit--

(a) is entitled to money purchase benefits under an occupational pension scheme or a personal pension scheme;

(b) fails to purchase an annuity with the funds available in that scheme; and

(c) either--

(i) defers in whole or in part the payment of any income which would have been payable to him by his pension fund holder, or

(ii) fails to take any necessary action to secure that the whole of any income which would be payable to him by his pension fund holder upon his applying for it, is so paid, or

(iii) income withdrawal is not available to him under that scheme.

(5) Where sub-paragraph (4) applies, the amount of any income foregone is to be treated as possessed by that person, but only from the date on which it could be expected to be acquired were an application for it to be made.

(6) The amount of any income foregone in a case where sub-paragraph (4)(c)(i) or (ii) applies is to be the maximum amount of income which may be withdrawn from the fund and must be determined by the authority, taking account of information provided by the pension fund holder.

(7) The amount of any income foregone in a case where sub-paragraph (4)(c)(iii) applies is to be the income that the applicant could have received without purchasing an annuity had the funds held under the relevant scheme been held under a personal pension scheme or occupational pension scheme where income withdrawal was available and is to be determined in the manner specified in sub-paragraph (6).

(8) In sub-paragraph (4), "money purchase benefits" has the same meaning as in the Pension Schemes Act 1993.

(9) Subject to sub-paragraphs (10) and (12), a person is to be treated as possessing income of which he has deprived himself for the purpose of securing entitlement to a reduction under this scheme or increasing the amount of the reduction.

(10) Sub-paragraph (9) does not apply in respect of the amount of an increase of pension or benefit where a person, having made an election in favour of that increase of pension or benefit under Schedule 5 or 5A to the SSCBA or under Schedule 1 to the Social Security (Graduated Retirement Benefit) Regulations 2005, changes that election in accordance with regulations made under Schedule 5 or 5A to that Act in favour of a lump sum.

(11) In sub-paragraph (10), "lump sum" means a lump sum under Schedule 5 or 5A to the SSCBA or under Schedule 1 to the Social Security (Graduated Retirement Benefit) Regulations 2005.

(12) Sub-paragraph (9) does not apply in respect of any amount of income other than earnings, or earnings of an employed earner, arising out of the applicant participating as a service user.

(13) Where an applicant is in receipt of any benefit under the benefit Acts and the rate of that benefit is altered with effect from a date on or after 1st April in any year but not more than 14 days thereafter, the authority must treat the applicant as possessing such benefit at the altered rate from either 1st April or the first Monday in April in that year, whichever date the authority selects to apply, to the date on which the altered rate is to take effect.

(14) In the case of an applicant who has, or whose partner has, an award of state pension credit comprising only the savings credit, where the authority treats the applicant as possessing any benefit at the altered rate in accordance with sub-paragraph (13), the authority must--

(a) determine the income and capital of that applicant in accordance with paragraph 36(1) (calculation of applicant's income in savings credit only cases: pensioners) where the calculation or estimate of that income and capital is altered with effect from a date on or after 1st April in any year but not more than 14 days thereafter; and

(b) treat that applicant as possessing such income and capital at the altered rate by reference to the date selected by the relevant authority to apply in its area, for the purposes of establishing the period referred to in sub-paragraph (13).

(15) For the purposes of sub-paragraph (9), a person is not to be regarded as depriving himself of income where--

(a) his rights to benefits under a registered pension scheme are extinguished and in consequence of this he receives a payment from the scheme, and

(b) that payment is a trivial commutation lump sum within the meaning given by paragraph 7 of Schedule 29 to the Finance Act 2004.

(16) In sub-paragraph (15), "registered pension scheme" has the meaning given in section 150(2) of the Finance Act 2004.

Income paid to third parties: pensioners

46

(1) Any payment of income, other than a payment specified in sub-paragraph (2) or (3), to a third party in respect of an applicant who is a pensioner is to be treated as possessed by the applicant.

(2) Sub-paragraph (1) does not apply in respect of a payment of income made under an occupational pension scheme, in respect of a pension or other periodical payment made under a personal pension scheme or a payment made by the Board of the Pension Protection Fund where--

(a) a bankruptcy order has been made in respect of the person in respect of whom the payment has been made or, in Scotland, the estate of that person is subject to sequestration or a judicial factor has been appointed on that person's estate under section 41 of the Solicitors (Scotland) Act 1980;

(b) the payment is made to the trustee in bankruptcy or any other person acting on behalf of the creditors; and

(c) the person referred to in paragraph (a) and his partner does not possess, or is not treated as possessing, any other income apart from that payment.

(3) Sub-paragraph (1) does not apply in respect of any payment of income other than earnings, or earnings derived from employment as an employed earner, arising out of the applicant participating as a service user.

Chapter 5
Income: Persons Who are Not Pensioners

Average weekly earnings of employed earners: persons who are not pensioners

47

(1) Where the income of an applicant who is not a pensioner consists of earnings from employment as an employed earner his average weekly earnings must be estimated by reference to his earnings from that employment--

(a) over a period immediately preceding the reduction week in which the application is made or treated as made and being a period of--

(i) 5 weeks, if he is paid weekly; or

(ii) 2 months, if he is paid monthly; or

(b) whether or not paragraph (a)(i) or (ii) applies, where an applicant's earnings fluctuate, over such other period preceding the reduction week in which the application is made or treated as made as may, in any particular case, enable his average weekly earnings to be estimated more accurately.

(2) Where the applicant has been in his employment for less than the period specified in sub-paragraph (1)(a)(i) or (ii)--

(a) if he has received any earnings for the period that he has been in that employment and those earnings are likely to represent his average weekly earnings from that employment his average weekly earnings must be estimated by reference to those earnings;

(b) in any other case, the authority must estimate the applicant's average weekly earnings.

(3) Where the amount of an applicant's earnings changes the authority must estimate his average weekly earnings by reference to his likely earnings from the employment over such period as is appropriate in order that his average weekly earnings may be estimated accurately but the length of the period must not in any case exceed 52 weeks.

(4) For the purposes of this paragraph the applicant's earnings are to be calculated in accordance with paragraphs 51 and 52 (earnings of employed earners: persons who are not pensioners).

Average weekly earnings of self-employed earners: persons who are not pensioners

48

(1) Where the income of an applicant who is not a pensioner consists of earnings from employment as a self-employed earner his average weekly earnings must be estimated by reference to his earnings from that employment over such period as is appropriate in order that his average weekly earnings may be estimated accurately but the length of the period must not in any case exceed a year.

(2) For the purposes of this paragraph the applicant's earnings must be calculated in accordance with paragraphs 53, 61 and 62 (earnings, and net profit, of self-employed earners).

Average weekly income other than earnings: persons who are not pensioners

49

(1) The income of an applicant who is not a pensioner which does not consist of earnings must, except where sub-paragraph (2) applies, be estimated over such period as is appropriate in order that his average weekly income may be estimated accurately but the length of the period must not in any case exceed 52 weeks; and nothing in this paragraph authorises an authority to disregard any such income other than that specified in Schedule 8 (sums disregarded in the calculation of income other than earnings: persons who are not pensioners).

(2) The period over which any benefit under the benefit Acts is to be taken into account is to be the period in respect of which that benefit is payable.

(3) For the purposes of this paragraph income other than earnings is to be calculated in accordance with paragraph 54 (calculation of income other than earnings: persons who are not pensioners).

Calculation of weekly income of employed earners: persons who are not pensioners

50

(1) For the purposes of paragraphs 47 (average weekly earnings of employed earners), 49 (average weekly income other than earnings) and 59 (calculation of average weekly income from tax credits), where the period in respect of which a payment is made--

(a) does not exceed a week, the weekly amount is to be the amount of that payment;

(b) exceeds a week, the weekly amount is to be determined--

(i) in a case where that period is a month, by multiplying the amount of the payment by 12 and dividing the product by 52;

(ii) in any other case, by dividing the amount of the payment by the number equal to the number of days in the period to which it relates and multiplying the product by 7.

(2) For the purposes of paragraph 48 (average weekly earnings of self-employed earners) the weekly amount of earnings of an applicant is to be determined by dividing his earnings over the assessment period by the number equal to the number of days in that period and multiplying the product by 7.

Earnings of employed earners: persons who are not pensioners

51

(1) Subject to sub-paragraph (2), "earnings", in the case of employment as an employed earner of a person who is not a pensioner, means any remuneration or profit derived from that employment and includes--

(a) any bonus or commission;

(b) any payment in lieu of remuneration except any periodic sum paid to an applicant on account of the termination of his employment by reason of redundancy;

(c) any payment in lieu of notice or any lump sum payment intended as compensation for the loss of employment but only in so far as it represents loss of income;

(d) any holiday pay except any payable more than 4 weeks after termination or interruption of the employment;

(e) any payment by way of a retainer;

(f) any payment made by the applicant's employer in respect of expenses not wholly, exclusively and necessarily incurred in the performance of the duties of the employment, including any payment made by the applicant's employer in respect of--

(i) travelling expenses incurred by the applicant between his home and place of employment;

(ii) expenses incurred by the applicant under arrangements made for the care of a member of his family owing to the applicant's absence from home;

(g) any award of compensation made under section 112(4) or 117(3)(a) of the Employment Rights Act 1996 (remedies and compensation for unfair dismissal);

(h) any payment or remuneration made under section 28, 34, 64, 68 or 70 of the Employment Rights Act 1996 (right to guarantee payments, remuneration on suspension on medical or maternity grounds, complaints to employment tribunals);

(i) any such sum as is referred to in section 112 of the SSCBA (certain sums to be earnings for social security purposes);

(j) any statutory sick pay, statutory maternity pay, statutory paternity pay or statutory adoption pay, or a corresponding payment under any enactment having effect in Northern Ireland;

(k) any remuneration paid by or on behalf of an employer to the applicant who for the time being is on maternity leave, paternity leave or adoption leave or is absent from work because he is ill;

(l) the amount of any payment by way of a non-cash voucher which has been taken into account in the computation of a person's earnings in accordance with Part 5 of Schedule 3 to the Social Security (Contributions) Regulations 2001.

(2) Earnings does not include--

(a) subject to sub-paragraph (3), any payment in kind;

(b) any payment in respect of expenses wholly, exclusively and necessarily incurred in the performance of the duties of the employment;

(c) any occupational pension;

(d) any payment in respect of expenses arising out of the applicant's participation in a service user group.

(3) Sub-paragraph (2)(a) does not apply in respect of any non-cash voucher referred to in sub-paragraph (1)(l).

Calculation of net earnings of employed earners: persons who are not pensioners

52

(1) For the purposes of paragraph 47 (average weekly earnings of employed earners: persons who are not pensioners), the earnings of an applicant who is not a pensioner derived or likely to be derived from employment as an employed earner to be taken into account must, subject to sub-paragraph (2), be his net earnings.

(2) There is to be disregarded from an applicant's net earnings, any sum, where applicable, specified in paragraphs 1 to 16 of Schedule 7 (sums disregarded in the calculation of earnings: persons who are not pensioners).

(3) For the purposes of sub-paragraph (1) net earnings must, except where sub-paragraph (6) applies, be calculated by taking into account the gross earnings of the applicant from that employment over the assessment period, less--

(a) any amount deducted from those earnings by way of--

(i) income tax;

(ii) primary Class 1 contributions under the SSCBA;

(b) one-half of any sum paid by the applicant by way of a contribution towards an occupational pension scheme;

(c) one-half of the amount calculated in accordance with sub-paragraph (5) in respect of any qualifying contribution payable by the applicant; and

(d) where those earnings include a payment which is payable under any enactment having effect in Northern Ireland and which corresponds to statutory sick pay, statutory maternity pay, statutory paternity pay or statutory adoption pay, any amount deducted from those earnings by way of any contributions which are payable under any enactment having effect in Northern Ireland and which correspond to primary Class 1 contributions under the SSCBA.

(4) In this paragraph "qualifying contribution" means any sum which is payable periodically as a contribution towards a personal pension scheme.

(5) The amount in respect of any qualifying contribution is to be calculated by multiplying the daily amount of the qualifying contribution by the number equal to the number of days in the assessment pe-

riod; and for the purposes of this paragraph the daily amount of the qualifying contribution is to be determined--

(a) where the qualifying contribution is payable monthly, by multiplying the amount of the qualifying contribution by 12 and dividing the product by 365;

(b) in any other case, by dividing the amount of the qualifying contribution by the number equal to the number of days in the period to which the qualifying contribution relates.

(6) Where the earnings of an applicant are estimated under paragraph 47(2)(b) (average weekly earnings of employed earners: classes D to F), his net earnings is to be calculated by taking into account those earnings over the assessment period, less--

(a) an amount in respect of income tax equivalent to an amount calculated by applying to those earnings the basic rate of tax applicable to the assessment period less only the personal relief to which the applicant is entitled under sections 35 to 37 of the Income Tax Act 2007 (personal allowances) as is appropriate to his circumstances but, if the assessment period is less than a year, the earnings to which the basic rate of tax is to be applied and the amount of the personal relief deductible under this sub-paragraph is to be calculated on a pro rata basis;

(b) an amount equivalent to the amount of the primary Class 1 contributions that would be payable by him under the SSCBA in respect of those earnings if such contributions were payable; and

(c) one-half of any sum which would be payable by the applicant by way of a contribution towards an occupational or personal pension scheme, if the earnings so estimated were actual earnings.

Earnings of self-employed earners: persons who are not pensioners

53

(1) Subject to sub-paragraph (2), "earnings", in the case of employment as a self-employed earner of a person who is not a pensioner, means the gross income of the employment.

(2) "Earnings" does not include any payment to which paragraph 31 or 32 of Schedule 8 refers (payments in respect of a person accommodated with the applicant under arrangements made by a local authority or voluntary organisation and payments made to the applicant by a health authority, local authority or voluntary organisation in respect of persons temporarily in the applicant's care) nor does it include any sports award.

(3) This paragraph applies to--

(a) royalties or other sums paid as a consideration for the use of, or the right to use, any copyright, design, patent or trade mark; or

(b) any payment in respect of any--

(i) book registered under the Public Lending Right Scheme 1982; or

(ii) work made under any international public lending right scheme that is analogous to the Public Lending Right Scheme 1982,

where the applicant is the first owner of the copyright, design, patent or trade mark, or an original contributor to the book or work concerned.

(4) Where the applicant's earnings consist of any items to which sub-paragraph (3) applies, those earnings must be taken into account over a period equal to such number of weeks as is equal to the number obtained (and any fraction is to be treated as a corresponding fraction of a week) by dividing the earnings by--

(a) the amount of reduction under this scheme to which the applicant would have been entitled had the payment not been made, plus

(b) an amount equal to the total of the sums which would fall to be disregarded from the payment under Schedule 7 (sums disregarded in the calculation of earnings: persons who are not pensioners) as appropriate in the applicant's case.

Calculation of income other than earnings: persons who are not pensioners

54

(1) For the purposes of paragraph 49 (average weekly income other than earnings: persons who are not pensioners), the income of an applicant who is not a pensioner which does not consist of earnings to be taken into account must, subject to sub-paragraphs (2) to (8), be his gross income and any capital treated as income under paragraph 55 (capital treated as income: persons who are not pensioners).

(2) There is to be disregarded from the calculation of an applicant's gross income under sub-paragraph (1), any sum, where applicable, specified in Schedule 8.

(3) Where the payment of any benefit under the benefit Acts is subject to any deduction by way of recovery the amount to be taken into account under sub-paragraph (1) must be the gross amount payable.

(4) Where the applicant or, where he is a member of a couple, his partner is receiving a contributory employment and support allowance and that benefit has been reduced under regulation 63 of the Employment and Support Allowance Regulations 2008, the amount of that benefit to be taken into account is the amount as if it had not been reduced.

(5) Where an award of any working tax credit or child tax credit under the Tax Credits Act 2002 is subject to a deduction by way of recovery of an overpayment of working tax credit or child tax credit which arose in a previous tax year the amount to be taken into account under sub-paragraph (1) is to be the amount of working tax credit or child tax credit awarded less the amount of that deduction.

(6) Sub-paragraphs (7) and (8) apply where--

(a) a relevant payment has been made to a person in an academic year; and

(b) that person abandons, or is dismissed from, his course of study before the payment to him of the final instalment of the relevant payment.

(7) Where a relevant payment is made quarterly, the amount of a relevant payment to be taken into account for the assessment period for the purposes of sub-paragraph (1) in respect of a person to whom sub-paragraph (7) applies, is to be calculated by applying the formula--

$(A - (B \times C)) / D$

Where

(a) A = the total amount of the relevant payment which that person would have received had he remained a student until the last day of the academic term in which he abandoned, or was dismissed from, his course, less any deduction under paragraph 81(5) (costs of travel, books and equipment);

(b) B = the number of reduction weeks from the reduction week immediately following that which includes the first day of that academic year to the reduction week which includes the day on which the person abandoned, or was dismissed from, his course;

(c) C = the weekly amount of the relevant payment, before the application of the £10 disregard, which would have been taken into account as income under paragraph 81(2) (treatment of student loans) had the person not abandoned or been dismissed from, his course and, in the case of a person who was not entitled to a reduction under this scheme immediately before he abandoned or was dismissed from his course, had that person, at that time, been entitled to housing benefit;

(d) D = the number of reduction weeks in the assessment period.

(8) Where a relevant payment is made by two or more instalments in a quarter, the amount of a relevant payment to be taken into account for the assessment period for the purposes of sub-paragraph (1) in respect of a person to whom sub-paragraph (7) applies, is to be calculated by applying the formula in sub-paragraph (8) but as if--

A = the total amount of relevant payments which that person received, or would have received, from the first day of the academic year to the day the person abandoned the course, or was dismissed from it, less any deduction under paragraph 81(5).

(9) In this paragraph--

"academic year" and "student loan" have the same meanings as in Part 11 (students);

"assessment period" means--

(a) in a case where a relevant payment is made quarterly, the period beginning with the reduction week which includes the day on which the person abandoned, or was dismissed from, his course and ending with the reduction week which includes the last day of the last quarter for which an instalment of the relevant payment was payable to that person;

(b) in a case where the relevant payment is made by two or more instalments in a quarter, the period beginning with the reduction week which includes the day on which the person abandoned, or was dismissed from, his course and ending with the reduction week which includes--

(i) the day immediately before the day on which the next instalment of the relevant payment would have been due had the payments continued; or

(ii) the last day of the last quarter for which an instalment of the relevant payment was payable to that person,

whichever of those dates is earlier;

"quarter" in relation to an assessment period means a period in that year beginning on--

(c) 1st January and ending on 31st March;

(d) 1st April and ending on 30th June;

(e) 1st July and ending on 31st August; or

(f) 1st September and ending on 31st December;

"relevant payment" means either a student loan or an amount intended for the maintenance of dependants referred to in paragraph 76(7) or both.

(10) For the avoidance of doubt there must be included as income to be taken into account under sub-paragraph (1)--

(a) any payment to which paragraph 41(2) or 51(2) (payments not earnings) applies; or

(b) in the case of an applicant who is receiving support under section 95 or 98 of the Immigration and Asylum Act 1999 including support provided by virtue of regulations made under Schedule 9 to that Act, the amount of such support provided in respect of essential living needs of the applicant and his dependants (if any) as is specified in regulations made under paragraph 3 of Schedule 8 to the Immigration and Asylum Act 1999.

Capital treated as income: persons who are not pensioners

55

(1) Any capital payable by instalments which are outstanding at the date on which the application is made or treated as made, or, at the date of any subsequent revision or supersession, must, if the aggregate of the instalments outstanding and the amount of the applicant's capital otherwise calculated in accordance with Chapter 7 of this Part exceeds £10,000, be treated as income.

(2) Any payment received under an annuity is to be treated as income.

(3) Any earnings to the extent that they are not a payment of income is to be treated as income.

(4) Any Career Development Loan paid pursuant to section 2 of the Employment and Training Act 1973 is to be treated as income.

(5) Where an agreement or court order provides that payments must be made to the applicant in consequence of any personal injury to the applicant and that such payments are to be made, wholly or partly, by way of periodic payments, any such periodic payments received by the applicant (but not a payment which is treated as capital by virtue of this Part), is to be treated as income.

Notional income: persons who are not pensioners

56

(1) An applicant who is not a pensioner is to be treated as possessing income of which he has deprived himself for the purpose of securing entitlement to a reduction under a council tax reduction scheme or increasing the amount of the reduction.

(2) Except in the case of--

(a) a discretionary trust;

(b) a trust derived from a payment made in consequence of a personal injury;

(c) a personal pension scheme, occupational pension scheme or a payment made by the Board of the Pension Protection Fund where the applicant has not attained the qualifying age for state pension credit;

(d) any sum to which paragraph 50(2)(a) of Schedule 10 (capital disregards: persons who are not pensioners) applies which is administered in the way referred to in paragraph 50(1)(a);

(e) any sum to which paragraph 51(a) of Schedule 10 refers;

(f) rehabilitation allowance made under section 2 of the Employment and Training Act 1973;

(g) child tax credit;

(h) working tax credit, or

(i) any sum to which sub-paragraph (11) applies,

any income which would become available to the applicant upon application being made, but which has not been acquired by him, is to be treated as possessed by the applicant but only from the date on which it could be expected to be acquired were an application made.

(3) Any payment of income, other than a payment of income specified in sub-paragraph (4), made--

(a) to a third party in respect of a single applicant or a member of the family (but not a member of the third party's family) must, where that payment is a payment of an occupational pension, a pension or other periodical payment made under a personal pension scheme or a payment made by the Board of the Pension Protection Fund, be treated as possessed by that single applicant or, as the case may be, by that member;

(b) to a third party in respect of a single applicant or in respect of a member of the family (but not a member of the third party's family) must, where it is not a payment referred to in paragraph (a), be treated as possessed by that single applicant or by that member to the extent that it is used for the food, ordinary clothing or footwear, household fuel or rent of that single applicant or, as the case may be, of any member of that family or is used for any council tax or water charges for which that applicant or member is liable;

(c) to a single applicant or a member of the family in respect of a third party (but not in respect of another member of that family) must be treated as possessed by that single applicant or, as the case may be, that member of the family to the extent that it is kept or used by him or used by or on behalf of any member of the family.

(4) Sub-paragraph (3) does not apply in respect of a payment of income made--

(a) under or by the Macfarlane Trust, the Macfarlane (Special Payments) Trust, the Macfarlane (Special Payments) (No 2) Trust, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006);

(b) pursuant to section 19(1)(a) of the Coal Industry Act 1994 (concessionary coal);

(c) pursuant to section 2 of the Employment and Training Act 1973 in respect of a person's participation--

(i) in an employment programme specified in regulation 75(1)(a)(ii) of the Jobseeker's Allowance Regulations 1996;

(ii) in a training scheme specified in regulation 75(1)(b)(ii) of those Regulations;

(iii) in the Intense Activity Period specified in regulation 75(1)(a)(iv) of those Regulations;

(iv) in a qualifying course within the meaning specified in regulation 17A(7) of those Regulations; or

(v) in the Flexible New Deal specified in regulation 75(1)(a)(v) of those Regulations;

(d) in respect of a person's participation in the Work for Your Benefit Pilot Scheme;

(e) in respect of a person's participation in the Mandatory Work Activity Scheme;

(f) in respect of an applicant's participation in the Employment, Skills and Enterprise Scheme;

(g) under an occupational pension scheme, in respect of a pension or other periodical payment made under a personal pension scheme or a payment made by the Board of the Pension Protection Fund where--

(i) a bankruptcy order has been made in respect of the person in respect of whom the payment has been made or, in Scotland, the estate of that person is subject to sequestration or a judicial factor has been appointed on that person's estate under section 41 of the Solicitors (Scotland) Act 1980;

(ii) the payment is made to the trustee in bankruptcy or any other person acting on behalf of the creditors; and

(iii) the person referred to in sub-paragraph (i) and any member of his family does not possess, or is not treated as possessing, any other income apart from that payment.

(5) Where an applicant is in receipt of any benefit under the benefit Acts and the rate of that benefit is altered with effect from a date on or after 1st April in any year but not more than 14 days thereafter, the authority must treat the applicant as possessing such benefit at the altered rate from either 1st April or the first Monday in April in that year, whichever date the authority selects, to the date on which the altered rate is to take effect.

(6) Subject to sub-paragraph (7), where--

(a) an applicant performs a service for another person; and

(b) that person makes no payment of earnings or pays less than that paid for a comparable employment in the area,

the authority must treat the applicant as possessing such earnings (if any) as is reasonable for that employment unless the applicant satisfies the authority that the means of that person are insufficient for him to pay or to pay more for the service.

(7) Sub-paragraph (6) does not apply--

(a) to an applicant who is engaged by a charitable or voluntary organisation or who is a volunteer if the authority is satisfied in any of those cases that it is reasonable for him to provide those services free of charge; or

(b) in a case where the service is performed in connection with--

(i) the applicant's participation in an employment or training programme in accordance with regulation 19(1)(q) of the Jobseeker's Allowance Regulations 1996, other than where the service is performed in connection with the applicant's participation in the Intense Activity Period specified in regulation 75(1)(a)(iv) of those Regulations; or

(ii) the applicant's or the applicant's partner's participation in an employment or training programme as defined in regulation 19(3) of those Regulations for which a training allowance is not payable or, where such an allowance is payable, it is payable for the sole purpose of reimbursement of travelling or meal expenses to the person participating in that programme; or

(c) to an applicant who is participating in a work placement approved by the Secretary of State (or a person providing services to the Secretary of State) before the placement starts.

(8) In sub-paragraph (7)(c) "work placement" means practical work experience which is not undertaken in expectation of payment.

(9) Where an applicant is treated as possessing any income under any of sub-paragraphs (1) to (8), the foregoing provisions of this Part apply for the purposes of calculating the amount of that income as if a payment had actually been made and as if it were actual income which he does possess.

(10) Where an applicant is treated as possessing any earnings under sub-paragraph (6) the foregoing provisions of this Part apply for the purposes of calculating the amount of those earnings as if a payment had actually been made and as if they were actual earnings which he does possess except that paragraph 42(2) or 52(3) (calculation of net earnings of employed earners: pensioners and persons who are not pensioners, respectively) do not apply and his net earnings are to be calculated by taking into account those earnings which he is treated as possessing, less--

(a) an amount in respect of income tax equivalent to an amount calculated by applying to those earnings the basic rate of tax applicable to the assessment period less only the personal relief to which the applicant is entitled under sections 35 to 37 of the Income Tax Act 2007 (personal allowances) as is appropriate to his circumstances; but, if the assessment period is less than a year, the earnings to which the basic rate of tax is to be applied and the amount of the personal relief deductible under this sub-paragraph is to be calculated on a pro rata basis;

(b) an amount equivalent to the amount of the primary Class 1 contributions that would be payable by him under the SSCBA in respect of those earnings if such contributions were payable; and

(c) one-half of any sum payable by the applicant by way of a contribution towards an occupational or personal pension scheme.

(11) Sub-paragraphs (1), (2), (3) and (6) do not apply in respect of any amount of income other than earnings, or earnings of an employed earner, arising out of the applicant's participation in a service user group.

Chapter 6
Income: Further Provisions Applying to Pensioners and Persons Who are Not Pensioners

Calculation of income on a weekly basis

57

(1) Subject to paragraph 60 (disregard of changes in tax, etc), the income of an applicant is to be calculated on a weekly basis--

(a) by estimating the amount which is likely to be his average weekly income in accordance with this Part;

(b) by adding to that amount the weekly income calculated--

(i) if the applicant is a pensioner, under paragraph 71 (tariff income: pensioners);

(ii) if the applicant is a person who is not a pensioner, under paragraph 72 (tariff income: persons who are not pensioners); and

(c) deducting from the sum of paragraphs (a) and (b) any relevant child care charges to which paragraph 58 (treatment of child care charges) applies from any earnings which form part of the average weekly income or, in a case where the conditions in sub-paragraph (2) are met, from those earnings plus whichever credit specified in paragraph (b) of that sub-paragraph is appropriate, up to a maximum deduction in respect of the applicant's family of whichever of the sums specified in sub-paragraph (3) applies in his case.

(2) The conditions of this paragraph are that--

(a) the applicant's earnings which form part of his average weekly income are less than the lower of either his relevant child care charges or whichever of the deductions specified in sub-paragraph (3) otherwise applies in his case; and

(b) that applicant or, if he is a member of a couple either the applicant or his partner, is in receipt of either working tax credit or child tax credit.

(3) The maximum deduction to which sub-paragraph (1)(c) above refers is to be--

(a) where the applicant's family includes only one child in respect of whom relevant child care charges are paid, £175.00 per week;

(b) where the applicant's family includes more than one child in respect of whom relevant child care charges are paid, £300 per week.

Treatment of child care charges

58

(1) This paragraph applies where an applicant (within the meaning in this paragraph) is incurring relevant child care charges and--

(a) is a lone parent and is engaged in remunerative work;

(b) is a member of a couple both of whom are engaged in remunerative work; or

(c) is a member of a couple where one member is engaged in remunerative work and the other--

(i) is incapacitated;

(ii) is an in-patient in hospital; or

(iii) is in prison (whether serving a custodial sentence or remanded in custody awaiting trial or sentence).

(2) For the purposes of sub-paragraph (1) and subject to sub-paragraph (4), a person to whom sub-paragraph (3) applies must be treated as engaged in remunerative work for a period not exceeding 28 weeks during which he--

(a) is paid statutory sick pay;

(b) is paid short-term incapacity benefit at the lower rate under sections 30A to 30E of the SSCBA;

(c) is paid an employment and support allowance;

(d) is paid income support on the grounds of incapacity for work under regulation 4ZA of, and paragraph 7 or 14 of Schedule 1B to, the Income Support (General) Regulations 1987; or

(e) is credited with earnings on the grounds of incapacity for work or limited capability for work under regulation 8B of the Social Security (Credits) Regulations 1975.

(3) This sub-paragraph applies to a person who was engaged in remunerative work immediately before--

(a) the first day of the period in respect of which he was first paid statutory sick pay, short-term incapacity benefit, an employment and support allowance or income support on the grounds of incapacity for work; or

(b) the first day of the period in respect of which earnings are credited,

as the case may be.

(4) In a case to which sub-paragraph (2)(d) or (e) applies, the period of 28 weeks begins on the day on which the person is first paid income support or on the first day of the period in respect of which earnings are credited, as the case may be.

(5) Relevant child care charges are those charges for care to which sub-paragraphs (6) and (7) apply, and are to be calculated on a weekly basis in accordance with sub-paragraph (10).

(6) The charges are paid by the applicant for care which is provided--

(a) in the case of any child of the applicant's family who is not disabled, in respect of the period beginning on that child's date of birth and ending on the day preceding the first Monday in September following that child's fifteenth birthday; or

(b) in the case of any child of the applicant's family who is disabled, in respect of the period beginning on that person's date of birth and ending on the day preceding the first Monday in September following that person's sixteenth birthday.

(7) The charges are paid for care which is provided by one or more of the care providers listed in sub-paragraph (8) and are not paid--

(a) in respect of the child's compulsory education;

(b) by an applicant to a partner or by a partner to an applicant in respect of any child for whom either or any of them is responsible in accordance with paragraph 7 (circumstances in which a person is treated as responsible or not responsible for another); or

(c) in respect of care provided by a relative of the child wholly or mainly in the child's home.

(8) The care to which sub-paragraph (7) refers may be provided--

(a) out of school hours, by a school on school premises or by a local authority--

(i) for children who are not disabled in respect of the period beginning on their eighth birthday and ending on the day preceding the first Monday in September following their fifteenth birthday; or

(ii) for children who are disabled in respect of the period beginning on their eighth birthday and ending on the day preceding the first Monday in September following their sixteenth birthday; or

(b) by a child care provider approved in accordance with the Tax Credit (New Category of Child Care Provider) Regulations 1999; or

(c) by persons registered under Part 2 of the Children and Families (Wales) Measure 2010; or

(d) by a person who is excepted from registration under Part 2 of the Children and Families (Wales) Measure 2010 because the child care that person provides is in a school or establishment referred to in article 11, 12 or 14 of the Child Minding and Day Care Exceptions (Wales) Order 2010; or

(e) by--

(i) persons registered under section 59(1) of the Public Services Reform (Scotland) Act 2010; or

(ii) local authorities registered under section 83(1) of that Act,

where the care provided is child minding or day care of children within the meaning of that Act; or

(f) by a person prescribed in regulations made pursuant to section 12(4) of the Tax Credits Act 2002; or

(g) by a person who is registered under Chapter 2 or 3 of Part 3 of the Childcare Act 2006; or

(h) by any of the schools mentioned in section 34(2) of the Childcare Act 2006 in circumstances where the requirement to register under Chapter 2 of Part 3 of that Act does not apply by virtue of section 34(2) of that Act; or

(i) by any of the schools mentioned in section 53(2) of the Childcare Act 2006 in circumstances where the requirement to register under Chapter 3 of Part 3 of that Act does not apply by virtue of section 53(2) of that Act; or

(j) by any of the establishments mentioned in section 18(5) of the Childcare Act 2006 in circumstances where the care is not included in the meaning of "childcare" for the purposes of Part 1 and Part 3 of that Act by virtue of that subsection; or

(k) by a foster parent or kinship carer under the Fostering Services Regulations 2011, the Fostering Services (Wales) Regulations 2003 or the Looked After Children (Scotland) Regulations 2009 in relation to a child other than one whom the foster parent is fostering or kinship carer is looking after; or

(l) by a provider of personal care within the meaning of paragraph 1 of Schedule 1 to the Health and Social Care Act 2008 (Regulated Activities) Regulations 2010 and being a regulated activity prescribed by those Regulations; or

(m) by a person who is not a relative of the child wholly or mainly in the child's home.

(9) In sub-paragraphs (6) and (8)(a), "the first Monday in September" means the Monday which first occurs in the month of September in any year.

(10) Relevant child care charges must be estimated over such period, not exceeding a year, as is appropriate in order that the average weekly charge may be estimated accurately having regard to information as to the amount of that charge provided by the child minder or person providing the care.

(11) For the purposes of sub-paragraph (1)(c) the other member of a couple is incapacitated where--

(a) the applicant is a pensioner and the other member of the couple is aged not less than 80;

(b) the applicant is a pensioner and the other member of the couple is aged less than 80, and--

(i) the additional condition specified in paragraph 10 of Schedule 3 (additional condition for the disability premium) to this scheme is treated as applying in his case; and

(ii) he satisfies that conditions or would satisfy it but for his being treated as capable of work by virtue of a determination made in accordance with regulations made under section 171E of the SSCBA;

(c) the applicant is not a pensioner, the applicant's applicable amount includes a disability premium on account of the other member's incapacity or the support component or the work-related activity component on account of his having limited capability for work;

(d) the applicant is not a pensioner, the applicant's applicable amount would include a disability premium on account of the other member's incapacity but for that other member being treated as capable of work by virtue of a determination made in accordance with regulations made under section 171E of the SSCBA;

(e) the applicant's applicable amount would include the support component or the work-related activity component on account of the other member having limited capability for work but for that other member being treated as not having limited capability for work by virtue of a determination made in accordance with the Employment and Support Allowance Regulations 2008 or the Employment and Support Allowance Regulations 2013;

(f) he is, or is treated as, incapable of work and has been so incapable, or has been so treated as incapable, of work in accordance with the provisions of, and regulations made under, Part 12A of the SSCBA (incapacity for work) for a continuous period of not less than 196 days; and for this purpose any two or more separate periods separated by a break of not more than 56 days must be treated as one continuous period;

(g) he is, or is treated as having, limited capability for work and has had, or been treated as having, limited capability for work in accordance with the Employment and Support Allowance Regulations 2008 or the Employment and Support Allowance Regulations 2013 for a continuous period of not less than 196 days and for this purpose any two or more separate periods separated by a break of not more than 84 days must be treated as one continuous period;

(h) there is payable in respect of him one or more of the following pensions or allowances--

(i) long-term incapacity benefit or short-term incapacity benefit at the higher rate under Schedule 4 to the SSCBA;

(ii) attendance allowance under section 64 of the SSCBA;

(iii) severe disablement allowance under section 68 of the SSCBA;

(iv) disability living allowance under section 71 of the SSCBA;

(v) personal independence payment;

(vi) an AFIP;

(vii) increase of disablement pension under section 104 of the SSCBA;

(viii) a pension increase paid as part of a war disablement pension or under an industrial injuries scheme which is analogous to an allowance or increase of disablement pension under sub-paragraph (ii), (iv), (v) or (vii) above;

(ix) main phase employment and support allowance;

(i) a pension or allowance or payment to which sub-paragraph (v), (vii) or (viii) of paragraph (h) above refers was payable on account of his incapacity but has ceased to be payable in consequence of his becoming a patient, which in this paragraph means a person (other than a person who is serving a sentence of imprisonment or detention in a youth custody institution) who is regarded as receiving free in-patient treatment within the meaning of regulation 2(4) and (5) of the Social Security (Hospital In-Patients) Regulations 2005;

(j) an attendance allowance under section 64 of the SSCBA or disability living allowance would be payable to that person but for--

(i) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(ii) an abatement as a consequence of hospitalisation;

(k) the daily living component of personal independence payment would be payable to that person but for a suspension of benefit in accordance with regulations under section 86 of the Welfare Reform Act 2012 (hospital in-patients);

(l) an AFIP would be payable to that person but for any suspension of payment in accordance with any terms of the armed and reserve forces compensation scheme which allow for a suspension because a person is undergoing medical treatment in a hospital or similar institution;

(m) paragraph (h), (i), (j) or (k) would apply to him if the legislative provisions referred to in those paragraphs were provisions under any corresponding enactment having effect in Northern Ireland; or

(n) he has an invalid carriage or other vehicle provided to him by the Secretary of State or a clinical commissioning group under paragraph 9 of Schedule 1 to the National Health Service Act 2006 or under section 46 of the National Health Service (Scotland) Act 1978 or provided by the Department of Health, Social Services and Public Safety in Northern Ireland under Article 30(1) of the Health and Personal Social Services (Northern Ireland) Order 1972.

(12) For the purposes of sub-paragraph (11), once sub-paragraph (11)(f) applies to the person, if he then ceases, for a period of 56 days or less, to be incapable, or to be treated as incapable, of work, that sub-paragraph is, on his again becoming so incapable, or so treated as incapable, of work at the end of that period, immediately thereafter to apply to him for so long as he remains incapable, or is treated as remaining incapable, of work.

(13) For the purposes of sub-paragraph (11), once sub-paragraph (11)(g) applies to the person, if he then ceases, for a period of 84 days or less, to have, or to be treated as having, limited capability for work, that paragraph is, on his again having, or being treated as having, limited capability for work at the end of that period, immediately thereafter to apply to him for so long as he has, or is treated as having, limited capability for work.

(14) For the purposes of sub-paragraphs (6) and (8)(a), a person is disabled if he is a person--

(a) to whom an attendance allowance or the care component of disability allowance is payable or would be payable but for--

(i) a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA; or

(ii) an abatement as a consequence of hospitalisation;

(b) to whom the daily living component of personal independence payment is payable or has ceased to be payable by virtue of a suspension of benefit in accordance with regulations under section 86 of the Welfare Reform Act 2012 (hospital in-patients);

(c) who is registered as blind in a register compiled under section 29 of the National Assistance Act 1948 (welfare services) or, in Scotland, has been certified as blind and in consequence he is registered as blind in a register maintained by or on behalf of a council constituted under section 2 of the Local Government (Scotland) Act 1994; or

(d) who ceased to be registered as blind in such a register within the period beginning 28 weeks before the first Monday in September following that person's fifteenth birthday and ending on the day preceding that person's sixteenth birthday.

(15) For the purposes of sub-paragraph (1) a person on maternity leave, paternity leave or adoption leave is to be treated as if he is engaged in remunerative work for the period specified in sub-paragraph (16) ("the relevant period") provided that--

(a) in the week before the period of maternity leave, paternity leave or adoption leave began he was in remunerative work;

(b) the applicant is incurring relevant child care charges within the meaning of sub-paragraph (5); and

(c) he is entitled to either statutory maternity pay under section 164 of the SSCBA, ordinary statutory paternity pay by virtue of section 171ZA or 171ZB of that Act, additional statutory paternity pay by virtue of section 171ZEA or 171ZEB of that Act, statutory adoption pay by of section 171ZL of that Act, maternity allowance under section 35 of that Act or qualifying support.

(16) For the purposes of sub-paragraph (15) the relevant period begins on the day on which the person's maternity, paternity leave or adoption leave commences and ends on--

(a) the date that leave ends;

(b) if no child care element of working tax credit is in payment on the date that entitlement to maternity allowance, qualifying support, statutory maternity pay, ordinary or additional statutory paternity pay or statutory adoption pay ends, the date that entitlement ends; or

(c) if a child care element of working tax credit is in payment on the date that entitlement to maternity allowance or qualifying support, statutory maternity pay, ordinary or additional statutory paternity pay or statutory adoption pay ends, the date that entitlement to that award of the child care element of the working tax credit ends,

whichever occurs first.

(17) In sub-paragraphs (15) and (16)--

(a) "qualifying support" means income support to which that person is entitled by virtue of paragraph 14B of Schedule 1B to the Income Support (General) Regulations 1987; and

(b) "child care element" of working tax credit means the element of working tax credit prescribed under section 12 of the Tax Credits Act 2002 (child care element).

(18) In this paragraph "applicant" does not include an applicant--

(a) who has, or

(b) who (jointly with his partner) has,

an award of universal credit.

Calculation of average weekly income from tax credits

59

(1) This paragraph applies where an applicant receives a tax credit.

(2) Where this paragraph applies, the period over which a tax credit is to be taken into account is the period set out in sub-paragraph (3).

(3) Where the instalment in respect of which payment of a tax credit is made is--

(a) a daily instalment, the period is 1 day, being the day in respect of which the instalment is paid;

(b) a weekly instalment, the period is 7 days, ending on the day on which the instalment is due to be paid;

(c) a two weekly instalment, the period is 14 days, commencing 6 days before the day on which the instalment is due to be paid;

(d) a four weekly instalment, the period is 28 days, ending on the day on which the instalment is due to be paid.

(4) For the purposes of this paragraph "tax credit" means child tax credit or working tax credit.

Disregard of changes in tax, contributions etc

60

In calculating the applicant's income the authority may disregard any legislative change--

(a) in the basic or other rates of income tax;

(b) in the amount of any personal tax relief;

(c) in the rates of national insurance contributions payable under the SSCBA or in the lower earnings limit or upper earnings limit for Class 1 contributions under that Act, the lower or upper limits applicable to Class 4 contributions under that Act or the amount specified in section 11(4) of that Act (small earnings exception in relation to Class 2 contributions);

(d) in the amount of tax payable as a result of an increase in the weekly rate of Category A, B, C or D retirement pension or any addition thereto or any graduated pension payable under the SSCBA;

(e) in the maximum rate of child tax credit or working tax credit,

for a period not exceeding 30 reduction weeks beginning with the reduction week immediately following the date from which the change is effective.

Calculation of net profit of self-employed earners

61

(1) For the purposes of paragraphs 48 (average weekly earnings of self-employed earners: persons who are not pensioners) and 57 (calculation of income on a weekly basis) the earnings of an applicant to be taken into account must be--

(a) in the case of a self-employed earner who is engaged in employment on his own account, the net profit derived from that employment;

(b) in the case of a self-employed earner who is a pensioner whose employment is carried on in partnership, his share of the net profit derived from that employment, less--

(i) an amount in respect of income tax and of national insurance contributions payable under the SSCBA calculated in accordance with paragraph 62 (deduction of tax and contributions of self-employed earners); and

(ii) one-half of the amount calculated in accordance with sub-paragraph (11) in respect of any qualifying premium;

(c) in the case of a self-employed earner who is not a pensioner whose employment is carried on in partnership or is that of a share fisherman within the meaning of the Social Security (Mariners' Benefits) Regulations 1975, his share of the net profit derived from that employment, less--

(i) an amount in respect of income tax and of national insurance contributions payable under the SSCBA calculated in accordance with paragraph 62 (deduction of tax and contributions for self-employed earners); and

(ii) one-half of the amount calculated in accordance with sub-paragraph (11) in respect of any qualifying premium.

(2) There must be disregarded from the net profit of an applicant who is not a pensioner, any sum, where applicable, specified in paragraphs 1 to 16 of Schedule 7 (sums disregarded in the calculation of earnings: persons who are not pensioners).

(3) For the purposes of sub-paragraph (1)(a) the net profit of the employment must, except where sub-paragraph (9) applies, be calculated by taking into account the earnings of the employment over the assessment period less--

(a) subject to sub-paragraphs (5) to (8), any expenses wholly and exclusively incurred in that period for the purposes of that employment;

(b) an amount in respect of--

(i) income tax; and

(ii) social security contributions payable under the SSCBA,

calculated in accordance with paragraph 62 (deduction of tax and contributions for self-employed earners); and

(c) one-half of the amount calculated in accordance with sub-paragraph (11) in respect of any qualifying premium.

(4) For the purposes of sub-paragraph (1)(b) the net profit of the employment is to be calculated by taking into account the earnings of the employment over the assessment period less, subject to sub-paragraphs (5) to (8), any expenses wholly and exclusively incurred in that period for the purposes of the employment.

(5) Subject to sub-paragraph (6), no deduction is to be made under sub-paragraph (3)(a) or (4), in respect of--

(a) any capital expenditure;

(b) the depreciation of any capital asset;

(c) any sum employed or intended to be employed in the setting up or expansion of the employment;

(d) any loss incurred before the beginning of the assessment period;

(e) the repayment of capital on any loan taken out for the purposes of the employment;

(f) any expenses incurred in providing business entertainment; and

(g) in the case of an applicant who is not a pensioner, any debts, except bad debts proved to be such, but this paragraph does not apply to any expenses incurred in the recovery of a debt.

(6) A deduction is to be made under sub-paragraph (3)(a) or (4) in respect of the repayment of capital on any loan used for--

(a) the replacement in the course of business of equipment or machinery; or

(b) the repair of an existing business asset except to the extent that any sum is payable under an insurance policy for its repair.

(7) The authority must refuse to make a deduction in respect of any expenses under sub-paragraph (3)(a) or (4) where it is not satisfied given the nature and the amount of the expense that it has been reasonably incurred.

(8) For the avoidance of doubt--

(a) a deduction must not be made under sub-paragraph (3)(a) or (4) in respect of any sum unless it has been expended for the purposes of the business;

(b) a deduction must be made thereunder in respect of--

(i) the excess of any value added tax paid over value added tax received in the assessment period;

(ii) any income expended in the repair of an existing business asset except to the extent that any sum is payable under an insurance policy for its repair;

(iii) any payment of interest on a loan taken out for the purposes of the employment.

(9) Where an applicant is engaged in employment as a child minder the net profit of the employment is to be one-third of the earnings of that employment, less--

(a) an amount in respect of--

(i) income tax; and

(ii) national insurance contributions payable under the SSCBA,

calculated in accordance with paragraph 62 (deduction of tax and contributions for self-employed earners); and

(b) one-half of the amount calculated in accordance with sub-paragraph (11) in respect of any qualifying premium.

(10) For the avoidance of doubt where an applicant is engaged in employment as a self-employed earner and he is also engaged in one or more other employments as a self-employed or employed earner any loss incurred in any one of his employments must not be offset against his earnings in any other of his employments.

(11) The amount in respect of any qualifying premium is to be calculated by multiplying the daily amount of the qualifying premium by the number equal to the number of days in the assessment period; and for the purposes of this paragraph the daily amount of the qualifying premium must be determined--

(a) where the qualifying premium is payable monthly, by multiplying the amount of the qualifying premium by 12 and dividing the product by 365;

(b) in any other case, by dividing the amount of the qualifying premium by the number equal to the number of days in the period to which the qualifying premium relates.

(12) In this paragraph, "qualifying premium" means any premium which is payable periodically in respect of a personal pension scheme and is so payable on or after the date of application.

Calculation of deduction of tax and contributions of self-employed earners

62

(1) The amount to be deducted in respect of income tax under paragraph 61(1)(b)(i), (3)(b)(i) or (9)(a)(i) (calculation of net profit of self-employed earners) must be calculated--

(a) on the basis of the amount of chargeable income, and

(b) as if that income were assessable to income tax at the basic rate of tax applicable to the assessment period less only the personal relief to which the applicant is entitled under sections 35 to 37 of the Income Tax Act 2007 (personal allowances) as is appropriate to his circumstances.

(2) But, if the assessment period is less than a year, the earnings to which the basic rate of tax is to be applied and the amount of the personal reliefs deductible under this paragraph must be calculated on a pro rata basis.

(3) The amount to be deducted in respect of national insurance contributions under paragraph 60(1)(b)(i), (3)(b)(ii) or (9)(a)(ii) is the total of--

(a) the amount of Class 2 contributions payable under section 11(1) or, as the case may be, 11(3) of the SSCBA at the rate applicable to the assessment period except where the applicant's chargeable income is less than the amount specified in section 11(4) of that Act (small earnings exception) for the tax year applicable to the assessment period; but if the assessment period is less than a year, the amount specified for that tax year must be reduced pro rata; and

(b) the amount of Class 4 contributions (if any) which would be payable under section 15 of the SSCBA (Class 4 contributions recoverable under the Income Tax Acts) at the percentage rate applicable to the assessment period on so much of the chargeable income as exceeds the lower limit but does not exceed the upper limit of profits and gains applicable for the tax year applicable to the assessment period; but if the assessment period is less than a year, those limits must be reduced pro rata.

(4) In this paragraph "chargeable income" means--

(a) except where paragraph (b) applies, the earnings derived from the employment less any expenses deducted under sub-paragraph (3)(a) or, as the case may be, (5) of paragraph 61;

(b) in the case of employment as a child minder, one-third of the earnings of that employment.

Chapter 7
Capital

Calculation of capital

63

(1) The capital of an applicant to be taken into account must be, subject to sub-paragraph (2), the whole of his capital calculated in accordance with this Part and (in the case of persons who are not pensioners) any income treated as capital under paragraph 64 (income treated as capital: persons who are not pensioners).

(2) There must be disregarded from the calculation of an applicant's capital under sub-paragraph (1), any capital, where applicable, specified in--

(a) Schedule 9, in relation to pensioners;

(b) Schedule 10, in relation to persons who are not pensioners.

(3) In the case of an applicant who is a pensioner, his capital is to be treated as including any payment made to him by way of arrears of--

(a) child tax credit;

(b) working tax credit;

(c) state pension credit,

if the payment was made in respect of a period for the whole or part of which a reduction under this scheme was allowed before those arrears were paid.

(4) The capital of a child or young person who is a member of the family of an applicant who is not a pensioner must not be treated as capital of the applicant.

Income treated as capital: persons who are not pensioners

64

(1) This paragraph applies in relation to persons who are not pensioners.

(2) Any bounty derived from employment to which paragraph 9 of Schedule 7 (sums disregarded in the calculation of earnings: persons who are not pensioners) applies and paid at intervals of at least one year is to be treated as capital.

(3) Any amount by way of a refund of income tax deducted from profits or emoluments chargeable to income tax under Schedule D or E is to be treated as capital.

(4) Any holiday pay which is not earnings under paragraph 41(1)(d) or 51(1)(d) (earnings of employed earners) is to be treated as capital.

(5) Except any income derived from capital disregarded under paragraphs 4, 5, 7, 11, 17, 30 to 33, 50 or 51 of Schedule 10 (capital disregards: persons who are not pensioners), any income derived from capital is to be treated as capital but only from the date it is normally due to be credited to the applicant's account.

(6) In the case of employment as an employed earner, any advance of earnings or any loan made by the applicant's employer is to be treated as capital.

(7) Any charitable or voluntary payment which is not made or due to be made at regular intervals, other than a payment which is made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation, the Independent Living Fund (2006) or the London Bombings Charitable Relief Fund, is to be treated as capital.

(8) There is to be treated as capital the gross receipts of any commercial activity carried on by a person in respect of which assistance is received under the self-employment route, but only in so far as those receipts were payable into a special account during the period in which that person was receiving such assistance.

(9) Any arrears of subsistence allowance which are paid to an applicant as a lump sum must be treated as capital.

(10) Any arrears of working tax credit or child tax credit must be treated as capital.

Calculation of capital in the United Kingdom

65

Capital which an applicant possesses in the United Kingdom is to be calculated at its current market or surrender value less--

(a) where there would be expenses attributable to the sale, 10 per cent; and

(b) the amount of any encumbrance secured on it.

Calculation of capital outside the United Kingdom

66

Capital which an applicant possesses in a country outside the United Kingdom must be calculated--

(a) in a case where there is no prohibition in that country against the transfer to the United Kingdom of an amount equal to its current market or surrender value in that country, at that value;

(b) in a case where there is such a prohibition, at the price which it would realise if sold in the United Kingdom to a willing buyer,

less, where there would be expenses attributable to sale, 10 per cent and the amount of any encumbrances secured on it.

Notional capital

67

(1) An applicant is to be treated as possessing capital of which he has deprived himself for the purpose of securing entitlement to a reduction or increasing the amount of that reduction except to the extent that that capital is reduced in accordance with paragraph 68 (diminishing notional capital rule).

(2) A person who is a pensioner who disposes of capital for the purpose of--

(a) reducing or paying a debt owed by the applicant; or

(b) purchasing goods or services if the expenditure was reasonable in the circumstances of the applicant's case,

is to be regarded as not depriving himself of it.

(3) Sub-paragraphs (4) to (6) apply in relation to applicants who are not pensioners.

(4) Except in the case of--

(a) a discretionary trust; or

(b) a trust derived from a payment made in consequence of a personal injury; or

(c) any loan which would be obtained only if secured against capital disregarded under Schedule 9; or

(d) a personal pension scheme, occupational pension scheme or a payment made by the Board of the Pension Protection Fund; or

(e) any sum to which paragraph 50(2)(a) of Schedule 10 (capital disregards: persons who are not pensioners) applies which is administered in the way referred to in paragraph 50(1)(a); or

(f) any sum to which paragraph 51(a) of Schedule 10 refers; or

(g) child tax credit; or

(h) working tax credit,

any capital which would become available to the applicant upon application being made, but which has not been acquired by him, is to be treated as possessed by him but only from the date on which it could be expected to be acquired were an application made.

(5) Any payment of capital, other than a payment of capital specified in sub-paragraph (6), made--

(a) to a third party in respect of a single applicant or a member of the family (but not a member of the third party's family) must, where that payment is a payment of an occupational pension, a pension or other periodical payment made under a personal pension scheme or a payment made by the Board of the Pension Protection Fund, be treated as possessed by that single applicant or, as the case may be, by that member;

(b) to a third party in respect of a single applicant or in respect of a member of the family (but not a member of the third party's family) must, where it is not a payment referred to in paragraph (a), be treated as possessed by that single applicant or by that member to the extent that it is used for the food, ordinary clothing or footwear, household fuel or rent of that single applicant or, as the case may be, of any member of that family or is used for any council tax or water charges for which that applicant or member is liable;

(c) to a single applicant or a member of the family in respect of a third party (but not in respect of another member of the family) must be treated as possessed by that single applicant or, as the case may be, that member of the family to the extent that it is kept or used by him or used by or on behalf of any member of the family.

(6) Sub-paragraph (5) does not apply in respect of a payment of capital made--

(a) under or by any of the Trusts, the Fund, the Eileen Trust, MFET Limited, the Independent Living Fund (2006), the Skipton Fund, the Caxton Foundation, or the London Bombings Relief Charitable Fund;

(b) pursuant to section 2 of the Employment and Training Act 1973 in respect of a person's participation--

(i) in an employment programme specified in regulation 75(1)(a)(ii) of the Jobseeker's Allowance Regulations 1996;

(ii) in a training scheme specified in regulation 75(1)(b)(ii) of those Regulations;

(iii) in the Intense Activity Period specified in regulation 75(1)(a)(iv) of those Regulations;

(iv) in a qualifying course within the meaning specified in regulation 17A(7) of those Regulations; or

(v) in the Flexible New Deal specified in regulation 75(1)(a)(v) of those Regulations;

(c) in respect of a person's participation in the Work for Your Benefit Pilot Scheme;

(d) in respect of a person's participation in the Mandatory Work Activity Scheme;

(e) in respect of an applicant's participation in the Employment, Skills and Enterprise Scheme;

(f) under an occupational pension scheme, in respect of a pension or other periodical payment made under a personal pension scheme or a payment made by the Board of the Pension Protection Fund where--

(i) a bankruptcy order has been made in respect of the person in respect of whom the payment has been made or, in Scotland, the estate of that person is subject to sequestration or a judicial factor has been appointed on that person's estate under section 41 of the Solicitors (Scotland) Act 1980;

(ii) the payment is made to the trustee in bankruptcy or any other person acting on behalf of the creditors; and

(iii) the person referred to in sub-paragraph (i) and any member of his family does not possess, or is not treated as possessing, any other income apart from that payment.

(7) Where an applicant stands in relation to a company in a position analogous to that of a sole owner or partner in the business of that company, he may be treated as if he were such sole owner or partner and in such a case--

(a) the value of his holding in that company must, notwithstanding paragraph 63 (calculation of capital) be disregarded; and

(b) he must, subject to sub-paragraph (8), be treated as possessing an amount of capital equal to the value or, as the case may be, his share of the value of the capital of that company and the foregoing provisions of this Chapter apply for the purposes of calculating that amount as if it were actual capital which he does possess.

(8) For so long as the applicant undertakes activities in the course of the business of the company, the amount which he is treated as possessing under sub-paragraph (7) is to be disregarded.

(9) Where an applicant is treated as possessing capital under any of sub-paragraphs (1), (4) or (5) the foregoing provisions of this Chapter apply for the purposes of calculating its amount as if it were actual capital which he does possess.

Diminishing notional capital rule: pensioners

68

(1) Where an applicant who is a pensioner is treated as possessing capital under paragraph 67(1) (notional capital), the amount which he is treated as possessing--

(a) in the case of a week that is subsequent to--

(i) the relevant week in respect of which the conditions set out in sub-paragraph (2) are satisfied; or

(ii) a week which follows that relevant week and which satisfies those conditions,

is to be reduced by an amount determined under sub-paragraph (3);

(b) in the case of a week in respect of which sub-paragraph (1)(a) does not apply but where--

(i) that week is a week subsequent to the relevant week; and

(ii) that relevant week is a week in which the condition in sub-paragraph (4) is satisfied,

is to be reduced by the amount determined under sub-paragraph (5).

(2) This sub-paragraph applies to a reduction week where the applicant satisfies the conditions that--

(a) he is in receipt of a reduction under this scheme; and

(b) but for paragraph 67(1), he would have received a greater reduction in council tax under this scheme in that week.

(3) In a case to which sub-paragraph (2) applies, the amount of the reduction in the amount of capital he is treated as possessing for the purposes of sub-paragraph (1)(a) must be equal to the aggregate of--

(a) an amount equal to the additional amount of the reduction in council tax to which sub-paragraph (2)(b) refers;

(b) where the applicant has also claimed state pension credit, the amount of any state pension credit or any additional amount of state pension credit to which he would have been entitled in respect of the reduction week to which sub-paragraph (2) refers but for the application of regulation 21(1) of the State Pension Credit Regulations 2002 (notional capital);

(c) where the applicant has also claimed housing benefit, the amount of any housing benefit or any additional amount of housing benefit to which he would have been entitled in respect of the whole or part of the reduction week to which sub-paragraph (2) refers but for the application of regulation 47(1) of the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006 (notional capital);

(d) where the applicant has also claimed a jobseeker's allowance, the amount of an income-based jobseeker's allowance to which he would have been entitled in respect of the reduction week to which sub-paragraph (2) refers but for the application of regulation 113 of the Jobseeker's Allowance Regulations 1996 (notional capital); and

(e) where the applicant has also claimed an employment and support allowance, the amount of an income-related employment and support allowance to which he would have been entitled in respect of the reduction week to which sub-paragraph (2) refers but for the application of regulation 115 of the Employment and Support Allowance Regulations 2008 (notional capital).

(4) Subject to sub-paragraph (7), for the purposes of sub-paragraph (1)(b) the condition is that the applicant is a pensioner and would have been entitled to a reduction in council tax under this scheme in the relevant week but for paragraph 67(1).

(5) In such a case the amount of the reduction in the amount of capital he is treated as possessing for the purposes of sub-paragraph (1)(b) is equal to the aggregate of--

(a) the amount of the reduction in council tax to which the applicant would have been entitled in the relevant week but for paragraph 67(1);

(b) if the applicant would, but for regulation 21 of the State Pension Credit Regulations 2002, have been entitled to state pension credit in respect of the benefit week, within the meaning of regulation 1(2) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled;

(c) if the applicant would, but for regulation 47(1) of the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006, have been entitled to housing benefit or to an additional amount of housing benefit in respect of the benefit week which includes the last day of the relevant week, the amount which is equal to--

(i) in a case where no housing benefit is payable, the amount to which he would have been entitled; or

(ii) in any other case, the amount equal to the additional amount of housing benefit to which he would have been entitled;

(d) if the applicant would, but for regulation 113 of the Jobseeker's Allowance Regulations 1996, have been entitled to an income-based jobseeker's allowance in respect of the benefit week, within the meaning of regulation 1(3) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled; and

(e) if the applicant would, but for regulation 115 of the Employment and Support Allowance Regulations 2008, have been entitled to an income-related employment and support allowance in respect of the benefit week, within the meaning of regulation 2(1) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled.

(6) But if the amount mentioned in paragraph (a), (b), (c), (d) or (e) of sub-paragraph (5) ("the relevant amount") is in respect of a part-week, the amount that is to be taken into account under that paragraph is to be determined by--

(a) dividing the relevant amount by the number equal to the number of days in that part-week, and

(b) multiplying the result of that calculation by 7.

(7) The amount determined under sub-paragraph (5) is to be re-determined under that sub-paragraph if the applicant makes a further application and the conditions in sub-paragraph (8) are satisfied, and in such a case--

(a) paragraphs (a) to (e) of sub-paragraph (5) apply as if for the words "relevant week" there were substituted the words "relevant subsequent week"; and

(b) subject to sub-paragraph (9), the amount as re-determined has effect from the first week following the relevant subsequent week in question.

(8) The conditions are that--

(a) a further application is made 26 or more weeks after--

(i) the date on which the applicant made an application in respect of which he was first treated as possessing the capital in question under paragraph 67(1);

(ii) in a case where there has been at least one re-determination in accordance with sub-paragraph (11), the date on which he last made an application which resulted in the weekly amount being re-determined, or

(iii) the date on which he last ceased to be entitled to a reduction under this scheme,

whichever last occurred; and

(b) the applicant would have been entitled to a reduction under this scheme but for paragraph 67(1).

(9) The amount as re-determined pursuant to sub-paragraph (7) must not have effect if it is less than the amount which applied in that case immediately before the re-determination and in such a case the higher amount must continue to have effect.

(10) For the purposes of this paragraph--

"part-week"--

(a) in relation to an amount mentioned in sub-paragraph (5)(a), means a period of less than a week for which a reduction in council tax under this scheme is allowed;

(b) in relation to an amount mentioned in sub-paragraph (5)(b), means a period of less than a week for which housing benefit is payable;

(c) in relation to an amount mentioned in sub-paragraph (5)(c), (d) or (e), means--

(i) a period of less than a week which is the whole period for which income support, an income-related employment and support allowance or, as the case may be, an income-based jobseeker's allowance is payable; and

(ii) any other period of less than a week for which it is payable;

"relevant week" means the reduction week or part-week in which the capital in question of which the applicant has deprived himself within the meaning of paragraph 67(1)--

(a) was first taken into account for the purpose of determining his entitlement to a reduction; or

(b) was taken into account on a subsequent occasion for the purpose of determining or re-determining his entitlement to a reduction on that subsequent occasion and that determination or re-determination resulted in his beginning to receive, or ceasing to receive, a reduction;

and where more than one reduction week is identified by reference to paragraphs (a) and (b) of this definition, the later or latest such reduction week or, as the case may be, the later or latest such part-week is the relevant week;

"relevant subsequent week" means the reduction week or part-week which includes the day on which the further application or, if more than one further application has been made, the last such application was made.

Diminishing notional capital rule: persons who are not pensioners

69

(1) Where an applicant who is not a pensioner is treated as possessing capital under paragraph 67(1) (notional capital), the amount which he is treated as possessing--

(a) in the case of a week that is subsequent to--

(i) the relevant week in respect of which the conditions set out in sub-paragraph (2) are satisfied; or

(ii) a week which follows that relevant week and which satisfies those conditions,

is to be reduced by an amount determined under sub-paragraph (3);

(b) in the case of a week in respect of which sub-paragraph (1)(a) does not apply but where--

(i) that week is a week subsequent to the relevant week; and

(ii) that relevant week is a week in which the condition in sub-paragraph (4) is satisfied,

is to be reduced by the amount determined under sub-paragraph (5).

(2) This sub-paragraph applies to a reduction week (or, in the case of persons who are not pensioners, part-week) where the applicant satisfies the conditions that--

(a) he is in receipt of a reduction in council tax under this scheme; and

(b) but for paragraph 67(1), he would have received a greater reduction in council tax under this scheme in that week.

(3) In a case to which sub-paragraph (2) applies, the amount of the reduction in the amount of capital he is treated as possessing for the purposes of sub-paragraph (1)(a) is equal to the aggregate of--

(a) an amount equal to the additional amount of the reduction in council tax to which sub-paragraph (2)(b) refers;

(b) where the applicant has also claimed housing benefit, the amount of any housing benefit or any additional amount of that benefit to which he would have been entitled in respect of the whole or part of the reduction week to which sub-paragraph (2) refers but for the application of regulation 49(1) of the Housing Benefit Regulations 2006 (notional capital);

(c) where the applicant has also claimed income support, the amount of income support to which he would have been entitled in respect of the whole or part of the reduction week to which sub-paragraph (2) refers but for the application of regulation 51(1) of the Income Support (General) Regulations 1987 (notional capital);

(d) where the applicant has also claimed a jobseeker's allowance, the amount of an income-based jobseeker's allowance to which he would have been entitled in respect of the whole or part of the reduction week to which sub-paragraph (2) refers but for the application of regulation 113 of the Jobseeker's Allowance Regulations 1996 (notional capital); and

(e) where the applicant has also claimed an employment and support allowance, the amount of an income-related employment and support allowance to which he would have been entitled in respect of the whole or part of the reduction week to which sub-paragraph (2) refers but for the application of regulation 115 of the Employment and Support Allowance Regulations 2008 (notional capital).

(4) Subject to sub-paragraph (7), for the purposes of sub-paragraph (1)(b) the condition is that the applicant is not a pensioner and would have been entitled to a reduction in council tax in the relevant week but for paragraph 67(1).

(5) In such a case the amount of the reduction in the amount of capital he is treated as possessing must be equal to the aggregate of--

(a) the amount of council tax benefit to which the applicant would have been entitled in the relevant week but for paragraph 67(1);

(b) if the applicant would, but for regulation 49(1) of the Housing Benefit Regulations 2006, have been entitled to housing benefit or to an additional amount of housing benefit in respect of the benefit week which includes the last day of the relevant week, the amount which is equal to--

(i) in a case where no housing benefit is payable, the amount to which he would have been entitled; or

(ii) in any other case, the amount equal to the additional amount of housing benefit to which he would have been entitled;

(c) if the applicant would, but for regulation 51(1) of the Income Support (General) Regulations 1987, have been entitled to income support in respect of the benefit week, within the meaning of regulation 2(1) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled;

(d) if the applicant would, but for regulation 113 of the Jobseeker's Allowance Regulations 1996, have been entitled to an income-based jobseeker's allowance in respect of the benefit week, within the meaning of regulation 1(3) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled; and

(e) if the applicant would, but for regulation 115 of the Employment and Support Allowance Regulations 2008, have been entitled to an income-related employment and support allowance in respect of the benefit week, within the meaning of regulation 2(1) of those Regulations (interpretation), which includes the last day of the relevant week, the amount to which he would have been entitled.

(6) But if the amount mentioned in paragraph (a), (b), (c), (d) or (e) of sub-paragraph (5) ("the relevant amount") is in respect of a part-week, the amount that is to be taken into account under that paragraph is to be determined by--

(a) dividing the relevant amount by the number equal to the number of days in that part-week, and

(b) multiplying the result of that calculation by 7.

(7) The amount determined under sub-paragraph (5) is to be re-determined under the appropriate sub-paragraph if the applicant makes a further application and the conditions in sub-paragraph (8) are satisfied, and in such a case--

(a) paragraphs (a) to (e) of sub-paragraph (5) apply as if for the words "relevant week" there were substituted the words "relevant subsequent week"; and

(b) subject to sub-paragraph (9), the amount as re-determined has effect from the first week following the relevant subsequent week in question.

(8) The conditions are that--

(a) a further application is made 26 or more weeks after--

(i) the date on which the applicant made an application for a reduction under this scheme in respect of which he was first treated as possessing the capital in question under paragraph 67(1);

(ii) in a case where there has been at least one re-determination in accordance with sub-paragraph (7), the date on which he last made an application under this scheme which resulted in the weekly amount being re-determined, or

(iii) the date on which he last ceased to be entitled to a reduction under this scheme,

whichever last occurred; and

(b) the applicant would have been entitled to a reduction under this scheme but for paragraph 67(1).

(9) The amount as re-determined pursuant to sub-paragraph (6) must not have effect if it is less than the amount which applied in that case immediately before the re-determination and in such a case the higher amount must continue to have effect.

(10) For the purposes of this paragraph--

"part-week"--

(a) in relation to an amount mentioned in sub-paragraph (5)(a), means a period of less than a week for which a reduction under this scheme is allowed;

(b) in relation to an amount mentioned in sub-paragraph (5)(b), means a period of less than a week for which housing benefit is payable;

(c) in relation to an amount mentioned in sub-paragraph (5)(c), (d) or (e), means--

(i) a period of less than a week which is the whole period for which income support, an income-related employment and support allowance or, as the case may be, an income-based jobseeker's allowance is payable; and

(ii) any other period of less than a week for which it is payable;

"relevant week" means the reduction week or part-week in which the capital in question of which the applicant has deprived himself within the meaning of paragraph 67(1)--

(a) was first taken into account for the purpose of determining his entitlement to a reduction; or

(b) was taken into account on a subsequent occasion for the purpose of determining or re-determining his entitlement to a reduction on that subsequent occasion and that determination or re-determination resulted in his beginning to receive, or ceasing to receive, a reduction,

and where more than one reduction week is identified by reference to paragraphs (a) and (b) of this definition, the later or latest such reduction week or, as the case may be, the later or latest such part-week is the relevant week;

"relevant subsequent week" means the reduction week or part-week which includes the day on which the further application or, if more than one further application has been made, the last such application was made.

Capital jointly held

70

Except where an applicant possesses capital which is disregarded under paragraph 67(7) (notional capital), where an applicant and one or more persons are beneficially entitled in possession to any capital asset they must be treated, in the absence of evidence to the contrary, as if each of them were entitled in possession to the whole beneficial interest therein in an equal share and the foregoing provisions of this Chapter apply for the purposes of calculating the amount of capital which the applicant is treated as possessing as if it were actual capital which the applicant does possess.

Calculation of tariff income from capital: pensioners

71

The capital of an applicant who is a pensioner, calculated in accordance with this Part, is to be treated as if it were a weekly income of--

(a) £1 for each £500 in excess of £10,000 but not exceeding £16,000; and

(b) £1 for any excess which is not a complete £500.

Calculation of tariff income from capital: persons who are not pensioners

72

The capital of an applicant who is not a pensioner, calculated in accordance with this Part, is to be treated as if it were a weekly income of--

(a) £1 for each £250 in excess of £6,000 but not exceeding £10,000;

(b) £1 for any excess which is not a complete £250.

Part 11
Students

Chapter 1
General

Interpretation

73

(1) In this Part--

"academic year" means the period of twelve months beginning on 1st January, 1st April, 1st July or 1st September according to whether the course in question begins in the winter, the spring, the summer or the autumn respectively but if students are required to begin attending the course during August or September and to continue attending through the autumn, the academic year of the course is to be considered to begin in the autumn rather than the summer;

"access funds" means--

(a) grants made under section 68 of the Further and Higher Education Act 1992 for the purpose of providing funds on a discretionary basis to be paid to students;

(b) grants made under sections 73(a) and (c) and 74(1) of the Education (Scotland) Act 1980;

(c) grants made under Article 30 of the Education and Libraries (Northern Ireland) Order 1993 or grants, loans or other payments made under Article 5 of the Further Education (Northern Ireland) Order 1997 in each case being grants, or grants, loans or other payments as the case may be, for the purpose of assisting students in financial difficulties;

(d) discretionary payments, known as "learner support funds", which are made available to students in further education by institutions out of funds provided by the Secretary of State under section 14 of the Education Act 2002 or the Chief Executive of Skills Funding under sections 100 and 101 of the Apprenticeships, Skills, Children and Learning Act 2009; or

(e) Financial Contingency Funds made available by the Welsh Ministers;

"college of further education" means a college of further education within the meaning of Part 1 of the Further and Higher Education (Scotland) Act 1992;

"contribution" means--

(a) any contribution in respect of the income of a student or any person which the Secretary of State, the Scottish Ministers or an education authority takes into account in ascertaining the amount of a student's grant or student loan; or

(b) any sums, which in determining the amount of a student's allowance or bursary in Scotland under the Education (Scotland) Act 1980, the Scottish Ministers or education authority takes into account being sums which the Scottish Ministers or education authority considers that it is reasonable for the following persons to contribute towards the holder's expenses--

(i) the holder of the allowance or bursary;

(ii) the holder's parents;

(iii) the holder's parent's spouse, civil partner or a person ordinarily living with the holder's parent as if he or she were the spouse or civil partner of that parent; or

(iv) the holder's spouse or civil partner;

"course of study" means any course of study, whether or not it is a sandwich course and whether or not a grant is made for attending or undertaking it;

"covenant income" means the gross income payable to a full-time student under a Deed of Covenant by his parent;

"education authority" means a government department, a local authority as defined in section 579 of the Education Act 1996 (interpretation), a local education authority as defined in section 123 of the Local Government (Scotland) Act 1973, an education and library board established under Article 3 of the Education and Libraries (Northern Ireland) Order 1986, any body which is a research council for the purposes of the Science and Technology Act 1965 or any analogous government department, authority, board or body, of the Channel Islands, Isle of Man or any other country outside Great Britain;

"full-time course of study" means a full-time course of study which--

(a) is not funded in whole or in part by the Secretary of State under section 14 of the Education Act 2002, the Chief Executive of Skills Funding or by the Welsh Ministers or a full-time course of study which is not funded in whole or in part by the Scottish Ministers at a college of further education or a full-time course of study which is a course of higher education and is funded in whole or in part by the Scottish Ministers;

(b) is funded in whole or in part by the Secretary of State under section 14 of the Education Act 2002, the Chief Executive of Skills Funding or by the Welsh Ministers if it involves more than 16 guided learning hours per week for the student in question, according to the number of guided learning hours per week for that student set out--

(i) in the case of a course funded by the Secretary of State under section 14 of the Education Act 2002 or the Chief Executive of Skills Funding, in the student's learning agreement signed on behalf of the establishment which is funded by either of those persons for the delivery of that course; or

(ii) in the case of a course funded by the Welsh Ministers, in a document signed on behalf of the establishment which is funded by that Council for the delivery of that course; or

(c) is not higher education and is funded in whole or in part by the Scottish Ministers at a college of further education and involves--

(i) more than 16 hours per week of classroom-based or workshop-based programmed learning under the direct guidance of teaching staff according to the number of hours set out in a document signed on behalf of the college; or

(ii) 16 hours or less per week of classroom-based or workshop-based programmed learning under the direct guidance of teaching staff and additional hours using structured learning packages supported by the teaching staff where the combined total of hours exceeds 21 hours per week, according to the number of hours set out in a document signed on behalf of the college;

"full-time student" means a person attending or undertaking a full-time course of study and includes a student on a sandwich course;

"grant" (except in the definition of "access funds") means any kind of educational grant or award and includes any scholarship, studentship, exhibition, allowance or bursary but does not include a payment from access funds or any payment to which paragraph 16 of Schedule 8 or paragraph 55 of Schedule 10 (allowances and payments for courses of study) applies;

"grant income" means--

(a) any income by way of a grant;

(b) any contribution whether or not it is paid;

"higher education" means higher education within the meaning of Part 2 of the Further and Higher Education (Scotland) Act 1992;

"last day of the course" means--

(a) in the case of a qualifying course, the date on which the last day of that course falls or the date on which the final examination relating to that course is completed, whichever is the later;

(b) in any other case, the date on which the last day of the final academic term falls in respect of the course in which the student is enrolled;

"period of study" means--

(a) in the case of a course of study for one year or less, the period beginning with the start of the course and ending with the last day of the course;

(b) in the case of a course of study for more than one year, in the first or, as the case may be, any subsequent year of the course, other than the final year of the course, the period beginning with the start of the course or, as the case may be, that year's start and ending with either--

(i) the day before the start of the next year of the course in a case where the student's grant or loan is assessed at a rate appropriate to his studying throughout the year or, if he does not have a grant or loan, where a loan would have been assessed at such a rate had he had one; or

(ii) in any other case, the day before the start of the normal summer vacation appropriate to his course;

(c) in the final year of a course of study of more than one year, the period beginning with that year's start and ending with the last day of the course;

"periods of experience" means periods of work experience which form part of a sandwich course;

"qualifying course" means a qualifying course as defined for the purposes of Parts 2 and 4 of the Jobseeker's Allowance Regulations 1996;

"sandwich course" has the meaning prescribed in regulation 2(9) of the Education (Student Support) Regulations 2008, regulation 4(2) of the Education (Student Loans) (Scotland) Regulations 2007 or regulation 2(8) of the Education (Student Support) Regulations (Northern Ireland) 2007, as the case may be;

"standard maintenance grant" means--

(a) except where paragraph (b) or (c) applies, in the case of a student attending or undertaking a course of study at the University of London or an establishment within the area comprising the City of London and the Metropolitan Police District, the amount specified for the time being in paragraph 2(2)(a) of Schedule 2 to the Education (Mandatory Awards) Regulations 2003 ("the 2003 Regulations") for such a student;

(b) except where paragraph (c) applies, in the case of a student residing at his parent's home, the amount specified in paragraph 3 thereof;

(c) in the case of a student receiving an allowance or bursary under the Education (Scotland) Act 1980, the amount of money specified as "standard maintenance allowance" for the relevant year appropriate for the student set out in the Student Support in Scotland Guide issued by the Student Awards Agency for Scotland, or its nearest equivalent in the case of a bursary provided by a college of further education or a local education authority;

(d) in any other case, the amount specified in paragraph 2(2) of Schedule 2 to the 2003 Regulations other than in sub-paragraph (a) or (b) thereof;

"student" means a person, other than a person in receipt of a training allowance, who is attending or undertaking--

(a) a course of study at an educational establishment; or

(b) a qualifying course;

"student loan" means a loan towards a student's maintenance pursuant to any regulations made under section 22 of the Teaching and Higher Education Act 1998, section 73 of the Education (Scotland) Act 1980 or Article 3 of the Education (Student Support) (Northern Ireland) Order 1998 and includes, in Scotland, a young student's bursary paid under regulation 4(1)(c) of the Students' Allowances (Scotland) Regulations 2007.

(2) For the purposes of the definition of "full-time student" in sub-paragraph (1), a person must be regarded as attending or, as the case may be, undertaking a full-time course of study or as being on a sandwich course--

(a) subject to sub-paragraph (3), in the case of a person attending or undertaking a part of a modular course which would be a full-time course of study for the purposes of this Part, for the period beginning on the day on which that part of the course starts and ending--

(i) on the last day on which he is registered with the educational establishment as attending or undertaking that part as a full-time course of study; or

(ii) on such earlier date (if any) as he finally abandons the course or is dismissed from it;

(b) in any other case, throughout the period beginning on the date on which he starts attending or undertaking the course and ending on the last day of the course or on such earlier date (if any) as he finally abandons it or is dismissed from it.

(3) For the purposes of paragraph (a) of sub-paragraph (2), the period referred to in that paragraph includes--

(a) where a person has failed examinations or has failed successfully to complete a module relating to a period when he was attending or undertaking a part of the course as a full-time course of study, any period in respect of which he attends or undertakes the course for the purpose of retaking those examinations or that module;

(b) any period of vacation within the period specified in that paragraph or immediately following that period except where the person has registered with the educational establishment to attend or undertake the final module in the course and the vacation immediately follows the last day on which he is required to attend or undertake the course.

(4) In sub-paragraph (2), "modular course" means a course of study which consists of two or more modules, the successful completion of a specified number of which is required before a person is considered by the educational establishment to have completed the course.

Treatment of students

74

This scheme has effect in relation to students who are not pensioners subject to the following provisions of this Part.

Students who are excluded from entitlement to a reduction under this scheme

75

(1) The students who are excluded from entitlement to a reduction under this scheme are, subject to sub-paragraphs (2) and (7)--

(a) full-time students, and

(b) students who are persons treated as not being in Great Britain.

(2) Sub-paragraph (1)(b) does not apply to a student--

(a) who is a person on income support, an income-based jobseeker's allowance or an income-related employment and support allowance;

(b) who is a lone parent;

(c) whose applicable amount would, but for this paragraph, include the disability premium or severe disability premium;

(d) whose applicable amount would include the disability premium but for his being treated as capable of work by virtue of a determination made in accordance with regulations made under section 171E of the SSCBA;

(e) who is, or is treated as, incapable of work and has been so incapable, or has been so treated as incapable, of work in accordance with the provisions of, and regulations made under, Part 12A of the SSCBA (incapacity for work) for a continuous period of not less than 196 days; and for this purpose any two or more separate periods separated by a break of not more than 56 days must be treated as one continuous period;

(f) who has, or is treated as having, limited capability for work and has had, or been treated as having, limited capability for work in accordance with the Employment and Support Allowance Regulations 2008 for a continuous period of not less than 196 days, and for this purpose any two or more separate periods separated by a break of not more than 84 days must be treated as one continuous period;

(g) who has a partner who is also a full-time student, if he or that partner is treated as responsible for a child or young person;

(h) who is a single applicant with whom a child is placed by a local authority or voluntary organisation within the meaning of the Children Act 1989 or, in Scotland, boarded out within the meaning of the Social Work (Scotland) Act 1968;

(i) who is--

(i) aged under 21 and whose course of study is not a course of higher education,

(ii) aged 21 and attained that age during a course of study which is not a course of higher education, or

(iii) a qualifying young person or child within the meaning of section 142 of the SSCBA (child and qualifying young person);

(j) in respect of whom--

(i) a supplementary requirement has been determined under paragraph 9 of Part 2 of Schedule 2 to the Education (Mandatory Awards) Regulations 2003;

(ii) an allowance, or as the case may be, bursary has been granted which includes a sum under paragraph (1)(d) of regulation 4 of the Students' Allowances (Scotland) Regulations 1999 or, as the case may be, under paragraph (1)(d) of regulation 4 of the Education Authority (Bursaries) (Scotland) Regulations 1995, in respect of expenses incurred;

(iii) a payment has been made under or by virtue of regulations made under the Teaching and Higher Education Act 1998;

(iv) a grant has been made under regulation 13 of the Education (Student Support) Regulations 2005 or under regulation 13 of the Education (Student Support) Regulations (Northern Ireland) 2000; or

(v) a supplementary requirement has been determined under paragraph 9 of Schedule 6 to the Students Awards Regulations (Northern Ireland) 1999 or a payment has been made under Article 50(3) of the Education and Libraries (Northern Ireland) Order 1986,

on account of his disability by reason of deafness.

(3) Sub-paragraph (2)(i)(ii) only applies to an applicant until the end of the course during which the applicant attained the age of 21.

(4) For the purposes of sub-paragraph (2), once sub-paragraph (2)(e) applies to a full-time student, if he then ceases, for a period of 56 days or less, to be incapable, or to be treated as incapable, of work, that sub-paragraph must, on his again becoming so incapable, or so treated as incapable, of work at the end of that period, immediately thereafter apply to him for so long as he remains incapable or is treated as remaining incapable, of work.

(5) In sub-paragraph (2)(i) the reference to a course of higher education is a reference to a course of any description mentioned in Schedule 6 to the Education Reform Act 1988.

(6) A full-time student to whom sub-paragraph (2)(i) applies must be treated as satisfying that sub-paragraph from the date on which he made a request for the supplementary requirement, allowance, bursary or payment as the case may be.

(7) Sub-paragraph (1)(b) does not apply to a full-time student for the period specified in sub-paragraph (8) if--

(a) at any time during an academic year, with the consent of the relevant educational establishment, he ceases to attend or undertake a course because he is--

(i) engaged in caring for another person; or

(ii) ill;

(b) he has subsequently ceased to be engaged in caring for that person or, as the case may be, he has subsequently recovered from that illness; and

(c) he is not eligible for a grant or a student loan in respect of the period specified in sub-paragraph (8).

(8) The period specified for the purposes of sub-paragraph (7) is the period, not exceeding one year, beginning on the day on which he ceased to be engaged in caring for that person or, as the case may be, the day on which he recovered from that illness and ending on the day before--

(a) the day on which he resumes attending or undertaking the course; or

(b) the day from which the relevant educational establishment has agreed that he may resume attending or undertaking the course,

whichever first occurs.

Chapter 2
Income

Calculation of grant income

76

(1) The amount of a student's grant income to be taken into account in assessing his income must, subject to sub-paragraphs (2) and (3), be the whole of his grant income.

(2) There must be excluded from a student's grant income any payment--

(a) intended to meet tuition fees or examination fees;

(b) in respect of the student's disability;

(c) intended to meet additional expenditure connected with term time residential study away from the student's educational establishment;

(d) on account of the student maintaining a home at a place other than that at which he resides during his course;

(e) on account of any other person but only if that person is residing outside the United Kingdom and there is no applicable amount in respect of him;

(f) intended to meet the cost of books and equipment;

(g) intended to meet travel expenses incurred as a result of his attendance on the course;

(h) intended for the child care costs of a child dependant;

(i) of higher education bursary for care leavers made under Part 3 of the Children Act 1989.

(3) Where a student does not have a student loan and is not treated as possessing such a loan, there must be excluded from the student's grant income--

(a) the sum of £303 per academic year in respect of travel costs; and

(b) the sum of £390 per academic year towards the costs of books and equipment,

whether or not any such costs are incurred.

(4) There must also be excluded from a student's grant income the grant for dependants known as the parents' learning allowance paid pursuant to regulations made under Article 3 of the Education (Student Support) (Northern Ireland) Order 1998 or section 22 of the Teaching and Higher Education Act 1998.

(5) Subject to sub-paragraphs (6) and (7), a student's grant income must be apportioned--

(a) subject to sub-paragraph (8), in a case where it is attributable to the period of study, equally between the weeks in that period beginning with the reduction week, the first day of which coincides with, or immediately follows, the first day of the period of study and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of the period of study;

(b) in any other case, equally between the weeks in the period beginning with the reduction week, the first day of which coincides with, or immediately follows, the first day of the period for which it is payable and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of the period for which it is payable.

(6) Any grant in respect of dependants paid under section 63(6) of the Health Services and Public Health Act 1968 (grants in respect of the provision of instruction to officers of hospital authorities) and any amount intended for the maintenance of dependants under Part 3 of Schedule 2 to the Education (Mandatory Awards) Regulations 2003 must be apportioned equally over the period of 52 weeks or, if there are 53 reduction weeks (including part-weeks) in the year, 53.

(7) In a case where a student is in receipt of a student loan or where he could have acquired a student loan by taking reasonable steps but had not done so, any amount intended for the maintenance of dependants to which neither sub-paragraph (6) nor paragraph 80(2) (other amounts to be disregarded) applies, must be apportioned over the same period as the student's loan is apportioned or, as the case may be, would have been apportioned.

(8) In the case of a student on a sandwich course, any periods of experience within the period of study must be excluded and the student's grant income must be apportioned equally between the weeks in the period beginning with the reduction week, the first day of which immediately follows the last day of the period of experience and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of the period of study.

Calculation of covenant income where a contribution is assessed

77

(1) Where a student is in receipt of income by way of a grant during a period of study and a contribution has been assessed, the amount of his covenant income to be taken into account for that period and any summer vacation immediately following must be the whole amount of the covenant income less, subject to sub-paragraph (3), the amount of the contribution.

(2) The weekly amount of the student's covenant must be determined--

(a) by dividing the amount of income which falls to be taken into account under sub-paragraph (1) by 52 or 53, whichever is reasonable in the circumstances; and

(b) by disregarding £5 from the resulting amount.

(3) For the purposes of sub-paragraph (1), the contribution must be treated as increased by the amount (if any) by which the amount excluded under paragraph 76(2)(g) falls short of the amount specified in paragraph 7(2) of Schedule 2 to the Education (Mandatory Awards) Regulations 2003 (travel expenditure).

Covenant income where no grant income or no contribution is assessed

78

(1) Where a student is not in receipt of income by way of a grant the amount of his covenant income must be calculated as follows--

(a) any sums intended for any expenditure specified in paragraph 76(2)(a) to (e) necessary as a result of his attendance on the course must be disregarded;

(b) any covenant income, up to the amount of the standard maintenance grant, which is not so disregarded, must be apportioned equally between the weeks of the period of study;

(c) there must be disregarded from the amount so apportioned the amount which would have been disregarded under paragraph 76(2)(f) and (3) had the student been in receipt of the standard maintenance grant; and

(d) the balance, if any, must be divided by 52 or 53 whichever is reasonable in the circumstances and treated as weekly income of which £5 must be disregarded.

(2) Where a student is in receipt of income by way of a grant and no contribution has been assessed, the amount of his covenanted income must be calculated in accordance with paragraphs (a) to (d) of sub-paragraph (1), except that--

(a) the value of the standard maintenance grant must be abated by the amount of such grant income less an amount equal to the amount of any sums disregarded under paragraph 76(2)(a) to (e); and

(b) the amount to be disregarded under sub-paragraph (1)(c) must be abated by an amount equal to the amount of any sums disregarded under paragraph 76(2)(f) and (g) and (3).

Relationship with amounts to be disregarded under Schedule 8

79

No part of a student's covenant income or grant income is to be disregarded under paragraph 19 of Schedule 8 (disregard of certain charitable and voluntary, etc, payments).

Other amounts to be disregarded

80

(1) For the purposes of ascertaining income other than grant income, covenant income and loans treated as income in accordance with paragraph 81 (treatment of student loans), any amounts intended for any expenditure specified in paragraph 76(2) (calculation of grant income), necessary as a result of his attendance on the course must be disregarded.

(2) But sub-paragraph (1) applies only if, and to the extent that, the necessary expenditure exceeds or is likely to exceed the amount of the sums disregarded under paragraph 76(2) or (3), 77(3), 78(1)(a) or (c) or 81(5) (calculation of grant income, covenant income and treatment of student loans) on like expenditure.

Treatment of student loans

81

(1) A student loan is to be treated as income.

(2) In calculating the weekly amount of the loan to be taken into account as income--

(a) in respect of a course that is of a single academic year's duration or less, a loan which is payable in respect of that period is to be apportioned equally between the weeks in the period beginning with--

(i) except in a case where sub-paragraph (ii) applies, the reduction week, the first day of which coincides with, or immediately follows, the first day of the single academic year;

(ii) where the student is required to start attending the course in August or where the course is less than an academic year's duration, the reduction week, the first day of which coincides with, or immediately follows, the first day of the course,

and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of the course;

(b) in respect of an academic year of a course which starts other than on 1st September, a loan which is payable in respect of that academic year is to be apportioned equally between the weeks in the period--

(i) beginning with the reduction week, the first day of which coincides with or immediately follows, the first day of that academic year, and

(ii) ending with the reduction week, the last day of which coincides with or immediately precedes, the last day of that academic year,

but excluding any reduction weeks falling entirely within the quarter during which, in the opinion of the authority, the longest of any vacation is taken and for the purposes of this paragraph, "quarter" has the same meaning as for the purposes of the Education (Student Support) Regulations 2005;

(c) in respect of the final academic year of a course (not being a course of a single year's duration), a loan which is payable in respect of that final academic year is to be apportioned equally between the weeks in the period beginning with--

(i) except in a case where sub-paragraph (ii) applies, the reduction week, the first day of which coincides with, or immediately follows, the first day of that academic year;

(ii) where the final academic year starts on 1st September, the reduction week, the first day of which coincides with, or immediately follows, the earlier of 1st September or the first day of the autumn term,

and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of the course;

(d) in any other case, the loan is to be apportioned equally between the weeks in the period beginning with the earlier of--

(i) the first day of the first reduction week in September; or

(ii) the reduction week, the first day of which coincides with, or immediately follows the first day of the autumn term,

and ending with the reduction week, the last day of which coincides with, or immediately precedes, the last day of June,

and, in all cases, from the weekly amount so apportioned £10 is to be disregarded.

(3) A student is to be treated as possessing a student loan in respect of an academic year where--

(a) a student loan has been made to him in respect of that year; or

(b) he could acquire such a loan in respect of that year by taking reasonable steps to do so.

(4) Where a student is treated as possessing a student loan under sub-paragraph (3), the amount of the student loan to be taken into account as income must be, subject to sub-paragraph (5)--

(a) in the case of a student to whom a student loan is made in respect of an academic year, a sum equal to--

(i) the maximum student loan he is able to acquire in respect of that year by taking reasonable steps to do so; and

(ii) any contribution whether or not it has been paid to him;

(b) in the case of a student to whom a student loan is not made in respect of an academic year, the maximum student loan that would be made to the student if--

(i) he took all reasonable steps to obtain the maximum student loan he is able to acquire in respect of that year; and

(ii) no deduction in that loan was made by virtue of the application of a means test.

(5) There must be deducted from the amount of income taken into account under sub-paragraph (4)--

(a) the sum of £303 per academic year in respect of travel costs; and

(b) the sum of £390 per academic year towards the cost of books and equipment,

whether or not any such costs are incurred.

(6) A loan for fees, known as a fee loan or a fee contribution loan, made pursuant to regulations made under Article 3 of the Education (Student Support) (Northern Ireland) Order 1998, section 22 of the Teaching and Higher Education Act 1998 or section 73(f) of the Education (Scotland) Act 1980, shall be disregarded as income.

Treatment of payments from access funds

82

(1) This paragraph applies to payments from access funds that are not payments to which paragraph 85(2) or (3) (income treated as capital) applies.

(2) A payment from access funds, other than a payment to which sub-paragraph (3) applies, must be disregarded as income.

(3) Subject to sub-paragraph (4) of this paragraph and paragraph 40 of Schedule 8 (disregards in the calculation of income other than earnings: persons who are not pensioners)--

(a) any payments from access funds which are intended and used for an item of food, ordinary clothing or footwear, household fuel, or rent of a single applicant or, as the case may be, of the applicant or any other member of his family, and

(b) any payments from access funds which are used for any council tax or water charges for which that applicant or member is liable,

must be disregarded as income to the extent of £20 per week.

(4) Where a payment from access funds is made--

(a) on or after 1st September or the first day of the course, whichever first occurs, but before receipt of any student loan in respect of that year and that payment is intended for the purpose of bridging the period until receipt of the student loan; or

(b) before the first day of the course to a person in anticipation of that person becoming a student,

that payment must be disregarded as income.

Disregard of contribution

83

Where the applicant or his partner is a student and, for the purposes of assessing a contribution to the student's grant or student loan, the other partner's income has been taken into account, an amount equal to that contribution must be disregarded for the purposes of assessing that other partner's income.

Further disregard of student's income

84

Where any part of a student's income has already been taken into account for the purposes of assessing his entitlement to a grant or student loan, the amount taken into account must be disregarded in assessing that student's income.

Income treated as capital

85

(1) Any amount by way of a refund of tax deducted from a student's covenant income must be treated as capital.

(2) An amount paid from access funds as a single lump sum must be treated as capital.

(3) An amount paid from access funds as a single lump sum which is intended and used for an item other than food, ordinary clothing or footwear, household fuel or rent, or which is used for an item other than any council tax or water charges for which that applicant or member is liable, must be disregarded as capital but only for a period of 52 weeks from the date of the payment.

Disregard of changes occurring during summer vacation

86

In calculating a student's income the authority must disregard any change in the standard maintenance grant, occurring in the recognised summer vacation appropriate to the student's course, if that vacation does not form part of his period of study from the date on which the change occurred to the end of that vacation.

Part 12
Extended Reductions

Chapter 1
Extended Reductions: Pensioners

Extended reductions: pensioners

87

Paragraphs 88 to 93 apply in relation to applicants who are pensioners.

Extended reductions (qualifying contributory benefits): pensioners

88

(1) Except in the case of an applicant who is in receipt of state pension credit, an applicant who is entitled to a reduction under this scheme by virtue of falling within any of classes A to C is entitled to an extended reduction (qualifying contributory benefits) where--

(a) the applicant or the applicant's partner was entitled to a qualifying contributory benefit;

(b) entitlement to a qualifying contributory benefit ceased because the applicant or the applicant's partner--

(i) commenced employment as an employed or self-employed earner;

(ii) increased their earnings from such employment; or

(iii) increased the number of hours worked in such employment,

and that employment is or, as the case may be, those increased earnings or increased number of hours are expected to last five weeks or more;

(c) the applicant or the applicant's partner had been entitled to and in receipt of a qualifying contributory benefit or a combination of qualifying contributory benefits for a continuous period of at least 26 weeks before the day on which the entitlement to a qualifying contributory benefit ceased; and

(d) the applicant or the applicant's partner was not entitled to and not in receipt of a qualifying income-related benefit in the last reduction week in which the applicant, or the applicant's partner, was entitled to a qualifying contributory benefit.

(2) An applicant must be treated as entitled to a reduction under this scheme by virtue of falling within any of classes A to C where--

(a) the applicant ceased to be entitled to a reduction under this scheme because the applicant vacated the dwelling in which the applicant was resident;

(b) the day on which the applicant vacated the dwelling was either in the week in which entitlement to a qualifying contributory benefit ceased, or in the preceding week; and

(c) entitlement to the qualifying contributory benefit ceased in any of the circumstances listed in sub-paragraph (1)(b).

Duration of extended reduction period (qualifying contributory benefits): pensioners

89

(1) Where an applicant is entitled to an extended reduction (qualifying contributory benefits), the extended reduction period starts on the first day of the reduction week immediately following the reduction week in which the applicant, or the applicant's partner, ceased to be entitled to a qualifying contributory benefit.

(2) For the purpose of sub-paragraph (1), an applicant or an applicant's partner ceases to be entitled to a qualifying contributory benefit on the day immediately following the last day of entitlement to that benefit.

(3) The extended reduction period ends--

(a) at the end of a period of four weeks; or

(b) on the date on which the applicant who is receiving the extended reduction (qualifying contributory benefits) has no liability for council tax, if that occurs first.

Amount of extended reduction (qualifying contributory benefits): pensioners

90

(1) For any week during the extended reduction period the amount of the extended reduction (qualifying contributory benefits) the applicant is entitled to is the greater of--

(a) the amount of council tax reduction to which the applicant was entitled by virtue of falling within any of classes A to C in the last reduction week before the applicant or the applicant's partner ceased to be entitled to a qualifying contributory benefit;

(b) the amount of reduction under this scheme to which the applicant would be entitled under by virtue of falling within any of classes A to C for any reduction week during the extended reduction period, if paragraph 88 (extended reductions (qualifying contributory benefits): pensioners) did not apply to the applicant; or

(c) the amount of reduction under this scheme to which the applicant's partner would be entitled by virtue of falling within any of classes A to C, if paragraph 88 did not apply to the applicant.

(2) Sub-paragraph (1) does not apply in the case of a mover.

(3) Where an applicant is in receipt of an extended reduction (qualifying contributory benefits) under this paragraph and the applicant's partner makes an application for a reduction under this scheme, the authority must not award a reduction in pursuance of that application during the extended reduction period.

Extended reductions (qualifying contributory benefits)--movers: pensioners

91

(1) This paragraph applies--

(a) to a mover; and

(b) from the Monday following the day of the move.

(2) The amount of the extended reduction (qualifying contributory benefits) awarded from the Monday from which this paragraph applies until the end of the extended reduction period is to be the amount of reduction under this scheme which was payable to the mover for the last reduction week before the mover, or the mover's partner, ceased to be entitled to a qualifying contributory benefit.

(3) Where a mover's liability to pay council tax in respect of the new dwelling is to a second authority, the extended reduction (qualifying contributory benefits) may take the form of a payment from this authority to--

(a) the second authority; or

(b) the mover directly.

Relationship between extended reduction (qualifying contributory benefits) and entitlement to a reduction by virtue of classes A to C

92

(1) Where an applicant's reduction under this scheme would have ended when the applicant ceased to be entitled to a qualifying contributory benefit in the circumstances listed in paragraph 88(1)(b), that reduction does not cease to have effect until the end of the extended reduction period.

(2) Part 13 (when entitlement begins and change of circumstances) does not apply to any extended reduction (qualifying contributory benefits) payable in accordance with paragraph 90(1)(a) or paragraph 91(2) (amount of extended reduction--movers: pensioners).

Continuing reductions where state pension credit claimed: pensioners

93

(1) This paragraph applies where--

(a) the applicant is entitled to a reduction under this scheme;

(b) sub-paragraph (2) is satisfied; and

(c) either--

(i) the applicant has attained the qualifying age for state pension credit or, if his entitlement to income-based jobseeker's allowance or income-related employment and support allowance continued beyond that age, has attained the age of 65; or

(ii) the applicant's partner has actually claimed state pension credit.

(2) This sub-paragraph is only satisfied if the Secretary of State has certified to the authority that the applicant's partner has actually claimed state pension credit or that--

(a) the applicant's award of--

(i) income support has terminated because the applicant has attained the qualifying age for state pension credit; or

(ii) income-based jobseeker's allowance or income-related employment and support allowance has terminated because the applicant has attained the qualifying age for state pension credit or the age of 65; and

(b) the applicant has claimed or is treated as having claimed or is required to make a claim for state pension credit.

(3) Subject to sub-paragraph (4), in a case to which this paragraph applies, a person continues to be entitled to a reduction under this scheme for the period of 4 weeks beginning on the day following the day the applicant's entitlement to income support or, as the case may be, income-based jobseeker's allowance, income-related employment and support allowance, ceased, if and for so long as the applicant otherwise satisfies the conditions for entitlement to a reduction under this scheme.

(4) Where a reduction under this scheme is awarded for the period of 4 weeks in accordance with sub-paragraph (3) above, and the last day of that period falls on a day other than the last day of a reduction week, then a reduction under this scheme must continue to be awarded until the end of the reduction week in which the last day of that period falls.

(5) Throughout the period of 4 weeks specified in sub-paragraph (3) and any further period specified in sub-paragraph (4)--

(a) the whole of the income and capital of the applicant is to be disregarded;

(b) the maximum council tax reduction amount of the applicant is to be that which was applicable in his case immediately before that period commenced.

(6) The maximum reduction is to be calculated in accordance with paragraph 29(1) if, since the date it was last calculated--

(a) the applicant's council tax liability has increased; or

(b) a change in the deduction under paragraph 30 falls to be made.

Chapter 2
Extended Reductions: Persons Who are Not Pensioners

Extended reductions: persons who are not pensioners

94

Paragraphs 95 to 104 apply in relation to applicants who are not pensioners.

Extended reductions: persons who are not pensioners

95

(1) An applicant who is entitled to a reduction under this scheme by virtue of falling within any of classes D to F is entitled to an extended reduction where--

(a) the applicant or the applicant's partner was entitled to a qualifying income-related benefit;

(b) entitlement to a qualifying income-related benefit ceased because the applicant or the applicant's partner--

(i) commenced employment as an employed or self-employed earner;

(ii) increased their earnings from such employment; or

(iii) increased the number of hours worked in such employment,

and that employment is or, as the case may be, those increased earnings or increased number of hours are expected to last five weeks or more; and

(c) the applicant or the applicant's partner had been entitled to and in receipt of a qualifying income-related benefit, jobseeker's allowance or a combination of those benefits for a continuous period of at least 26 weeks before the day on which the entitlement to a qualifying income-related benefit ceased.

(2) For the purpose of sub-paragraph (1)(c), an applicant or an applicant's partner is to be treated as having been entitled to and in receipt of a qualifying income-related benefit or jobseeker's allowance during any period of less than five weeks in respect of which the applicant or the applicant's partner was not entitled to any of those benefits because the applicant or the applicant's partner was engaged in remunerative work as a consequence of their participation in an employment zone programme.

(3) For the purpose of this paragraph, where an applicant or an applicant's partner is entitled to and in receipt of joint-claim jobseeker's allowance they must be treated as being entitled to and in receipt of jobseeker's allowance.

(4) An applicant must be treated as entitled to a reduction under this scheme by virtue of falling within any of classes D to F where--

(a) the applicant ceased to be entitled to a reduction under this scheme because the applicant vacated the dwelling in which the applicant was resident;

(b) the day on which the applicant vacated the dwelling was either in the week in which entitlement to a qualifying income-related benefit ceased, or in the preceding week; and

(c) entitlement to the qualifying income-related benefit ceased in any of the circumstances listed in sub-paragraph (1)(b).

(5) This paragraph does not apply where, on the day before an applicant's entitlement to income support ceased, regulation 6(5) of the Income Support (General) Regulations 1987 (remunerative work: housing costs) applied to that applicant.

Duration of extended reduction period: persons who are not pensioners

96

(1) Where an applicant is entitled to an extended reduction, the extended reduction period starts on the first day of the reduction week immediately following the reduction week in which the applicant, or the applicant's partner, ceased to be entitled to a qualifying income-related benefit.

(2) For the purpose of sub-paragraph (1), an applicant or an applicant's partner ceases to be entitled to a qualifying income-related benefit on the day immediately following the last day of entitlement to that benefit.

(3) The extended reduction period ends--

(a) at the end of a period of four weeks; or

(b) on the date on which the applicant to whom the extended reduction is payable has no liability for council tax, if that occurs first.

Amount of extended reduction: persons who are not pensioners

97

(1) For any week during the extended reduction period the amount of the extended reduction to which an applicant is entitled is to be the higher of--

(a) the amount of the reduction under this scheme to which the applicant was entitled by virtue of falling within any of classes D to F in the last reduction week before the applicant or the applicant's partner ceased to be entitled to a qualifying income-related benefit;

(b) the amount of reduction under this scheme to which the applicant would be entitled by virtue of falling within any of classes D to F for any reduction week during the extended reduction period, if paragraph 95 (extended reductions: persons who are not pensioners) did not apply to the applicant; or

(c) the amount of reduction under this scheme to which the applicant's partner would be entitled by virtue of falling within any of classes D to F, if paragraph 95 did not apply to the applicant.

(2) Sub-paragraph (1) does not apply in the case of a mover.

(3) Where an applicant is in receipt of an extended reduction under this paragraph and the applicant's partner makes an application for a reduction under this scheme, no amount of reduction under this scheme is to be awarded by the authority during the extended reduction period.

Extended reductions--movers: persons who are not pensioners

98

(1) This paragraph applies--

(a) to a mover; and

(b) from the Monday following the day of the move.

(2) The amount of the extended reduction awarded from the Monday from which this paragraph applies until the end of the extended reduction period is to be the amount of reduction under this scheme to which the mover would have been entitled had they, or their partner, not ceased to be entitled to a qualifying income-related benefit.

(3) Where a mover's liability to pay council tax in respect of the new dwelling is to a second authority, the extended reduction (qualifying contributory benefits) may take the form of a payment from this authority to--

(a) the second authority; or

(b) the mover directly.

Relationship between extended reduction and entitlement to a reduction by virtue of classes D to F

99

(1) Where an applicant's entitlement to a reduction under this scheme would have ended when the applicant ceased to be entitled to a qualifying income-related benefit in the circumstances listed in paragraph 95(1)(b), that entitlement does not cease until the end of the extended reduction period.

(2) Paragraphs 106 and 107 do not apply to any extended reduction payable in accordance with paragraph 95(1)(a) or 98(2) (amount of extended reduction--movers: persons who are not pensioners).

Extended reductions (qualifying contributory benefits): persons who are not pensioners

100

(1) An applicant who is entitled to a reduction under this scheme by virtue of falling within any of classes D to F is entitled to an extended reduction (qualifying contributory benefits) where--

(a) the applicant or the applicant's partner was entitled to a qualifying contributory benefit;

(b) entitlement to a qualifying contributory benefit ceased because the applicant or the applicant's partner--

(i) commenced employment as an employed or self-employed earner;

(ii) increased their earnings from such employment; or

(iii) increased the number of hours worked in such employment,

and that employment is or, as the case may be, those increased earnings or increased number of hours are expected to last five weeks or more;

(c) the applicant or the applicant's partner had been entitled to and in receipt of a qualifying contributory benefit or a combination of qualifying contributory benefits for a continuous period of at least 26 weeks before the day on which the entitlement to a qualifying contributory benefit ceased; and

(d) the applicant or the applicant's partner was not entitled to and not in receipt of a qualifying income-related benefit in the last reduction week in which the applicant, or the applicant's partner, was entitled to a qualifying contributory benefit.

(2) An applicant must be treated as entitled to a reduction under this scheme by virtue of falling within any of classes D to F where--

(a) the applicant ceased to be entitled to a reduction under this scheme because the applicant vacated the dwelling in which the applicant was resident;

(b) the day on which the applicant vacated the dwelling was either in the week in which entitlement to a qualifying contributory benefit ceased, or in the preceding week; and

(c) entitlement to the qualifying contributory benefit ceased in any of the circumstances listed in sub-paragraph (1)(b).

Duration of extended reduction period (qualifying contributory benefits): persons who are not pensioners

101

(1) Where an applicant is entitled to an extended reduction (qualifying contributory benefits), the extended reduction period starts on the first day of the reduction week immediately following the reduction week in which the applicant, or the applicant's partner, ceased to be entitled to a qualifying contributory benefit.

(2) For the purpose of sub-paragraph (1), an applicant or an applicant's partner ceases to be entitled to a qualifying contributory benefit on the day immediately following the last day of entitlement to that benefit.

(3) The extended reduction period ends--

(a) at the end of a period of four weeks; or

(b) on the date on which the applicant entitled to the extended reduction (qualifying contributory benefits) has no liability for council tax, if that occurs first.

Amount of extended reduction (qualifying contributory benefits): persons who are not pensioners

102

(1) For any week during the extended reduction period the amount of the extended reduction (qualifying contributory benefits) payable to an applicant is to be the greater of--

(a) the amount of reduction under this scheme to which the applicant was entitled by virtue of falling within any of classes D to F in the last reduction week before the applicant or the applicant's partner ceased to be entitled to a qualifying contributory benefit;

(b) the amount of reduction under this scheme to which the applicant would be entitled by virtue of falling within any of classes D to F for any reduction week during the extended reduction period, if paragraph 100 (extended reductions (qualifying contributory benefits): persons who are not pensioners) did not apply to the applicant; or

(c) the amount of reduction under this scheme to which the applicant's partner would be entitled by virtue of falling within any of classes D to F, if paragraph 100 did not apply to the applicant.

(2) Sub-paragraph (1) does not apply in the case of a mover.

(3) Where an applicant is in receipt of an extended reduction (qualifying contributory benefits) under this paragraph and the applicant's partner makes an application for a reduction under this scheme, no amount of reduction may be allowed by the appropriate authority during the extended reduction period.

Extended reductions (qualifying contributory benefits)--movers: persons who are not pensioners

103

(1) This paragraph applies--

(a) to a mover; and

(b) from the Monday following the day of the move.

(2) The amount of the extended reduction (qualifying contributory benefit) payable from the Monday from which this paragraph applies until the end of the extended reduction period is to be the amount of reduction under this scheme which was awarded to the mover for the last reduction week before the mover, or the mover's partner, ceased to be entitled to a qualifying contributory benefit.

(3) Where a mover's liability to pay council tax in respect of the new dwelling is to a second authority, the extended reduction (qualifying contributory benefits) may take the form of a payment from this authority to--

(a) the second authority; or

(b) the mover directly.

Relationship between extended reduction (qualifying contributory benefits) and entitlement to reduction by virtue of classes D to F

104

(1) Where an applicant's reduction under this scheme would have ended when the applicant ceased to be entitled to a qualifying contributory benefit in the circumstances listed in paragraph 100(1)(b), that reduction does not cease until the end of the extended reduction period.

(2) Paragraphs 106 and 107 (dates on which entitlement begins and change of circumstances take effect) do not apply to any extended reduction (qualifying contributory benefits) payable in accordance with paragraph 102(1)(a) or 103(2) (amount of extended reduction--movers: persons who a re not pensioners).

Chapter 3

Extended Reductions: Movers in the Authority's Area

Extended reductions: applicant moving into the authority's area

105

Where--

(a) an application is made to the authority ("the current authority") for a reduction under this scheme, and

(b) the applicant, or the partner of the applicant, is in receipt of an extended reduction from--

(i) another billing authority in England; or

(ii) a billing authority in Wales,

the current authority must reduce any reduction to which the applicant is entitled under this scheme by the amount of that extended reduction.

Part 13
When Entitlement Begins and Change of Circumstances

Date on which entitlement begins

106

(1) Subject to sub-paragraph (2), any person by whom or in respect of whom an application for a reduction under this scheme is made and who is otherwise entitled to that reduction is so entitled from the reduction week following the date on which that application is made or is treated as made.

(2) Where a person is otherwise entitled to a reduction under this scheme and becomes liable for the first time for the authority's council tax in respect of a dwelling of which he is a resident in the reduction week in which his application is made or is treated as made, he is so entitled from that reduction week.

Date on which change of circumstances is to take effect

107

(1) Except in cases where paragraph 60 (disregard of changes in tax, contributions, etc) applies and subject to the following provisions of this paragraph and (in the case of applicants who are pensioners) paragraph 108 (change of circumstance where state pension credit in payment), a change of circumstances which affects entitlement to, or the amount of, a reduction under this scheme ("change of circumstances"), takes effect from the first day of the reduction week following the date on which the change actually occurs.

(2) Where that change is cessation of entitlement to any benefit under the benefit Acts, the date on which the change actually occurs is the day immediately following the last day of entitlement to that benefit.

(3) Subject to sub-paragraph (4), where the change of circumstances is a change in the amount of council tax payable, it takes effect from the day on which it actually occurs.

(4) Where the change of circumstances is a change in the amount a person is liable to pay in respect of council tax in consequence of regulations under section 13 of the 1992 Act (reduced amounts of council

tax) or changes in the discount to which a dwelling may be subject under section 11 or 11A of that Act (discounts), it takes effect from the day on which the change in amount has effect.

(5) Where the change of circumstances is the applicant's acquisition of a partner, the change takes effect on the day on which the acquisition takes place.

(6) Where the change of circumstances is the death of an applicant's partner or their separation, it takes effect on the day the death or separation occurs.

(7) If two or more changes of circumstances occurring in the same reduction week would, but for this paragraph, take effect in different reduction weeks in accordance with sub-paragraphs (1) to (6) they take effect from the day to which the appropriate sub-paragraph from (3) to (6) above refers, or, where more than one day is concerned, from the earlier day.

(8) Where the change of circumstances is that income, or an increase in the amount of income, other than a benefit or an increase in the amount of a benefit under the SSCBA, is paid in respect of a past period and there was no entitlement to income of that amount during that period, the change of circumstances takes effect from the first day on which such income, had it been paid in that period at intervals appropriate to that income, would have fallen to be taken into account for the purposes of this scheme.

(9) Without prejudice to sub-paragraph (8), where the change of circumstances is the payment of income, or arrears of income, in respect of a past period, the change of circumstances takes effect from the first day on which such income, had it been timeously paid in that period at intervals appropriate to that income, would have fallen to be taken into account for the purposes of this scheme.

(10) Sub-paragraph (11) applies if--

(a) the applicant or his partner has attained the age of 65; and

(b) either--

(i) a non-dependant took up residence in the applicant's dwelling; or

(ii) there has been a change of circumstances in respect of a non-dependant so that the amount of the deduction which falls to be made under paragraph 30 increased.

(11) Where this sub-paragraph applies, the change of circumstances referred to in sub-paragraph (10)(b) takes effect from the effective date.

(12) In sub-paragraph (11), but subject to sub-paragraph (13), "the effective date" means--

(a) where more than one change of a kind referred to in sub-paragraph (10)(b) relating to the same non-dependant has occurred since--

(i) the date on which the applicant's entitlement to a reduction under this scheme first began; or

(ii) the date which was the last effective date in respect of such a change,

whichever is the later, the date which falls 26 weeks after the date on which the first such change occurred;

(b) where paragraph (a) does not apply, the date which falls 26 weeks after the date on which the change referred to in sub-paragraph (10)(b) occurred.

(13) If in any particular case the date determined under sub-paragraph (12) is not the first day of a reduction week, the effective date in that case is to be the first day of the next reduction week to commence after the date determined under that sub-paragraph.

(14) Sub-paragraphs (15) to (19) apply to persons who fall within classes D, E and F.

(15) Where–

(a) the change of circumstances is a change of circumstances that is required by this scheme to be notified, and

(b) that change of circumstances is notified more than one month after it occurs, or such longer period as may be allowed under sub-paragraph (16), and

(c) the superseding decision is advantageous to the claimant

the date of notification of the change of circumstances shall be treated as the date on which the change of circumstances occurred.

(16) Subject to sub-paragraph (18), for the purposes of making a decision under this scheme a longer period of time may be allowed for the notification of a change of circumstances in so far as it affects the effective date of the change where the conditions specified in sub-paragraph (17) are satisfied. An application for the purposes of this sub-paragraph shall include:

(a) particulars of the change of circumstances and the reasons for the failure to notify the change of circumstances on an earlier date, and

(b) be made within 3 months of the date on which the change occurred.

(17) In determining whether it is reasonable to grant an application for the purposes of sub-paragraph (16), the authority shall have regard to the principle that the greater the amount of time that has elapsed between the date one month after the change of circumstances occurred and the date the application for a superseding decision is made, the more compelling should be the special circumstances on which the application is based. An application shall not be granted unless the authority is satisfied that–

(a) it is reasonable to grant the application;

(b) that change of circumstances notified by the applicant is relevant to the decision which is to be superseded; and

(c) special circumstances are relevant and as a result of those special circumstances it was not practicable for the applicant to notify the change of circumstances within one month of the change occurring.

(18) In determining whether it is reasonable to grant an application, no account shall be taken of the following–

(a) that the applicant was unaware of, or misunderstood, the law applicable to his case (including ignorance or misunderstanding of the time limits imposed by this scheme); or

(b) that the Valuation Tribunal or a court has taken a different view of the law from that previously understood and applied.

(19) An application under this part which has been refused may not be renewed.

Change of circumstances where state pension credit in payment

108

(1) Sub-paragraphs (2) and (3) apply where--

(a) the applicant is in receipt of state pension credit;

(b) the amount of state pension credit awarded to him is changed in consequence of a change in the applicant's circumstances or the correction of an official error; and

(c) the change in the amount of state pension credit payable to the applicant results in a change in the amount of a reduction he receives under this scheme.

(2) Where the change of circumstance is that an increase in the amount of state pension credit payable to the applicant results in--

(a) an increase in the reduction he receives under this scheme, the change takes effect from the first day of the reduction week in which state pension credit becomes payable at the increased rate; or

(b) a decrease in the reduction he receives under this scheme, the change takes effect from the first day of the reduction week next following the date on which--

(i) the local authority receives notification from the Secretary of State of the increase in the amount of state pension credit; or

(ii) state pension credit is increased,

whichever is the later.

(3) Where the change of circumstance ("the relevant change") is that the applicant's state pension credit has been reduced and in consequence the reduction the applicant receives under this scheme reduces--

(a) in a case where the applicant's state pension credit has been reduced because the applicant failed to notify the Secretary of State timeously of a change of circumstances, the relevant change takes effect from the first day of the reduction week from which state pension credit was reduced; or

(b) in any other case the relevant change takes effect from the first day of the reduction week next following the date on which--

(i) the authority receives notification from the Secretary of State of the reduction in the amount of state pension credit; or

(ii) state pension credit is reduced,

whichever is the later.

(4) Where the change of circumstance is that state pension credit is reduced and in consequence of the change, the amount of a reduction he receives under this scheme is increased, the change takes effect from the first day of the reduction week in which state pension credit becomes payable at the reduced rate.

(5) Where a change of circumstance occurs in that an award of state pension credit has been made to the applicant or his partner and this would result in a decrease in the amount of reduction he receives under this scheme, the change takes effect from the first day of the reduction week next following the date on which--

(a) the authority receives notification from the Secretary of State of the award of state pension credit; or

(b) entitlement to state pension credit begins,

whichever is the later.

(6) Where, in the case of an applicant who, or whose partner, is or has been awarded state pension credit comprising only the savings credit, there is--

(a) a change of circumstances of a kind described in any of sub-paragraphs (2) to (5) which results from a relevant calculation or estimate; and

(b) a change of circumstances which is a relevant determination,

each of which results in a change in the amount of reduction the applicant receives under this scheme, the change of circumstances referred to in sub-paragraph (b) takes effect from the day specified in sub-paragraph (2), (3), (4) or (5) as the case may be, in relation to the change referred to in paragraph (a).

(7) Where a change of circumstance occurs in that a guarantee credit has been awarded to the applicant or his partner and this would result in an increase in the amount of a reduction the applicant receives under this scheme, the change takes effect from the first day of the reduction week next following the date in respect of which the guarantee credit is first payable.

(8) Where a change of circumstances would, but for this sub-paragraph, take effect under the preceding provisions of this paragraph within the 4 week period specified in paragraph 93 (continuing reductions where state pension credit claimed), that change takes effect on the first day of the first reduction week to commence after the expiry of the 4 week period.

(9) In this paragraph--

"official error" means an error made by--

(a) the authority or a person--

(i) authorised to carry out any function of the authority relating to this scheme; or

(ii) providing services relating to this scheme directly or indirectly to the authority; or

(b) an officer of--

(i) the Department for Work and Pensions; or

(ii) the Commissioners of Inland Revenue,

acting as such,

but excludes any error caused wholly or partly by any person or body not specified in paragraph (a) or (b) of this definition and any error of law which is shown to have been an error only by virtue of a subsequent decision of the court;

"relevant calculation or estimate" means the calculation or estimate made by the Secretary of State of the applicant's or, as the case may be, the applicant's partner's income and capital for the purposes of the award of state pension credit;

"relevant determination" means a change in the determination by the authority of the applicant's income and capital using the relevant calculation or estimate, in accordance with paragraph 36(1).

Part 14
Applications (Including Duties to Notify Authority of Change of Circumstances)

Making an application

109

(1) In the case of--

(a) a couple or (subject to paragraph (b)) members of a polygamous marriage an application is to be made by whichever one of them they agree should so apply or, in default of agreement, by such one of them as the authority determines; or

(b) in the case of members of a polygamous marriage to whom paragraph 37 (income and capital: award of universal credit) applies, an application is to be made by whichever one of the parties to the earliest marriage that still subsists they agree should so apply or, in default of agreement, by such one of them as the authority determines.

(2) Where a person who is liable to pay council tax in respect of a dwelling is unable for the time being to act, and--

(a) a deputy has been appointed by the Court of Protection with power to claim, or as the case may be, receive benefit on his behalf; or

(b) in Scotland, his estate is being administered by a judicial factor or any guardian acting or appointed under the Adults with Incapacity (Scotland) Act 2000 who has power to apply or, as the case may be, receive benefit on his behalf; or

(c) an attorney with a general power or a power to apply or, as the case may be, receive benefit, has been appointed by that person under the Powers of Attorney Act 1971, the Enduring Powers of Attorney Act 1985 or the Mental Capacity Act 2005 or otherwise,

that deputy, judicial factor, guardian or attorney, as the case may be, may make an application on behalf of that person.

(3) Where a person who is liable to pay council tax in respect of a dwelling is unable for the time being to act and sub-paragraph (2) does not apply to him, the authority may, upon written application made to them by a person who, if a natural person, is over the age of 18, appoint that person to exercise on behalf of the person who is unable to act, any right to which that person might be entitled under this scheme and to receive and deal on his behalf with any sums payable to him.

(4) Where a person who is liable to pay council tax in respect of a dwelling is for the time being unable to act and the Secretary of State has appointed a person to act on his behalf under regulation 33 of the Social Security (Claims and Payments) Regulations 1987 (persons unable to act), the authority may if that person agrees, treat him as if he had been appointed by them under sub-paragraph (3).

(5) Where the authority has made an appointment under sub-paragraph (3) or treated a person as an appointee under sub-paragraph (4)--

(a) it may at any time revoke the appointment;

(b) the person appointed may resign his office after having given 4 weeks notice in writing to the authority of his intention to do so;

(c) any such appointment must terminate when the authority is notified of the appointment of a person mentioned in sub-paragraph (2).

(6) Anything required by this scheme to be done by or to any person who is for the time being unable to act may be done by or to the persons mentioned in sub-paragraph (2) above or by or to the person appointed or treated as appointed under this paragraph and the receipt of any such person so appointed shall be a good discharge to the authority for any sum paid.

(7) The authority must--

(a) inform any person making an application of the duty imposed by paragraph 115(1)(a);

(b) explain the possible consequences (including prosecution) of failing to comply with that duty; and

(c) set out the circumstances a change in which might affect entitlement to the reduction or its amount.

Date on which an application is made

110

(1) Subject to sub-paragraph (7), the date on which an application is made is--

(a) in a case where--

(i) an award of state pension credit which comprises a guarantee credit has been made to the applicant or his partner, and

(ii) the application is made within one month of the date on which the claim for that state pension credit which comprises a guarantee credit was received at the appropriate DWP office,

the first day of entitlement to state pension credit which comprises a guarantee credit arising from that claim;

(b) in a case where--

(i) an applicant or his partner is a person in receipt of a guarantee credit,

(ii) the applicant becomes liable for the first time to pay council tax in respect of the dwelling which he occupies as his home, and

(iii) the application to the authority is received at the designated office within one month of the date of the change,

the date on which the change takes place;

(c) in a case where--

(i) an award of income support, an income-based jobseeker's allowance or an income-related employment and support allowance or an award of universal credit has been made to the applicant or his partner, and

(ii) the application is made within one month of the date on which the claim for that income support, jobseeker's allowance, employment and support allowance or universal credit was received,

the first day of entitlement to income support, an income-based jobseeker's allowance, an income-related employment and support allowance or universal credit arising from that claim;

(d) in a case where--

(i) an applicant or his partner is a person on income support, an income-based jobseeker's allowance or an income-related employment and support allowance or has an award of universal credit,

(ii) the applicant becomes liable for the first time to pay council tax in respect of the dwelling which he occupies as his home, and

(iii) the application to the authority is received at the designated office within one month of the date of the change,

the date on which the change takes place;

(e) in a case where--

(i) the applicant is the former partner of a person who was, at the date of his death or their separation, entitled to a reduction under this scheme, and

(ii) where the applicant makes an application for a reduction under this scheme within one month of the date of the death or the separation,

the date of the death or separation;

(f) except where paragraph (a), (b) or (e) is satisfied, in a case where a properly completed application is received within one month (or such longer period as the authority considers reasonable) of the date on which an application form was issued to the applicant following the applicant first notifying, by whatever means, the authority of an intention to make an application, the date of first notification;

(g) in any other case, the date on which the application is received at the designated office.

(2) For the purposes only of sub-paragraph (1)(c) a person who has been awarded an income-based jobseeker's allowance or an income-related employment and support allowance is to be treated as entitled to that allowance for any days which immediately precede the first day in that award and on which he would, but for regulations made under--

(a) in the case of income-based jobseeker's allowance, paragraph 4 of Schedule 1 to the Jobseekers Act 1995 (waiting days); or

(b) in the case of income-related employment and support allowance, paragraph 2 of Schedule 2 to the Welfare Reform Act 2007 (waiting days),

have been entitled to that allowance.

(3) Where the defect referred to in paragraph 7 of Schedule 1 to this scheme (application by telephone)--

(a) is corrected within one month (or such longer period as the authority considers reasonable) of the date the authority last drew attention to it, the authority must treat the application as if it had been duly made in the first instance;

(b) is not corrected within one month (or such longer period as the authority considers reasonable) of the date the authority last drew attention to it, the authority must treat the application as if it had been duly made in the first instance where it considers it has sufficient information to decide on the application.

(4) The authority is to treat a defective application as if it had been validly made in the first instance if, in any particular case, the conditions specified in sub-paragraph (5)(a), (b) or (c) are satisfied.

(5) The conditions are that--

(a) where paragraph 4(a) of Schedule 1 (incomplete form) applies, the authority receives at its designated office the properly completed application or the information requested to complete it or the evidence within one month of the request, or such longer period as the authority may consider reasonable; or

(b) where paragraph 4(b) of Schedule 1 (application not on approved form or further information requested by authority) applies--

(i) the approved form sent to the applicant is received at the designated office properly completed within one month of it having been sent to him; or, as the case may be,

(ii) the applicant supplies whatever information or evidence was requested under paragraph 4 of that Schedule within one month of the request,

or, in either case, within such longer period as the authority may consider reasonable; or

(c) where the authority has requested further information, the authority receives at its designated office the properly completed application or the information requested to complete it within one month of the request or within such longer period as the authority considers reasonable.

(6) Except in the case of an application made by a person treated as not being in Great Britain, where a person has not become liable for council tax to the authority but it is anticipated that he will become so liable within the period of 8 weeks (the relevant period), he may apply for a reduction under this scheme at any time in that period in respect of that tax and, provided that liability arises within the relevant period, the authority is to treat the application as having been made on the day on which the liability for the tax arises.

(7) Except in the case of an application made by a person treated as not being in Great Britain, where the applicant is not entitled to a reduction under this scheme in the reduction week immediately following the date of his application but the authority is of the opinion that unless there is a change of circumstances he will be entitled to a reduction under this scheme for a period beginning not later than--

(a) in the case of an application made by--

(i) a pensioner, or

(ii) a person who has attained, or whose partner has attained, the age which is 17 weeks younger than the qualifying age for state pension credit,

the seventeenth reduction week following the date on which the application is made, or

(b) in the case of an application made by a person who is not a pensioner, the thirteenth reduction week following the date on which the application is made,

the authority may treat the application as made on a date in the reduction week immediately preceding the first reduction week of that period of entitlement and award a reduction accordingly.

(8) In this paragraph "appropriate DWP office" means an office of the Department for Work and Pensions dealing with state pension credit or an office which is normally open to the public for the receipt of claims for income support, a jobseeker's allowance or an employment and support allowance.

Back-dating of applications: pensioners

111

(1) Subject to sub-paragraph (2), the time for the making of an application under this scheme by a pensioner is as regards any day on which, apart from satisfying the condition of making an application, the applicant is entitled to such a reduction, that day and the period of three months immediately following it.

(2) In any case where paragraph 110(1)(a) applies, sub-paragraph (1) does not entitle a person to apply for a reduction under this scheme in respect of any day earlier than three months before the date on which the claim for state pension credit is made (or treated as made by virtue of any provision of the Social Security (Claims and Payments) Regulations 1987).

Back-dating of applications: persons who are not pensioners

112

(1) Where an applicant who is a person who is not a pensioner--

(a) makes an application under this scheme which includes (or which he subsequently requests should include) a period before the application is made; and

(b) from a day in that period, up to the date he made the application (or subsequently requested that the application should include a past period), the applicant had continuous good cause for failing to make an application (or request that the application should include that period),

the application is to be treated as made on the date determined in accordance with sub-paragraph (2).

(2) That date is the latest of--

(a) the first day from which the applicant had continuous good cause;

(b) the day 6 months before the date the application was made;

(c) the day 6 months before the date when the applicant requested that the application should include a past period.

Information and evidence

113

(1) Subject to sub-paragraph (3), a person who makes an application for a reduction under this scheme must satisfy sub-paragraph (2) in relation both to himself and to any other person in respect of whom he is making the application.

(2) This sub-paragraph is satisfied in relation to a person if--

(a) the application is accompanied by--

(i) a statement of the person's national insurance number and information or evidence establishing that that number has been allocated to the person; or

(ii) information or evidence enabling the authority to ascertain the national insurance number that has been allocated to the person; or

(b) the person has made an application for a national insurance number to be allocated to him and the application for the reduction is accompanied by--

(i) evidence of the application for a national insurance number to be so allocated; and

(ii) the information or evidence enabling it to be so allocated.

(3) Sub-paragraph (2) does not apply--

(a) in the case of a child or young person in respect of whom an application for a reduction is made;

(b) to a person who--

(i) is a person treated as not being in Great Britain for the purposes of this scheme;

(ii) is subject to immigration control within the meaning of section 115(9)(a) of the Immigration and Asylum Act 1999; and

(iii) has not previously been allocated a national insurance number.

(4) Subject to sub-paragraph (5), a person who makes an application, or a person to whom a reduction under this scheme has been awarded, must furnish such certificates, documents, information and evidence in connection with the application or the award, or any question arising out of the application or the award, as may reasonably be required by the authority in order to determine that person's entitlement to, or continuing entitlement to a reduction under this scheme and must do so within one month of the authority requiring him to do so or such longer period as the authority may consider reasonable.

(5) Nothing in this paragraph requires a person to furnish any certificates, documents, information or evidence relating to a payment to which sub-paragraph (7) applies.

(6) Where a request is made under sub-paragraph (4), the authority must--

(a) inform the applicant or the person to whom a reduction under this scheme has been awarded of his duty under paragraph 115 (duty to notify change of circumstances) to notify the authority of any change of circumstances; and

(b) without prejudice to the extent of the duty owed under paragraph 115, indicate to him either orally or by notice or by reference to some other document available to him on application and without charge, the kind of change of circumstances which is to be notified.

(7) This sub-paragraph applies to any of the following payments--

(a) a payment which is--

(i) disregarded under paragraph 28 of Schedule 8 (sums disregarded in the calculation of income other than earnings: persons who are not pensioners) or paragraph 38 of Schedule 10 (capital disregards: persons who are not pensioners); or

(ii) made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the London Bombings Relief Charitable Fund;

(b) a payment which is disregarded under paragraph 16 of Schedule 9 (payments made under certain trusts and certain other payments), other than a payment under the Independent Living Fund (2006);

(c) a payment which is disregarded under paragraph 30(9)(b) or (c) (payment made under certain trusts etc) or paragraph 2(b) or (c) of Schedule 4 (payments made under certain trusts etc) other than a payment under the Independent Living Fund (2006).

(8) Where an applicant or a person to whom a reduction under this scheme has been awarded or any partner has attained the qualifying age for state pension credit and is a member of, or a person deriving entitlement to a pension under, a personal pension scheme, he must where the authority so requires furnish the following information--

(a) the name and address of the pension fund holder;

(b) such other information including any reference or policy number as is needed to enable the personal pension scheme to be identified.

Amendment and withdrawal of application

114

(1) A person who has made an application may amend it at any time before a decision has been made on it by a notice in writing delivered or sent to the designated office.

(2) Where the application was made by telephone in accordance with Part 1 of Schedule 1, the amendment may also be made by telephone.

(3) Any application amended in accordance with sub-paragraph (1) or (2) is to be treated as if it had been amended in the first instance.

(4) A person who has made an application may withdraw it by notice to the designated office at any time before a decision has been made on it.

(5) Where the application was made by telephone in accordance with Part 1 of Schedule 1, the withdrawal may also be made by telephone.

(6) Any notice of withdrawal given in accordance with sub-paragraph (4) or (5) has effect when it is received.

(7) Where a person, by telephone, amends or withdraws an application the person must (if required to do so by the authority) confirm the amendment or withdrawal by a notice in writing delivered or sent to the designated office.

Duty to notify changes of circumstances

115

(1) Subject to sub-paragraphs (3), and (9), the applicant (or any person acting on his behalf) must comply with sub-paragraph (2) if there is a relevant change of circumstances at any time--

(a) between the making of an application and a decision being made on it, or

(b) after the decision is made (where the decision is that the applicant is entitled to a reduction under this scheme) including at any time while the applicant is in receipt of such a reduction.

(2) The applicant (or any person acting on his behalf) must notify any change of circumstances which the applicant (or that person) might reasonably be expected to know might affect his entitlement to, or the amount of, a reduction under this scheme (a "relevant change of circumstances") by giving notice to the authority--

(a) in writing; or

(b) by telephone--

(i) where the authority has published a telephone number for that purpose or for the purposes of Part 1 of Schedule 1 unless the authority determines that in any particular case or class of case notification may not be given by telephone; or

(ii) in any case or class of case where the authority determines that notice may be given by telephone; or

(c) by any other means which the authority agrees to accept in any particular case,

within a period of 21 days beginning with the day on which the change occurs, or as soon as reasonably practicable after the change occurs, whichever is later.

(3) The duty imposed on a person by sub-paragraph (1) does not extend to notifying--

(a) changes in the amount of council tax payable to the authority;

(b) changes in the age of the applicant or that of any member of his family;

(c) in the case of an applicant in receipt of a relevant benefit, changes in circumstances which affect the amount of the benefit but not the amount of the reduction under this scheme to which he is entitled, other than the cessation of that entitlement to the benefit.

(4) For the purposes of sub-paragraph (3)(c) "relevant benefit" means income support, an income-based jobseeker's allowance or an income-related employment and support allowance or universal credit.

(5) Notwithstanding sub-paragraph (3)(b) or (c) an applicant is required by sub-paragraph (1) to notify the authority of any change in the composition of his family arising from the fact that a person who was a

member of his family is now no longer such a person because he has ceased to be a child or young person.

(6) The duty imposed on a person by sub-paragraph (1) includes--

(a) in the case of a person falling within class C (pensioners: alternative maximum council tax reduction) giving written notice to the authority of changes which occur in the number of adults in the dwelling or in their total gross incomes and, where any such adult ceases to be in receipt of state pension credit, the date when this occurs;

(b) in the case of a person falling within class F (persons who are not pensioners: alternative maximum council tax reduction) giving written notice to the authority of changes which occur in the number of adults in the dwelling or in their total gross incomes and, where any such adult ceases to be in receipt of income support, an income-based jobseeker's allowance or an income-related employment and support allowance, the date when this occurs.

(7) A person who has been awarded a reduction under this scheme who is also on state pension credit must report--

(a) changes affecting the residence or income of any non-dependant normally residing with the applicant or with whom the applicant normally resides;

(b) any absence from the dwelling which exceeds or is likely to exceed 13 weeks.

(8) In addition to the changes required to be reported under sub-paragraph (7), a person whose state pension credit comprises only the savings credit must also report--

(a) changes affecting a child living with him which may result in a change in the amount of reduction under this scheme allowed in his case, but not changes in the age of the child;

(b) any change in the amount of the applicant's capital to be taken into account which does or may take the amount of his capital to more than £16,000;

(c) any change in the income or capital of--

(i) a non-dependant whose income and capital are treated as belonging to the applicant in accordance with paragraph 34 (circumstances in which income of a non-dependant is to be treated as applicant's); or

(ii) a person to whom paragraph 36(2)(e) (partner treated as member of the household under paragraph 8) refers,

and whether such a person or, as the case may be, non-dependant stops living or begins or resumes living with the applicant.

(9) A person who is entitled to a reduction under this scheme and on state pension credit need only report to the authority the changes specified in sub-paragraphs (7) and (8).

Part 15
Decisions by Authority

Decision by authority

116

The authority must make a decision on an application for a reduction under this scheme within 14 days of paragraphs 110 and 113 and Part 1 of Schedule 1 being satisfied, or as soon as reasonably practicable thereafter.

Notification of decision

117

(1) The authority must notify in writing any person affected by a decision made by it under this scheme--

(a) in the case of a decision on an application, forthwith or as soon as reasonably practicable thereafter;

(b) in any other case, within 14 days of that decision or as soon as reasonably practicable thereafter.

(2) Where the decision is to award a reduction the notification under sub-paragraph (1) must include a statement--

(a) informing the person affected of the duty imposed by paragraph 115(1)(b);

(b) explaining the possible consequences (including prosecution) of failing to comply with that duty; and

(c) setting out the circumstances a change in which might affect entitlement to the reduction or its amount.

(3) Where the decision is to award a reduction, the notification under sub-paragraph (1) must include a statement as to how that entitlement is to be discharged.

(4) In any case, the notification under sub-paragraph (1) must inform the person affected of the procedure by which an appeal may be made and must refer the person to the provisions in this scheme relating to the procedure for making an appeal.

(5) A person affected to whom the authority sends or delivers a notification of decision may, within one month of the date of the notification of that decision request in writing the authority to provide a written statement setting out the reasons for its decision on any matter set out in the notice.

(6) The written statement referred to in sub-paragraph (5) must be sent to the person requesting it within 14 days or as soon as reasonably practicable thereafter.

(7) For the purposes of this paragraph a person is to be treated as a person affected by a decision of the authority under this scheme where the rights, duties or obligations of that person are affected by that decision and the person falls within sub-paragraph (8).

(8) This sub-paragraph applies to--

(a) the applicant;

(b) in the case of a person who is liable to pay council tax in respect of a dwelling and is unable for the time being to act--

(i) a deputy appointed by the Court of Protection with power to claim, or as the case may be, receive benefit on his behalf; or

(ii) in Scotland, a judicial factor or any guardian acting or appointed under the Adults with Incapacity (Scotland) Act 2000 who has power to apply or, as the case may be, receive benefit on the person's behalf; or

(iii) an attorney with a general power or a power to apply or, as the case may be, receive benefit, has been appointed by that person under the Powers of Attorney Act 1971, the Enduring Powers of Attorney Act 1985 or the Mental Capacity Act 2005 or otherwise,

(c) a person appointed by the authority under paragraph 109(3).

Part 16
Circumstances in Which a Payment May be Made

Payment where there is joint and several liability

118

(1) Where--

(a) a person is entitled to a reduction under this scheme in respect of his liability for the authority's council tax as it has effect in respect of a financial year;

(b) the person entitled to the reduction is jointly and severally liable for the council tax; and

(c) the authority determines that discharging his entitlement by reducing the amount of his liability to which regulation 20(2) of the Council Tax (Administration and Enforcement) Regulations 1992 refers would be inappropriate,

it may make a payment to him of the amount of reduction to which he is entitled, rounded where necessary to the nearest penny.

(2) Subject to sub-paragraph (3), any payment made under sub-paragraph (1) must be made to the person who is entitled to the reduction.

(3) Where a person other than the person who is entitled to the reduction under this scheme made the application for the reduction and that first person is a person acting pursuant to an appointment under paragraph 109(3) (persons appointed to act for a person unable to act) or is treated as having been so appointed by virtue of paragraph 109(5), the amount of the reduction may be paid to that person.

SCHEDULE 1
PROCEDURAL MATTERS

Paragraph 11

Part 1
Procedure for an Application for a Reduction Under this Scheme

Procedure by which a person may apply for a reduction under this scheme

1

Paragraphs 2 to 7 apply to an application for a reduction under this scheme.

2

An application may be made--

(a) in writing,

(b) by means of an electronic communication in accordance with Part 4 of this Schedule, or

(c) where the authority has published a telephone number for the purpose of receiving such applications, by telephone.

3

(1) An application which is made in writing must be made to the designated office on a properly completed form.

(2) The form must be provided free of charge by the authority for the purpose.

4

Where an application made in writing is defective because--

(a) it was made on the form supplied for the purpose but that form is not accepted by the authority as being properly completed; or

(b) it was made in writing but not on the form supplied for the purpose and the authority does not accept the application as being in a written form which is sufficient in the circumstances of the case having regard to the sufficiency of the written information and evidence,

the authority may, in a case to which sub-paragraph (a) applies, request the applicant to complete the defective application or, in the case to which sub-paragraph (b) applies, supply the applicant with the approved form or request further information and evidence.

(2) An application made on a form provided by the authority is properly completed if completed in accordance with the instructions on the form, including any instructions to provide information and evidence in connection with the application.

5

(1) If an application made by electronic communication is defective the authority must provide the person making the application with an opportunity to correct the defect.

(2) An application made by electronic communication is defective if the applicant does not provide all the information the authority requires.

6

In a particular case the authority may determine that an application made by telephone is only valid if the person making the application approves a written statement of his circumstances provided by the authority.

7

(1) If an application made by telephone is defective the authority must provide the person making the application with an opportunity to correct the defect.

(2) An application made by telephone is defective if the applicant does not provide all the information the authority requests during the telephone call.

Part 2
Procedure for Making an Appeal

Procedure by which a person may make an appeal against certain decisions of the authority

8

A person who is aggrieved by a decision of the authority which affects--

(a) the person's entitlement to a reduction under this scheme, or

(b) the amount of any reduction under this scheme,

may serve a written notice on the authority stating the matter by which, and the grounds on which, he is aggrieved.

9

The authority must--

(a) consider the matter to which the notice relates;

(b) notify the aggrieved person in writing--

(i) that the ground is not well founded, giving reasons for that belief; or

(ii) that steps have been taken to deal with the grievance, stating the steps taken.

10

Where, following notification under paragraph 9(b)(i) or (ii), the person is still aggrieved, or if the authority fails to notify the person aggrieved in accordance with paragraph 9(b) within two months of the service of his notice, he may appeal to a valuation tribunal under section 16 of the 1992 Act.

10A

An appeal to the authority under paragraph 8 of this Part must be signed by the appellant and should be made within one calendar month of the date of notification of the authority's decision or the date of a written statement in accordance with sub-paragraph 117, whichever is the later.

10B

Subject to paragraph 10D, a late appeal may be considered where the conditions specified in paragraph 10C are satisfied. An appeal for the purposes of this paragraph shall include:

(a) particulars of the disputed decision and the reasons for the failure to request a reconsideration on an earlier date, and

(b) be made within 13 months of the date on which the decision was notified.

10C

In determining whether it is reasonable to grant an appeal for the purposes of paragraph 10B, the authority shall have regard to the principle that the greater the amount of time that has elapsed between the date one month after the date of notification of the authority's decision or the date of a written statement and the date the appeal is made, the more compelling should be the special circumstances on which the appeal is based. An appeal shall not be granted unless the authority is satisfied that–

(a) the appeal has merit;

(b) it is reasonable to grant the appeal; and

(c) special circumstances are relevant and as a result of those special circumstances it was not practicable for the applicant to appeal within the one month time limit.

10D

In determining whether it is reasonable to grant an appeal, no account shall be taken of the following–

(a) that the applicant was unaware of, or misunderstood, the law applicable to his case (including ignorance or misunderstanding of the time limits imposed by this scheme); or

(b) that the Valuation Tribunal or a court has taken a different view of the law from that previously understood and applied.

10E

An appeal under this part which has been refused may not be renewed.

Part 3
Procedure for Applying for a Discretionary Reduction

Procedure for an application to the authority for a reduction under section 13A(1)(c) of the 1992 Act

11

(1) An application to the authority for a reduction under section 13A(1)(c) of the 1992 Act may be made--

(a) in writing;

(b) by means of an electronic communication in accordance with Part 4 of this Schedule; or

(c) where the authority has published a telephone number for the purposes of receiving such applications, by telephone.

(2) Where--

(a) the authority has made a determination under section 13A(1)(c) in relation to a class of case in which liability is to be reduced; and

(b) a person in that class would otherwise be entitled to a reduction under this scheme,

that person's application for a reduction under this scheme may also be treated as an application for a reduction under section 13A(1)(c).

Part 4
Electronic Communication

Interpretation

12

In this Part--

"information" includes an application, certificate, notice or other evidence;

"official computer system" means a computer system maintained by or on behalf of the authority for the sending, receiving, processing or storing of any information.

Conditions for the use of electronic communication

13

(1) The authority may use an electronic communication in connection with applications for, and awards of, reductions under this scheme.

(2) A person other than the authority may use an electronic communication in connection with the matters referred to in sub-paragraph (1) if the conditions specified in sub-paragraphs (3) to (6) are satisfied.

(3) The first condition is that the person is for the time being permitted to use an electronic communication by an authorisation given by means of a direction of the Chief Executive of the authority.

(4) The second condition is that the person uses an approved method of--

(a) authenticating the identity of the sender of the communication;

(b) electronic communication;

(c) authenticating any application or notice delivered by means of an electronic communication; and

(d) subject to sub-paragraph (7), submitting to the authority any information.

(5) The third condition is that any information sent by means of an electronic communication is in a form supplied for the purposes of this Part of this Schedule.

(6) The fourth condition is that the person maintains such records in written or electronic form as may be specified in a direction given by the Chief Executive of the authority.

(7) Where the person uses any method other than the method approved of submitting any information, that information is to be treated as not having been submitted.

(8) In this paragraph "approved" means approved by means of a direction given by the Chief Executive of the authority for the purposes of this Part of this Schedule.

Use of intermediaries

14

The authority may use intermediaries in connection with--

(a) the delivery of any information by means of an electronic communication; and

(b) the authentication or security of anything transmitted by such means,

and may require other persons to use intermediaries in connection with those matters.

Effect of delivering information by means of electronic communication

15

(1) Any information which is delivered by means of an electronic communication is to be treated as having been delivered in the manner or form required by any provision of this scheme, on the day the conditions imposed--

(a) by this Part; and

(b) by or under an enactment,

are satisfied.

(2) The authority may determine that any information is to be treated as delivered on a different day (whether earlier or later) from the day provided for in sub-paragraph (1).

(3) Information must not be taken to have been delivered to an official computer system by means of an electronic communication unless it is accepted by the system to which it is delivered.

Proof of identity of sender or recipient of information

16

If it is necessary to prove, for the purpose of any legal proceedings, the identity of--

(a) the sender of any information delivered by means of an electronic communication to an official computer system; or

(b) the recipient of any such information delivered by means of an electronic communication from an official computer system,

the sender or recipient, as the case may be, is to be presumed to be the person whose name is recorded as such on that official computer system.

Proof of delivery of information

17

(1) If it is necessary to prove, for the purpose of any legal proceedings, that the use of an electronic communication has resulted in the delivery of any information this must be presumed to have been the case where--

(a) any such information has been delivered to the relevant authority, if the delivery of that information has been recorded on an official computer system; or

(b) any such information has been delivered by the relevant authority, if the delivery of that information has been recorded on an official computer system.

(2) If it is necessary to prove, for the purpose of any legal proceedings, that the use of an electronic communication has resulted in the delivery of any such information, this must be presumed not to be the case, if that information delivered to the relevant authority has not been recorded on an official computer system.

(3) If it is necessary to prove, for the purpose of any legal proceedings, when any such information sent by means of an electronic communication has been received, the time and date of receipt must be presumed to be that recorded on an official computer system.

Proof of content of information

18

If it is necessary to prove, for the purpose of any legal proceedings, the content of any information sent by means of an electronic communication, the content must be presumed to be that recorded on an official computer system.

SCHEDULE 2
APPLICABLE AMOUNTS: PENSIONERS

Paragraph 25

Part 1
Personal Allowances

Personal allowance

1

The amount specified in column (2) below in respect of each person or couple specified in column (1) is the amount specified for the purposes of paragraph 25(1)(a).

Column (1) *Person, couple or polygamous marriage*	*Column (2)* *Amount*
(1) Single applicant or lone parent--	(1)
(a) aged under 65;	(a) £151.20;
(b) aged 65 or over.	(b) £166.05.
(2) Couple--	(2)
(a) both members aged under 65;	(a) £230.85;
(b) one or both members aged 65 or over.	(b) £248.28.
(3) If the applicant is a member of a polygamous marriage and none of the members of the marriage has attained the age of 65--	(3)
(a) for the applicant and the other party to the marriage;	(a) £230.85;
(b) for each additional spouse who is a member of the same household as the applicant.	(b) £79.65.
(4) If the applicant is a member of a polygamous marriage and one or more members of the marriage are aged 65 or over--	(4)
(a) for the applicant and the other party to the marriage;	(a) £248.28;
(b) for each additional spouse who is a member of the same household as the applicant.	(b) £82.26.

Child or young person amounts

2

(1) The amounts specified in column (2) below in respect of each person specified in column (1) are the amounts, for the relevant period specified in column (1), specified for the purposes of paragraph 25(1)(b).

Column (1)	*Column (2)*

Child or young person	*Amount*
Person in respect of the period--	
(a) beginning on that person's date of birth and ending on the day preceding the first Monday in September following that person's sixteenth birthday;	(a) £66.90;
(b) beginning on the first Monday in September following that person's sixteenth birthday and ending on the day preceding that person's twentieth birthday.	(b) £66.90.

(2) In column (1) of the table "the first Monday in September" means the Monday which first occurs in the month of September in any year.

Part 2
Family Premium

Family premium

3

The amount for the purposes of paragraph 25(1)(c) in respect of a family of which at least one member is a child or young person is £17.45.

Part 3
Premiums

4

The premiums specified in Part 4 are, for the purposes of paragraph 25(1)(d), applicable to an applicant who satisfies the condition specified in this Part in respect of that premium.

5

(1) Subject to sub-paragraph (2), for the purposes of this Part of this Schedule, once a premium is applicable to an applicant under this Part, a person is to be treated as being in receipt of any benefit for--

(a) in the case of a benefit to which the Social Security (Overlapping Benefits) Regulations 1979 applies, any period during which, apart from the provision of those Regulations, he would be in receipt of that benefit; and

(b) any period spent by a person in undertaking a course of training or instruction provided or approved by the Secretary of State under section 2 of the Employment and Training Act 1973, or by Skills Development Scotland, Scottish Enterprise or Highland and Islands Enterprise under section 2 of the Enterprise and New Towns (Scotland) Act 1990 or for any period during which he is in receipt of a training allowance.

(2) For the purposes of the carer premium under paragraph 9, a person is to be treated as being in receipt of a carer's allowance by virtue of sub-paragraph (1)(a) only if and for so long as the person in respect of whose care the allowance has been claimed remains in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with

section 72(3) of the SSCBA, or the daily living component of personal independence payment paid at either rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012 or an AFIP.

Severe disability premium

6

(1) The condition is that the applicant is a severely disabled person.

(2) For the purposes of sub-paragraph (1), an applicant is to be treated as being a severely disabled person if, and only if--

(a) in the case of a single applicant, a lone parent or an applicant who is treated as having no partner in consequence of sub-paragraph (3)--

(i) he is in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living component of personal independence payment paid at either rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012, or an AFIP; and

(ii) subject to sub-paragraph (6), he has no non-dependants aged 18 or over normally residing with him or with whom he is normally residing; and

(iii) no person is entitled to, and in receipt of, a carer's allowance in respect of caring for him;

(b) in the case of an applicant who has a partner--

(i) the applicant is in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living component of personal independence payment paid at either rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012, or an AFIP;

(ii) his partner is also in receipt of such an allowance or, if he is a member of a polygamous marriage, each other member of that marriage is in receipt of such an allowance; and

(iii) subject to sub-paragraph (6), the applicant has no non-dependants aged 18 or over normally residing with him or with whom he is normally residing,

and either a person is entitled to and in receipt of a carer's allowance in respect of caring for only one of the couple or, if he is a member of a polygamous marriage, for one or more but not all the members of the marriage, or as the case may be, no person is entitled to and in receipt of such an allowance in respect of caring for either member of a couple or any of the members of the marriage.

(3) Where an applicant has a partner who does not satisfy the condition in sub-paragraph (2)(b)(ii), and that partner is blind or is treated as blind within the meaning of sub-paragraph (4), that partner is to be treated for the purposes of sub-paragraph (2) as if he were not a partner of the applicant.

(4) For the purposes of sub-paragraph (3), a person is blind if he is registered in a register compiled by a local authority under section 29 of the National Assistance Act 1948 (welfare services) or, in Scotland, has been certified as blind and in consequence he is registered in a register maintained by or on behalf of a council constituted under section 2 of the Local Government (Scotland) Act 1994.

(5) For the purposes of sub-paragraph (4), a person who has ceased to be registered as blind on regaining his eyesight is nevertheless to be treated as blind and as satisfying the additional condition set out in that sub-paragraph for a period of 28 weeks following the date on which he ceased to be so registered.

(6) For the purposes of sub-paragraph (2)(a)(ii) and (2)(b)(iii) no account is to be taken of--

(a) a person receiving attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living

component of personal independence payment paid at either rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012, or an AFIP; or

(b) a person who is blind or is treated as blind within the meaning of sub-paragraphs (4) and (5).

(7) For the purposes of sub-paragraph (2)(b) a person is to be treated--

(a) as being in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, if he would, but for his being a patient for a period exceeding 28 days, be so in receipt;

(b) as being in receipt of the daily living component of personal independence payment paid at the rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012 if he would, but for his being a patient for a period exceeding 28 days, be so in receipt, notwithstanding section 86 of that Act and regulations made thereunder;

(c) as being in receipt of an AFIP if he would be so in receipt but for a suspension of payment in accordance with any terms of the armed and reserve forces compensation scheme which allow for a suspension because a person is undergoing medical treatment in a hospital or similar institution;

(d) as being entitled to and in receipt of a carer's allowance if he would, but for the person for whom he was caring being a patient in hospital for a period exceeding 28 days, be so entitled and in receipt.

(8) For the purposes of sub-paragraph (2)(a)(iii) and (b)--

(a) no account is to be taken of an award of carer's allowance to the extent that payment of such an award is back-dated for a period before the date on which the award is first paid; and

(b) references to a person being in receipt of a carer's allowance include reference to a person who would have been in receipt of that allowance but for the application of a restriction under section 6B or 7 of the Social Security Fraud Act 2001 (loss of benefit).

Enhanced disability premium

7

(1) The condition is that--

(a) the care component of disability living allowance is, or would, but for a suspension of benefit in accordance with regulations under section 113(2) of the SSCBA or but for an abatement as a consequence of hospitalisation, be payable at the highest rate prescribed under section 73(2) of that Act; or

(b) (as the case may be) the daily living component of personal independence payment is, or would, but for a suspension of benefit in accordance with regulations under section 86 of the Welfare Reform Act 2012, be payable at the enhanced rate prescribed in accordance with section 78(2) of that Act,

in respect of a child or young person who is a member of the applicant's family.

(2) Where the condition in sub-paragraph (1) ceases to be satisfied because of the death of a child or young person, the condition is that the applicant or partner is entitled to child benefit in respect of that person under section 145A of the SSCBA (entitlement after death of child or qualifying young person).

Disabled child premium

8

The condition is that a child or young person for whom the applicant or a partner of his is responsible and who is a member of the applicant's household--

(a) is in receipt of disability living allowance, personal independence payment or is no longer in receipt of such allowance or payment because he is a patient, provided that the child or young person continues to be a member of the family; or

(b) is blind within the meaning of paragraph 6(4) or treated as blind in accordance with paragraph 6(5); or

(c) is a child or young person in respect of whom section 145A of the SSCBA (entitlement after death of child or qualifying young person) applies for the purposes of entitlement to child benefit but only for the period prescribed under that section, and in respect of whom a disabled child premium was included in the applicant's applicable amount immediately before the death of that child or young person, or ceased to be included in the applicant's applicable amount because of that child or young person's death.

Carer premium

9

(1) The condition is that the applicant or his partner is, or both of them are, entitled to a carer's allowance.

(2) Where a carer premium has been awarded but--

(a) the person in respect of whose care the carer's allowance has been awarded dies; or

(b) the person in respect of whom the premium was awarded ceases to be entitled, or ceases to be treated as entitled, to a carer's allowance,

this paragraph is to be treated as satisfied for a period of eight weeks from the relevant date specified in sub-paragraph (3).

(3) The relevant date for the purposes of sub-paragraph (2) is--

(a) in a case within sub-paragraph (2)(a), the Sunday following the death of the person in respect of whose care the carer's allowance has been awarded (or beginning with the date of death if the date occurred on a Sunday);

(b) in a case within sub-paragraph (2)(b), the date on which that person who was entitled to a carer's allowance ceases to be entitled to it.

(4) For the purposes of this paragraph, a person is to be treated as being entitled to and in receipt of a carer's allowance for any period not covered by an award but in respect of which a payment is made in lieu of an award.

Persons in receipt of concessionary payments

10

For the purpose of determining whether a premium is applicable to a person under paragraphs 6 to 9, any concessionary payment made to compensate that person for the non-payment of any benefit mentioned in those paragraphs is to be treated as if it were a payment of that benefit.

Person in receipt of benefit

11

For the purposes of this Part of this Schedule, a person is to be regarded as being in receipt of any benefit if, and only if, it is paid in respect of him and is to be so regarded only for any period in respect of which that benefit is paid.

Part 4
Amounts of Premium Specified in Part 3

12

(1) Severe Disability Premium--

Provision	*Amount*
(a) where the applicant satisfies the condition in paragraph 6(2)(a);	(a) £61.85;
(b) where the applicant satisfies the condition in paragraph 6(2)(b)--	(b)
(i) in a case where there is someone in receipt of a carer's allowance or if he or any partner satisfies that condition only by virtue of paragraph 6(7);	(i) £61.85;
(ii) in a case where there is no-one in receipt of such an allowance.	(ii) £123.70.
(2) Enhanced disability premium.	(2) £24.43 in respect of each child or young person in respect of whom the conditions specified in paragraph 7 are satisfied.
(3) Disabled Child Premium.	(3) £60.06 in respect of each child or young person in respect of whom the condition specified in paragraph 8 is satisfied
(4) Carer Premium.	(4) £34.60 in respect of each person who satisfies the condition specified in paragraph 9.

SCHEDULE 3
APPLICABLE AMOUNTS: PERSONS WHO ARE NOT PENSIONERS

Paragraph 26

Part 1
Personal Allowances

1

The amounts specified in column (2) below in respect of each person or couple specified in column (1) are the amounts specified for the purposes of paragraphs 26(1)(a) and 27(1)(a) and (b)--

Column (1) *Person or couple*	*Column (2)* *Amount*
(1) A single applicant who--	(1)
(a) is entitled to main phase employment and	(a) £71.70;

	support allowance;		
(b)	is aged not less than 25;	(b)	£71.70;
(c)	is aged not less than 18 but less than 25.	(c)	£56.80.
(2)	Lone parent.	(2)	£71.70.
(3)	Couple.	(3)	£112.55.

2

For the purposes of paragraph 1 an applicant is entitled to main phase employment and support allowance if--

(a) paragraph 18 is satisfied in relation to the applicant; or

(b) the applicant is entitled to a converted employment and support allowance.

3

(1) The amounts specified in column (2) below in respect of each person specified in column (1) are, for the relevant period specified in column (1), the amounts specified for the purposes of paragraphs 26(1)(b) and 27(1)(c)--

Column (1) *Child or Young person*	*Column (2)* *Amount*
Person in respect of the period--	
(a) beginning on that person's date of birth and ending on the day preceding the first Monday in September following that person's sixteenth birthday;	£65.62
(b) beginning on the first Monday in September following that person's sixteenth birthday and ending on the day preceding that person's twentieth birthday.	£65.62

(2) In column (1) of the table in sub-paragraph (1), "the first Monday in September" means the Monday which first occurs in the month of September in any year.

Part 2
Family Premium

4

(1) The amount for the purposes of paragraphs 26(1)(c) and 27(1)(d) in respect of a family of which at least one member is a child or young person is--

(a) where the applicant is a lone parent to whom sub-paragraph (2) applies, £22.20;

(b) in any other case, £17.40.

(2) The amount in sub-paragraph (1)(a) is applicable to a lone parent--

(a) who was entitled to council tax benefit on 5th April 1998 and whose applicable amount on that date included the amount applicable under paragraph 3(1)(a) of Schedule 1 to the Council Tax Benefit

(Persons who have attained the qualifying age for state pension credit) Regulations 2006 as in force on that date; or

(b) on becoming entitled to council tax benefit where that lone parent--

(i) had been treated as entitled to that benefit in accordance with sub-paragraph (3) as at the day before the date of claim for that benefit; and

(ii) was entitled to housing benefit as at the date of claim for council tax benefit or would have been entitled to housing benefit as at that date had that day not fallen during a rent free period as defined in regulation 81 of the Housing Benefit Regulations 2006,

and in respect of whom, all of the conditions specified in sub-paragraph (3) have continued to apply.

(3) The conditions specified for the purposes of sub-paragraph (2) are that, in respect of the period commencing on 6th April 1998--

(a) the applicant has not ceased to be entitled, or has not ceased to be treated as entitled, to

(i) council tax benefit (in relation to the period prior to 1st April 2013), and

(ii) a reduction under a scheme made by this authority (in relation to the period commencing on 1st April 2013);

(b) the applicant has not ceased to be a lone parent;

(c) where the applicant was entitled to income support or to an income-based jobseeker's allowance on 5th April 1998, he has continuously, since that date, been entitled to income support, an income-based jobseeker's allowance or income-related employment and support allowance or a combination of those benefits;

(d) where the applicant was not entitled to income support or to an income-based jobseeker's allowance on 5th April 1998, he has not become entitled to income support, an income-based jobseeker's allowance or an income-related employment and support allowance; and

(e) a premium under paragraph 9 or a component under paragraph 21 or 22 has not become applicable to the applicant.

(4) For the purposes of sub-paragraphs (2)(b)(i) and (3)(a), an applicant is to be treated as entitled to council tax benefit during any period where he was not, or had ceased to be, so entitled and--

(a) throughout that period, he had been awarded housing benefit and his applicable amount included the amount applicable under paragraph 3(1)(a) of Schedule 3 to the Housing Benefit Regulations 2006 (lone parent rate of family premium); or

(b) he would have been awarded housing benefit during that period had that period not been a rent free period as defined in regulation 81 of the Housing Benefit Regulations 2006 and his applicable amount throughout that period would have included the amount applicable under paragraph 3(1)(a) of Schedule 3 to those Regulations.

Part 3
Premiums

5

Except as provided in paragraph 6, the premiums specified in Part 4 are, for the purposes of paragraphs 26(1)(d) and 27(1)(e) (premiums), applicable to an applicant who satisfies the condition specified in paragraphs 9 to 14 in respect of that premium.

6

Subject to paragraph 7, where an applicant satisfies the conditions in respect of more than one premium in this Part of this Schedule, only one premium is applicable to him and, if they are different amounts, the higher or highest amount applies.

7

The following premiums, namely--

(a) a severe disability premium to which paragraph 11 applies;

(b) an enhanced disability premium to which paragraph 12 applies;

(c) a disabled child premium to which paragraph 13 applies; and

(d) a carer premium to which paragraph 14 applies,

may be applicable in addition to any other premium which may apply under this Schedule.

8

(1) Subject to sub-paragraph (2), for the purposes of this Part of this Schedule, once a premium is applicable to an applicant under this Part, a person is to be treated as being in receipt of any benefit for--

(a) in the case of a benefit to which the Social Security (Overlapping Benefits) Regulations 1979 applies, any period during which, apart from the provisions of those Regulations, he would be in receipt of that benefit; and

(b) any period spent by a person in undertaking a course of training or instruction provided or approved by the Secretary of State under section 2 of the Employment and Training Act 1973 or by Skills Development Scotland, Scottish Enterprise or Highlands and Islands Enterprise under section 2 of the Enterprise and New Towns (Scotland) Act 1990 for any period during which he is in receipt of a training allowance.

(2) For the purposes of the carer premium under paragraph 14, a person is to be treated as being in receipt of carer's allowance by virtue of sub-paragraph (1)(a) only if and for so long as the person in respect of whose care the allowance has been claimed remains in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA or the daily living component of personal independence payment payable under Part 4 of the Welfare Reform Act 2012.

Disability premium

9

The condition is that--

(a) where the applicant is a single applicant or a lone parent, he has not attained the qualifying age for state pension credit and the additional condition specified in paragraph 10 is satisfied; or

(b) where the applicant has a partner, either--

(i) the applicant has not attained the qualifying age for state pension credit and the additional condition specified in paragraph 10(1)(a) or (b) is satisfied by him; or

(ii) his partner has not attained the qualifying age for state pension credit and the additional condition specified in paragraph 10(1)(a) is satisfied by his partner.

Additional condition for the disability premium

10

(1) Subject to sub-paragraph (2) and paragraph 8, the additional condition referred to in paragraph 9 is that either--

(a) the applicant or, as the case may be, his partner--

(i) is in receipt of one or more of the following benefits: attendance allowance, disability living allowance, personal independence payment, an AFIP, the disability element or the severe disability element of working tax credit as specified in regulation 20(1)(b) and (f) of the Working Tax Credit (Entitlement and Maximum Rate) Regulations 2002, mobility supplement, long-term incapacity benefit under Part 2 of the SSCBA or severe disablement allowance under Part 3 of that Act but, in the case of long-term incapacity benefit or severe disablement allowance, only where it is paid in respect of him; or

(ii) was in receipt of long-term incapacity benefit under Part 2 of the SSCBA when entitlement to that benefit ceased on account of the payment of a retirement pension under that Act and the applicant remained continuously entitled to--

(aa) council tax benefit (in relation to the period prior to 1st April 2013, and

(bb) a reduction under a scheme made by this authority (in relation to the period commencing on 1st April 2013), and

if the long-term incapacity benefit was payable to his partner, the partner is still a member of the family; or

(iii) was in receipt of attendance allowance or disability living allowance but payment of benefit has been suspended in accordance with regulations made under section 113(2) of the SSCBA or otherwise abated as a consequence of the applicant or his partner becoming a patient within the meaning of paragraph 58(11)(i) (treatment of child care charges); or

(iv) was in receipt of personal independence payment, but payment of that benefit has been suspended in accordance with section 86 of the Welfare Reform Act 2012 as a consequence of the applicant becoming a patient within the meaning of paragraph 58(11)(i) (treatment of child care charges); or

(v) was in receipt of an AFIP, but payment has been suspended in accordance with any terms of the armed and reserve forces compensation scheme which allow for suspension because a person is undergoing medical treatment in a hospital or similar institution; or

(vi) he has an invalid carriage or other vehicle provided to him by the Secretary of State or a clinical commissioning group under paragraph 9 of Schedule 1 to the National Health Service Act 2006 or under section 46 of the National Health Service (Scotland) Act 1978 or provided by the Department of Health, Social Services and Public Safety in Northern Ireland under Article 30(1) of the Health and Personal Social Services (Northern Ireland) Order 1972; or

(vii) is blind and in consequence registered in a register compiled by a local authority under section 29 of the National Assistance Act 1948 (welfare services) or, in Scotland, has been certified as blind and in consequence he is registered in a register maintained by or on behalf of a council constituted under section 2 of the Local Government (Scotland) Act 1994; or

(b) the applicant--

(i) is, or is treated as, incapable of work in accordance with the provisions of, and regulations made under, Part 12A of the SSCBA (incapacity for work); and

(ii) has been incapable, or has been treated as incapable, of work for a continuous period of not less than--

(aa) in the case of an applicant who is terminally ill within the meaning of section 30B(4) of the SSCBA, 196 days;

(bb) in any other case, 364 days.

(2) For the purposes of sub-paragraph (1)(a)(vii), a person who has ceased to be registered as blind on regaining his eyesight is nevertheless to be treated as blind and as satisfying the additional condition set out in that sub-paragraph for a period of 28 weeks following the date on which he ceased to be so registered.

(3) For the purposes of sub-paragraph (1)(b), once the disability premium is applicable to an applicant by virtue of his satisfying the additional condition specified in that provision, if he then ceases, for a period of 8 weeks or less, to be treated as incapable of work or to be incapable of work he is, on again becoming so incapable of work, immediately thereafter to be treated as satisfying the condition in sub-paragraph (1)(b).

(4) For the purposes of sub-paragraph (1)(b), once the disability premium is applicable to an applicant by virtue of his satisfying the additional condition specified in that provision, he is to continue to be treated as satisfying that condition for any period spent by him in undertaking a course of training provided under section 2 of the Employment and Training Act 1973 or section 2 of the Enterprise and New Towns (Scotland) Act 1990 or for any period during which he is in receipt of a training allowance.

(5) For the purposes of sub-paragraph (1)(b), where any two or more periods of incapacity are separated by a break of not more than 56 days, those periods are to be treated as one continuous period.

(6) For the purposes of this paragraph, a reference to a person who is or was in receipt of long-term incapacity benefit includes a person who is or was in receipt of short-term incapacity benefit at a rate equal to the long-term rate by virtue of section 30B(4)(a) of the Act (short-term incapacity benefit for a person who is terminally ill), or who would be or would have been in receipt of short-term incapacity benefit at such a rate but for the fact that the rate of short-term incapacity benefit already payable to him is or was equal to or greater than the long-term rate.

(7) In the case of an applicant who is a welfare to work beneficiary (a person to whom regulation 13A(1) of the Social Security (Incapacity for Work) (General) Regulations 1995 applies, and who again becomes incapable of work for the purposes of Part 12A of the SSCBA)--

(a) the reference to a period of 8 weeks in sub-paragraph (3); and

(b) the reference to a period of 56 days in sub-paragraph (5),

in each case is to be treated as a reference to a period of 104 weeks.

(8) The applicant is not entitled to the disability premium if he has, or is treated as having, limited capability for work.

Severe disability premium

11

(1) The condition is that the applicant is a severely disabled person.

(2) For the purposes of sub-paragraph (1), an applicant is to be treated as being a severely disabled person if, and only if--

(a) in the case of a single applicant, a lone parent or an applicant who is treated as having no partner in consequence of sub-paragraph (3)--

(i) he is in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living component of personal independence payment payable at either rate under Part 4 of the Welfare Reform Act 2012, or an AFIP; and

(ii) subject to sub-paragraph (4), he has no non-dependants aged 18 or over normally residing with him or with whom he is normally residing; and

(iii) no person is entitled to, and in receipt of, a carer's allowance under section 70 of the SSCBA in respect of caring for him;

(b) in the case of an applicant who has a partner--

(i) the applicant is in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA or the daily living component of personal independence payment payable at either rate under Part 4 of the Welfare Reform Act 2012, or an AFIP; and

(ii) his partner is also in receipt of such an allowance or, if he is a member of a polygamous marriage, all the partners of that marriage are in receipt of such an allowance; and

(iii) subject to sub-paragraph (4), the applicant has no non-dependants aged 18 or over normally residing with him or with whom he is normally residing,

and either a person is entitled to and in receipt of a carer's allowance in respect of caring for only one of a couple or, in the case of a polygamous marriage, for one or more but not all the partners of the marriage, or as the case may be, no person is entitled to and in receipt of such an allowance in respect of caring for either member of a couple or any partner of a polygamous marriage.

(3) Where an applicant has a partner who does not satisfy the condition in sub-paragraph (2)(b)(ii), and that partner is blind or is treated as blind within the meaning of paragraph 10(1)(a)(vii) and (2), that partner is to be treated for the purposes of sub-paragraph (2)(b)(ii) as if he were not a partner of the applicant.

(4) For the purposes of sub-paragraph (2)(a)(ii) and (2)(b)(iii) no account is to be taken of--

(a) a person receiving attendance allowance, or disability living allowance by virtue of the care component at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living component of personal independence payment payable at either rate prescribed in accordance with Part 4 of the Welfare Reform Act 2012; or

(b) a person who is blind or is treated as blind within the meaning of paragraph 10(1)(a)(vii) and (2).

(5) For the purposes of sub-paragraph (2)(b) a person is to be treated--

(a) as being in receipt of attendance allowance, or the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the SSCBA, or the daily living component of personal independence payment payable at either rate under Part 4 of the Welfare Reform Act 2012, or an AFIP if he would, but for his being a patient for a period exceeding 28 days, be so in receipt;

(b) as being entitled to and in receipt of a carer's allowance if he would, but for the person for whom he was caring being a patient in hospital for a period exceeding 28 days, be so entitled and in receipt.

(6) For the purposes of sub-paragraph (2)(a)(iii) and (2)(b), no account is to be taken of an award of carer's allowance to the extent that payment of such an award is back-dated for a period before the date on which the award is first paid.

(7) In sub-paragraph (2)(a)(iii) and (b), references to a person being in receipt of a carer's allowance include references to a person who would have been in receipt of that allowance but for the application of a restriction under section 6B or 7 of the Social Security Fraud Act 2001 (loss of benefit provisions).

Enhanced disability premium

12

(1) Subject to sub-paragraph (2), the condition is that--

(a) the Secretary of State has decided that the applicant has, or is to be treated as having, limited capability for work-related activity; or

(b) the care component of disability living allowance is, or would be payable at the highest rate prescribed under section 72(3) of the SSCBA, but for a suspension of benefit in accordance with regulations made under section 113(2) of the SSCBA or but for an abatement as a consequence of hospitalisation be payable at the highest rate prescribed under section 72(3) of the SSCBA in respect of--

(i) the applicant; or

(ii) a member of the applicant's family,

who has not attained the qualifying age for state pension credit; or

(c) the daily living component of personal independence payment is, or would be payable at either rate under Part 4 of the Welfare Reform Act 2012, but for a suspension of benefit in accordance with section 86 of the Welfare Reform Act 2012 in respect of--

(i) the applicant; or

(ii) a member of the applicant's family,

who has not attained the qualifying age for state pension credit.

(2) Where the condition in sub-paragraph (1) ceases to be satisfied because of the death of a child or young person, the condition is that the applicant or partner is entitled to child benefit in respect of that person under section 145A of the SSCBA (entitlement after death of child or qualifying young person).

(3) The condition is not satisfied if the person to whom sub-paragraph (1) refers is--

(a) an applicant who--

(i) is not a member of a couple or a polygamous marriage; and

(ii) is a patient within the meaning of paragraph 58(11)(i) (treatment of child care charges) and has been for a period of more than 52 weeks; or

(b) a member of a couple or a polygamous marriage where each member is a patient within the meaning of paragraph 58(11)(i) and has been for a period of more than 52 weeks.

Disabled child premium

13

The condition is that a child or young person for whom the applicant or a partner of his is responsible and who is a member of the applicant's household--

(a) is in receipt of disability living allowance or personal independence payment or is no longer in receipt of such allowance because he is a patient, provided that the child or young person continues to be a member of the family; or

(b) is blind or treated as blind within the meaning of paragraph 10; or

(c) is a child or young person in respect of whom section 145A of the SSCBA (entitlement after death of child or qualifying young person) applies for the purposes of entitlement to child benefit but only for the period prescribed under that section, and in respect of whom a disabled child premium was included in the applicant's applicable amount immediately before the death of that child or young person, or ceased to be included in the applicant's applicable amount because of that child or young person's death.

Carer premium

14

(1) The condition is that the applicant or his partner is, or both of them are, entitled to a carer's allowance under section 70 of the SSCBA.

(2) Where a carer premium is awarded but--

(a) the person in respect of whose care the carer's allowance has been awarded dies; or

(b) in any other case the person in respect of whom a carer premium has been awarded ceases to be entitled to a carer's allowance,

the condition for the award of the premium is to be treated as satisfied for a period of eight weeks from the relevant date specified in sub-paragraph (3).

(3) The relevant date for the purposes of sub-paragraph (2) is--

(a) where sub-paragraph (2)(a) applies, the Sunday following the death of the person in respect of whose care a carer's allowance has been awarded or the date of death if the death occurred on a Sunday;

(b) in any other case, the date on which the person who has been entitled to a carer's allowance ceases to be entitled to that allowance.

(4) Where a person who has been entitled to a carer's allowance ceases to be entitled to that allowance and makes an application for a reduction, the condition for the award of the carer premium is to be treated as satisfied for a period of eight weeks from the date on which--

(a) the person in respect of whose care the carer's allowance has been awarded dies; or

(b) in any other case, the person who has been entitled to a carer's allowance ceased to be entitled to that allowance.

Persons in receipt of concessionary payments

15

For the purpose of determining whether a premium is applicable to a person under paragraphs 10 to 14, any concessionary payment made to compensate that person for the non-payment of any benefit mentioned in those paragraphs is to be treated as if it were a payment of that benefit.

Persons in receipt of benefit for another

16

For the purposes of this Part of this Schedule, a person is to be regarded as being in receipt of any benefit if, and only if, it is paid in respect of him and is to be so regarded only for any period in respect of which that benefit is paid.

Part 4
Amounts of Premiums Specified in Part 3

17

(1) Disability Premium--

Premium	*Amount*
(a) where the applicant satisfies the condition in paragraph 9(a);	(a) £31.00;
(b) where the applicant satisfies the condition in paragraph 9(b).	(b) £44.20.
(2) Severe Disability Premium--	(2)
(a) where the applicant satisfies the condition in paragraph 11(2)(a);	(a) £59.50;
(b) where the applicant satisfies the condition in paragraph 11(2)(b)--	
(i) in a case where there is someone in receipt of a carer's allowance or if he or any partner satisfies that condition only by virtue of paragraph 11(5);	(b)(i) £59.50;
(ii) in a case where there is no-one in receipt of such an allowance.	(b)(ii) £119.00.
(3) Disabled Child Premium.	(3) £57.89 in respect of each child or young person in respect of whom the condition specified in paragraph 13 is satisfied.
(4) Carer Premium.	(4) £33.30 in respect of each person who satisfies the condition specified in paragraph 14.
(5) Enhanced disability premium	(5) (a) £23.45 in respect of each child or young person in respect of whom the conditions specified in paragraph 12 are satisfied; (b) £15.15 in respect of each person who is neither-- (i) a child or young person; nor (ii) a member of a couple or a polygamous marriage, in respect of whom the conditions specified in paragraph 12 are satisfied;

	(c) £21.75 where the applicant is a member of a couple or a polygamous marriage and the conditions specified in paragraph 12 are satisfied in respect of a member of that couple or polygamous marriage.

Part 5
The Components

18

Subject to paragraph 20 the applicant is entitled to one, but not both, of the components in paragraph 21 or 22 if--

(a) the applicant or the applicant's partner has made a claim for employment and support allowance;

(b) the Secretary of State has decided that the applicant or the applicant's partner has, or is to be treated as having, limited capability for work or limited capability for work-related activity; and

(c) either--

(i) the assessment phase as defined in section 24(2) of the Welfare Reform Act has ended; or

(ii) regulation 7 of the Employment and Support Allowance Regulations 2008 (circumstances where the condition that the assessment phase has ended before entitlement to the support component or the work related activity component arises does not apply) applies.

19

Subject to paragraph 20, the applicant is entitled to one, but not both, of the components in paragraphs 21 and 22 if the applicant or his partner is entitled to a converted employment and support allowance.

20

(1) The applicant has no entitlement under paragraph 21 or 22 if the applicant is entitled to the disability premium under paragraphs 9 and 10.

(2) Where the applicant and the applicant's partner each satisfies paragraph 21 or 22, the component to be included in the applicant's applicable amount is that which relates to the applicant.

The work-related activity component

21

The applicant is entitled to the work-related activity component if the Secretary of State has decided that the applicant or the applicant's partner has, or is to be treated as having, limited capability for work.

The support component

22

The applicant is entitled to the support component if the Secretary of State has decided that the applicant or the applicant's partner has, or is to be treated as having, limited capability for work-related activity.

Part 6
Amount of Components

23

The amount of the work-related activity component is £28.45.

24

The amount of the support component is £34.80.

Part 7
Transitional Addition

25

(1) The applicant is entitled to the transitional addition calculated in accordance with paragraph 28 where the applicant or the applicant's partner ("the relevant person")--

(a) is entitled to a converted employment and support allowance; or

(b) is appealing a conversion decision as described in regulation 5(2)(b) of the Employment and Support Allowance (Transitional Provisions, Housing Benefit and Council Tax Benefit) (Existing Awards) (No 2) Regulations 2008 and--

(i) is treated as having limited capability for work by virtue of regulation 30 of the Employment and Support Allowance Regulations 2008 as modified by the Employment and Support Allowance (Transitional Provisions, Housing Benefit and Council Tax Benefit) (Existing Awards) (No 2) Regulations 2008; and

(ii) is not in receipt of an income-related employment and support allowance,

unless the amount of the transitional addition calculated in accordance with paragraph 28 would be nil.

(2) The applicant's entitlement to a transitional addition by virtue of this paragraph ends on any of the following--

(a) the reduction of the transitional addition to nil in accordance with paragraph 29;

(b) the termination of the applicant's award of reduction under this scheme;

(c) the relevant person ceasing to meet the requirements of sub-paragraph (1)(a) or (b), as the case may be;

(d) the applicant or the applicant's partner becoming entitled to an income-related employment and support allowance, an income-based jobseeker's allowance or income support;

(e) 5th April 2020.

26

(1) This paragraph applies where--

(a) the applicant's entitlement to a transitional addition ends, by virtue of the termination of the applicant's award of reduction, under--

(i) paragraph 25(2)(b);

(ii) sub-paragraph (3)(b); or

(iii) paragraph 27(3)(b);

(b) within 12 weeks of that termination but before 5th April 2020 the applicant again becomes entitled to a reduction under this scheme;

(c) in the reduction week in which the applicant again becomes entitled to a reduction under this scheme the relevant person is entitled to an employment and support allowance which is not income-related; and

(d) at the date on which the applicant again becomes entitled to a reduction under this scheme, neither the applicant nor the applicant's partner is entitled to an income-related employment and support allowance, an income-based jobseeker's allowance or income support.

(2) Where this paragraph applies, the applicant is entitled, with effect from the day on which the applicant again becomes entitled to a reduction under this scheme, to a transitional addition of the amount of the transitional addition that would have applied had the applicant's entitlement to a transitional addition not ended (but taking account of the effect which any intervening change of circumstances would have had by virtue of paragraph 29), unless the amount of the transitional addition would be nil.

(3) The applicant's entitlement to a transitional addition by virtue of this paragraph ends on any of the following--

(a) the reduction of the transitional addition to nil in accordance with paragraph 29;

(b) the termination of the applicant's award of a reduction under this scheme;

(c) the relevant person no longer being entitled to the employment and support allowance referred to in sub-paragraph (1)(c);

(d) the applicant or the applicant's partner becoming entitled to an income-related employment and support allowance, an income-based jobseeker's allowance or income support;

(e) 5th April 2020.

27

(1) This paragraph applies where--

(a) the applicant's entitlement to a transitional addition ends, by virtue of the relevant person ceasing to be entitled to an employment and support allowance, under--

(i) paragraph 25(2)(c);

(ii) paragraph 26(3)(c); or

(iii) sub-paragraph (3)(c);

(b) before 5th April 2020 the relevant person again becomes entitled to an employment and support allowance which is not income-related;

(c) at the date on which the relevant person again becomes entitled to an employment support allowance which is not income-related regulation 145(1) of the Employment and Support Allowance Regulations 2008 applies to the relevant person; and

(d) at the date on which the relevant person again becomes entitled to an employment support allowance which is not income-related, neither the applicant nor the applicant's partner is entitled to an income-related employment and support allowance, an income-based jobseeker's allowance or income support.

(2) Where this paragraph applies, the applicant is entitled, with effect from the day that the relevant person's entitlement to employment and support allowance takes effect for the purposes of a reduction under this scheme, to a transitional addition of the amount of the transitional addition that would have applied had the applicant's entitlement to a transitional addition not ended (but taking account of the effect which any intervening change of circumstances would have had by virtue of paragraph 29), unless the amount of the transitional addition would be nil.

(3) The applicant's entitlement to a transitional addition by virtue of this paragraph ends on any of the following--

(a) the reduction of the transitional addition to nil in accordance with paragraph 29;

(b) the termination of the applicant's award of a reduction under this scheme;

(c) the relevant person no longer being entitled to the employment and support allowance referred to in sub-paragraph (1)(b);

(d) the applicant or the applicant's partner becoming entitled to an income-related employment and support allowance, an income-based jobseeker's allowance or income support;

(e) 5th April 2020.

Part 8
Amount of Transitional Addition

28

(1) Subject to paragraph 29, the amount of the transitional addition is the amount by which Amount A exceeds Amount B.

(2) Where a conversion decision as described in regulation 5(2)(a) of the Employment and Support Allowance (Transitional Provisions, Housing Benefit and Council Tax Benefit) (Existing Awards) (No 2) Regulations 2010 ("the 2010 Regulations") is made in respect of the relevant person--

(a) Amount A is the basic amount that would have applied on the day that decision took effect had that decision not been made; and

(b) Amount B is the basic amount that applied on that day as a result of that decision.

(3) Where the relevant person is appealing a conversion decision as described in regulation 5(2)(b) of the 2010 Regulations and is treated as having limited capability for work by virtue of regulation 30 of the Employment and Support Allowance Regulations 2008 as modified by the 2010 Regulations--

(a) Amount A is the basic amount that would have applied on the day the relevant person was first treated as having limited capability for work if the relevant person had not been so treated; and

(b) Amount B is the basic amount that applied on that day as a result of the relevant person being so treated.

(4) In this paragraph and paragraph 29, "basic amount" means the aggregate of such amounts as may apply in the applicant's case in accordance with paragraph 26(1)(a) to (e) or paragraph 27(1)(a) to (f) (applicable amounts).

29

(1) Subject to sub-paragraph (2), where there is a change of circumstances which leads to an increase in the applicant's basic amount, the transitional addition that applies immediately before the change of circumstances must be reduced by the amount by which Amount C exceeds Amount D.

(2) If Amount C exceeds Amount D by more than the amount of the transitional addition that applies immediately before the change of circumstances, that transitional addition must be reduced to nil.

(3) Amount C is the basic amount that applies as a result of the increase.

(4) Amount D is the basic amount that applied immediately before the increase.

SCHEDULE 4
AMOUNT OF ALTERNATIVE MAXIMUM COUNCIL TAX REDUCTION: PENSIONERS AND PERSONS WHO ARE NOT PENSIONERS

Paragraph 31

1

(1) Subject to paragraphs 2 and 3, the alternative maximum council tax reduction in respect of a day for the purpose of paragraph 31 (alternative maximum council tax reduction: pensioners and persons who are not pensioners) is determined in accordance with Table 1 and Table 2 and in these Tables--

(a) "second adult" means any person or persons residing with the applicant to whom paragraph 15(2) (class C) or 18(2) (class F) (as the case may be) applies; and

(b) "persons to whom paragraph 75(1) of this scheme applies" includes any person to whom that paragraph would apply were they, and their partner if they had one, below the qualifying age for state pension credit.

(2) In this Schedule "council tax due in respect of that day" means the council tax payable under section 10 of the 1992 Act less--

(a) any reductions made in consequence of any enactment in, or under, the 1992 Act (other than a reduction under this scheme); and

(b) in a case to which sub-paragraph (c) in column (1) of Table 1 or Table 2 below applies, the amount of any discount which may be appropriate to the dwelling under the 1992 Act.

Table 1

Pensioners

(1) *Second adult*	*(2)* *Alternative maximum council tax reduction*
(a) Where the second adult or all second adults are in receipt of income support, an income-related employment and support allowance or state pension credit or are persons on an income-based jobseeker's allowance;	(a) 25 per cent of the council tax due in respect of that day;
(b) where the gross income of the second adult or, where there is more than one second adult, their aggregate gross income disregarding any income of persons on income support, an income-related employment and support allowance, state pension credit or an income-based jobseeker's allowance--	(b)
(i) is less than £187.00 per week;	(i) 15 per cent of the council tax due in respect

	of that day;
(ii) is not less than £187.00 per week but less than £243.00 per week;	(ii) 7.5 per cent of the council tax due in respect of that day;
(c) where the dwelling would be wholly occupied by one or more persons to whom paragraph 75(1) of this scheme applies but for the presence of one or more second adults who are in receipt of income support, state pension credit, an income-related employment and support allowance or are persons on an income-based jobseeker's allowance.	(c) 100 per cent of the council tax due in respect of that day.

Table 2

Persons who are not pensioners

(1) *Second adult*	*(2)* *Alternative maximum council tax reduction*
(a) Where the second adult or all second adults are in receipt of income support, an income-related employment and support allowance or state pension credit or are persons on an income-based jobseeker's allowance;	(a) 25 per cent of the council tax due in respect of that day;
(b) where the gross income of the second adult or, where there is more than one second adult, their aggregate gross income disregarding any income of persons on income support, an income-related employment and support allowance, state pension credit or an income-based jobseeker's allowance--	(b)
(i) is less than £183.00 per week;	(i) 15 per cent of the council tax due in respect of that day;
(ii) is not less than £183.00 per week but less than £239.00 per week;	(ii) 7.5 per cent of the council tax due in respect of that day;
(c) where the dwelling would be wholly occupied by one or more persons to whom paragraph 75(1) of this scheme applies but for the presence of one or more second adults who are in receipt of income support, state pension credit, an income-related employment and support allowance or are persons on an income-based jobseeker's allowance.	(c) 100 per cent of the council tax due in respect of that day.

2

In determining a second adult's gross income for the purposes of this Schedule, the following must be disregarded from that income--

(a) any attendance allowance, any disability living allowance, any personal independence payment under Part 4 of the Welfare Reform Act 2012 or an AFIP;

(b) any payment made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006) which, had his income fallen to be

calculated under paragraph 54 (calculation of income other than earnings: persons who are not pensioners), would have been disregarded under paragraph 28 of Schedule 8 (income in kind); and

(c) any payment which, had his income fallen to be calculated under paragraph 54, would have been disregarded under paragraph 41 of Schedule 8 (payments made under certain trusts and certain other payments).

3

Where there are two or more second adults residing with the applicant for a reduction under this scheme and any such second adult falls to be disregarded for the purposes of discount in accordance with Schedule 1 to the 1992 Act, his income must be disregarded in determining the amount of any alternative maximum council tax reduction, unless that second adult is a member of a couple and his partner does not fall to be disregarded for the purposes of discount.

SCHEDULE 5
SUMS DISREGARDED FROM APPLICANT'S EARNINGS: PENSIONERS

Paragraph 40

1

Where two or more of paragraphs 2 to 5 apply in any particular case the overall maximum sum which falls to be disregarded in that case under those paragraphs is restricted to--

(a) £25 in the case of a lone parent;

(b) £20 in any other case.

2

In a case where an applicant is a lone parent, £25 of earnings.

3

(1) In a case of earnings from any employment or employments to which sub-paragraph (2) applies, £20.

(2) This paragraph applies to employment--

(a) as a part-time fire-fighter employed by a fire and rescue authority constituted by a scheme under section 2 of the Fire and Rescue Services Act 2004 or a scheme to which section 4 of that Act applies;

(b) a part-time fire-fighter employed by the Scottish Fire and Rescue Service established under section 1A of the Fire (Scotland) Act 2005;

(c) as an auxiliary coastguard in respect of coast rescue activities;

(d) in the manning or launching of a lifeboat if the employment is part-time;

(e) as a member of any territorial or reserve force prescribed in Part I of Schedule 6 to the Social Security (Contributions) Regulations 2001.

(3) If--

(a) any of the earnings of the applicant or, if he has a partner, his partner, or both of them, are disregarded under sub-paragraph (1); and

(b) either of them has, or both of them have, other earnings,

so much of those other earnings as would not, in the aggregate with the earnings disregarded under that sub-paragraph, exceed £20.

4

(1) If the applicant or, if he has a partner, his partner is a carer, or both are carers, £20 of any earnings received from his or their employment.

(2) Where the carer premium is awarded in respect of the applicant and of any partner of his, their earnings must for the purposes of this paragraph be aggregated, but the amount to be disregarded in accordance with sub-paragraph (1) must not exceed £20 of the aggregated amount.

(3) In this paragraph the applicant or his partner is a carer if paragraph 14 of Part 3 of Schedule 3 (amount applicable for carers) is satisfied in respect of him.

5

(1) £20 is disregarded if the applicant or, if he has a partner, his partner--

(a) is in receipt of--

(i) long-term incapacity benefit under section 30A of the SSCBA;

(ii) severe disablement allowance under section 68 of that Act;

(iii) attendance allowance under sections 64 of that Act;

(iv) disability living allowance;

(v) personal independence payment;

(vi) an AFIP;

(vii) any mobility supplement under article 20 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (including such a supplement by virtue of any other scheme or order) or under article 25A of the Personal Injuries (Civilians) Scheme 1983;

(viii) the disability element or the severe disability element of working tax credit under Schedule 2 to the Working Tax Credit (Entitlement and Maximum Rate) Regulations 2002; or

(ix) main phase employment and support allowance; or

(b) is or are registered as blind in a register compiled by a local authority under section 29 of the National Assistance Act 1948 (welfare services) or, in Scotland, has been certified as blind and in consequence is registered in a register maintained by or on behalf of a council constituted under section 2 of the Local Government (Scotland) Act 1994; or

(c) is, or is treated as, incapable of work in accordance with the provisions of, and regulations made under, Part 12A of the SSCBA (incapacity for work), and has been incapable, or has been treated as incapable, of work for a continuous period of not less than--

(i) in the case of an applicant who is terminally ill within the meaning of section 30B(4) of the Act, 196 days;

(ii) in any other case, 364 days; or

(d) has, or is treated as having, limited capacity for work within the meaning of section 1(4) of the Welfare Reform Act 1997 or limited capability for work-related activity within the meaning of section 2(5) of that Act and either--

(i) the assessment phase as defined in section 24(2) of the Welfare Reform Act has ended; or

(ii) regulation 7 of the Employment and Support Allowance Regulations 2008 or Regulation 7 of the Employment and Support Allowance Regulations 2013 (circumstances where the condition that the assessment phase has ended before entitlement to the support component or the work-related activity component arising does not apply) applies.

(2) Subject to sub-paragraph (3), £20 is disregarded if the applicant or, if he has a partner, his partner has, within a period of 8 weeks ending on the day in respect of which the applicant or his partner attains the qualifying age for state pension credit, had an award of housing benefit or council tax benefit or been in receipt of a reduction under this scheme and--

(a) £20 was disregarded in respect of earnings taken into account in that award; and

(b) the person whose earnings qualified for the disregard continues in employment after the termination of that award.

(3) The disregard of £20 specified in sub-paragraph (2) applies so long as there is no break, other than a break which does not exceed 8 weeks, in a person's--

(a) entitlement to housing benefit; or

(b) receipt of a reduction under a council tax reduction scheme; or

(c) employment,

following the first day in respect of which that benefit is awarded under this scheme.

(4) £20 is the maximum amount which may be disregarded under this paragraph, notwithstanding that, where the applicant has a partner, both the applicant and his partner satisfy the requirements of this paragraph.

6

(1) Where--

(a) the applicant (or if the applicant is a member of a couple, at least one member of that couple) is a person to whom sub-paragraph (5) applies;

(b) the Secretary of State is satisfied that that person is undertaking exempt work as defined in sub-paragraph (6); and

(c) paragraph 35 (applicant in receipt of guarantee credit: pensioners) does not apply,

the amount specified in sub-paragraph (7) ("the specified amount").

(2) Where this paragraph applies, paragraphs 1 to 5 and 8 do not apply; but in any case where the applicant is a lone parent, and the specified amount would be less than the amount specified in paragraph 2, then paragraph 2 applies instead of this paragraph.

(3) Notwithstanding paragraph 33 (calculation of income and capital of members applicant's family and of a polygamous marriage), if sub-paragraph (1) applies to one member of a couple ("A") it does not apply to the other member of that couple ("B") except to the extent provided in sub-paragraph (4).

(4) Where A's earnings are less than the specified amount, there is also to be disregarded so much of B's earnings as would not when aggregated with A's earnings exceed the specified amount; but the amount of B's earnings which may be disregarded under this sub-paragraph is limited to a maximum of £20 unless the Secretary of State is satisfied that B is also undertaking exempt work.

(5) This sub-paragraph applies to a person who is--

(a) in receipt of a contributory employment and support allowance;

(b) in receipt of incapacity benefit;

(c) in receipt of severe disablement allowance;

(d) being credited with earnings on the grounds of incapacity for work or limited capability for work under regulation 8B of the Social Security (Credits) Regulations 1975.

(6) "Exempt work" means work of the kind described in--

(a) regulation 45(2), (3) or (4) of the Employment and Support Allowance Regulations 2008 or Regulation 39(1)(a), (b) or (c) of the Employment and Support Allowance Regulations 2013; or (as the case may be); or

(b) regulation 17(2), (3) or (4) of the Social Security (Incapacity for Work) (General) Regulations 1995,

and, in determining for the purposes of this paragraph whether an applicant or a member of a couple is undertaking any type of exempt work, it is immaterial whether that person or their partner is also undertaking other work.

(7) The specified amount is the amount of money from time to time mentioned in any provision referred to in sub-paragraph (6) by virtue of which the work referred to in sub-paragraph (1) is exempt (or, where more than one such provision is relevant and those provisions mention different amounts of money, the highest of those amounts).

7

Any amount or the balance of any amount which would fall to be disregarded under paragraph 18 or 19 of Schedule 6 had the applicant's income which does not consist of earnings been sufficient to entitle him to the full amount disregarded thereunder.

8

Except where the applicant or his partner qualifies for a £20 disregard under the preceding provisions of this Schedule--

(a) £5 is to be disregarded if an applicant who has no partner has earnings;

(b) £10 is to be disregarded if an applicant who has a partner has earnings.

9

Any earnings, other than earnings referred to in paragraph 40(9)(b), derived from employment which ended before the day in respect of which the applicant first satisfies the conditions for entitlement to a reduction under this scheme.

10

(1) In a case where the applicant is a person who satisfies at least one of the conditions set out in sub-paragraph (2), and his net earnings equal or exceed the total of the amounts set out in sub-paragraph (3), the amount of his earnings that falls to be disregarded under this Schedule is to be increased by £17.10.

(2) The conditions of this sub-paragraph are that--

(a) the applicant, or if he has a partner, either the applicant or his partner, is a person to whom regulation 20(1)(c) of the Working Tax Credit (Entitlement and Maximum Rate) Regulations 2002 applies; or

(b) the applicant--

(i) is, or any partner of his is, aged at least 25 and is engaged in remunerative work for on average not less than 30 hours per week; or

(ii) if he is a member of a couple--

(aa) at least one member of that couple is engaged in remunerative work for on average not less than 16 hours per week; and

(bb) his applicable amount includes a family premium under paragraph 3 of Schedule 2; or

(iii) is a lone parent who is engaged in remunerative work for on average not less than 16 hours per week; or

(iv) is, or if he has a partner, one of them is, engaged in remunerative work for on average not less than 16 hours per week and paragraph 5(1) above is satisfied in respect of that person.

(3) The following are the amounts referred to in sub-paragraph (1)--

(a) any amount disregarded under this Schedule;

(b) the amount of child care charges calculated as deductible under paragraph 57(1)(c) (deductions from income of certain child care charges); and

(c) £17.10.

(4) The provisions of paragraph 10 (remunerative work) apply in determining whether or not a person works for on average not less than 30 hours per week, but as if the reference to 16 hours in sub-paragraph (1) of that paragraph was a reference to 30 hours.

11

Where a payment of earnings is made in a currency other than Sterling, any banking charge or commission payable in converting to that payment into Sterling.

SCHEDULE 6

AMOUNTS TO BE DISREGARDED IN THE CALCULATION OF INCOME OTHER THAN EARNINGS: PENSIONERS

Paragraph 40

A1

The whole of any amount of the following--

(a) a war disablement pension;

(b) a war widow's pension or war widower's pension.

1

In addition to any sum which falls to be disregarded in accordance with paragraphs 2 to 6, £10 of any of the following--

(a) a pension payable to a person as a widow, widower or surviving civil partner under any power of Her Majesty otherwise than under an enactment to make provision about pensions for or in respect of persons who have been disabled or have died in consequence of service as members of the armed forces of the Crown;

(b) a guaranteed income payment and, if the amount of that payment has been abated to less than £10 by a pension or payment falling within article 39(1)(a) or (b) of the Armed Forces and Reserve Forces (Compensation Scheme) Order 2011, so much of that pension or payment as would not, in aggregate with the amount of any guaranteed income payment disregarded, exceed £10;

(c) a payment made to compensate for the non-payment of such a pension or payment as is mentioned in any of the preceding sub-paragraphs;

(d) a pension paid by the government of a country outside Great Britain which is analogous to any of the pensions or payments mentioned in sub-paragraphs (a) to (d) above;

(e) a pension paid to victims of National Socialist persecution under any special provision made by the law of the Federal Republic of Germany, or any part of it, or of the Republic of Austria.

2

The whole of any amount included in a pension to which paragraph 1 relates in respect of--

(a) the applicant's need for constant attendance;

(b) the applicant's exceptionally severe disablement.

3

Any mobility supplement under article 20 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (including such a supplement by virtue of any other scheme or order) or under article 25A of the Personal Injuries (Civilians) Scheme 1983 or any payment intended to compensate for the non-payment of such a supplement.

4

Any supplementary pension under article 23(2) of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (pensions to surviving spouses and surviving civil partners) and any analogous payment made by the Secretary of State for Defence to any person who is not a person entitled under that Order.

5

In the case of a pension awarded at the supplementary rate under article 27(3) of the Personal Injuries (Civilians) Scheme 1983 (pensions to widows, widowers or surviving civil partners), the sum specified in paragraph 1(c) of Schedule 4 to that Scheme.

6

(1) Any payment which is--

(a) made under any of the Dispensing Instruments to a widow, widower or surviving civil partner of a person--

(i) whose death was attributable to service in a capacity analogous to service as a member of the armed forces of the Crown; and

(ii) whose service in such capacity terminated before 31st March 1973; and

(b) equal to the amount specified in article 23(2) of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006.

(2) In this paragraph "the Dispensing Instruments" means the Order in Council of 19th December 1881, the Royal Warrant of 27th October 1884 and the Order by His Majesty of 14th January 1922 (exceptional grants of pay, non-effective pay and allowances).

7

£15 of any widowed parent's allowance to which the applicant is entitled under section 39A of the SSCBA.

8

£15 of any widowed mother's allowance to which the applicant is entitled under section 37 of the SSCBA.

9

Where the applicant occupies a dwelling as his home and he provides in that dwelling board and lodging accommodation, an amount, in respect of each person for whom such accommodation is provided for the whole or any part of a week, equal to--

(a) where the aggregate of any payments made in respect of any one week in respect of such accommodation provided to such person does not exceed £20, 100 per cent. of such payments; or

(b) where the aggregate of any such payments exceeds £20, £20 and 50 per cent. of the excess over £20.

10

If the applicant--

(a) owns the freehold or leasehold interest in any property or is a tenant of any property; and

(b) occupies a part of that property; and

(c) has an agreement with another person allowing that person to occupy another part of that property on payment of rent and--

(i) the amount paid by that person is less than £20 per week, the whole of that amount; or

(ii) the amount paid is £20 or more per week, £20.

11

Where an applicant receives income under an annuity purchased with a loan, which satisfies the following conditions--

(a) that the loan was made as part of a scheme under which not less than 90 per cent. of the proceeds of the loan were applied to the purchase by the person to whom it was made of an annuity ending with his life or with the life of the survivor of two or more persons (in this paragraph referred to as "the annuitants") who include the person to whom the loan was made;

(b) that at the time the loan was made the person to whom it was made or each of the annuitants had attained the age of 65;

(c) that the loan was secured on a dwelling in Great Britain and the person to whom the loan was made or one of the annuitants owns an estate or interest in that dwelling;

(d) that the person to whom the loan was made or one of the annuitants occupies the dwelling on which it was secured as his home at the time the interest is paid; and

(e) that the interest payable on the loan is paid by the person to whom the loan was made or by one of the annuitants,

the amount, calculated on a weekly basis, equal to--

(i) where, or insofar as, section 369 of the Income and Corporation Taxes Act 1988 (mortgage interest payable under deduction of tax) applies to the payments of interest on the loan, the interest which is payable after deduction of a sum equal to income tax on such payments at the applicable percentage of income tax within the meaning of section 369(1A) of that Act;

(ii) in any other case, the interest which is payable on the loan without deduction of such a sum.

12

(1) Any payment, other than a payment to which sub-paragraph (2) applies, made to the applicant by Trustees in exercise of a discretion exercisable by them.

(2) This sub-paragraph applies to payments made to the applicant by Trustees in exercise of a discretion exercisable by them for the purpose of--

(a) obtaining food, ordinary clothing or footwear or household fuel;

(b) the payment of rent, council tax or water charges for which that applicant or his partner is liable;

(c) meeting housing costs of a kind specified in Schedule 2 to the State Pension Credit Regulations 2002.

(3) In a case to which sub-paragraph (2) applies, £20 or--

(a) if the payment is less than £20, the whole payment;

(b) if, in the applicant's case, £10 is disregarded in accordance with paragraph 1(a) to (g), £10 or the whole payment if it is less than £10; or

(c) if, in the applicant's case, £15 is disregarded under paragraph 7 or paragraph 8 and--

(i) he has no disregard under paragraph 1(a) to (g), £5 or the whole payment if it is less than £5;

(ii) he has a disregard under paragraph 1(a) to (g), nil.

(4) For the purposes of this paragraph, "ordinary clothing or footwear" means clothing or footwear for normal daily use, but does not include school uniforms, or clothing and footwear used solely for sporting activities.

13

Any increase in pension or allowance under Part 2 or 3 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 paid in respect of a dependent other than the pensioner's partner.

14

Any payment ordered by a court to be made to the applicant or the applicant's partner in consequence of any accident, injury or disease suffered by the person or a child of the person to or in respect of whom the payments are made.

15

Periodic payments made to the applicant or the applicant's partner under an agreement entered into in settlement of a claim made by the applicant or, as the case may be, the applicant's partner for an injury suffered by him.

16

Any income which is payable outside the United Kingdom for such period during which there is a prohibition against the transfer to the United Kingdom of that income.

17

Any banking charges or commission payable in converting to Sterling payments of income made in a currency other than Sterling.

18

Where the applicant makes a parental contribution in respect of a student attending a course at an establishment in the United Kingdom or undergoing education in the United Kingdom, which contribution has been assessed for the purposes of calculating--

(a) under, or pursuant to regulations made under powers conferred by, section 22 of the Teaching and Higher Education Act 1998, that student's award;

(b) under regulations made in exercise of the powers conferred by section 49 of the Education (Scotland) Act 1980, that student's bursary, scholarship, or other allowance under that section or under regulations made in exercise of the powers conferred by section 73 of that Act of 1980, any payment to that student under that section; or

(c) the student's student loan,

an amount equal to the weekly amount of that parental contribution, but only in respect of the period for which that contribution is assessed as being payable.

19

(1) Where the applicant is the parent of a student aged under 25 in advanced education who either--

(a) is not in receipt of any award, grant or student loan in respect of that education; or

(b) is in receipt of an award bestowed by virtue of the Teaching and Higher Education Act 1998, or regulations made thereunder, or a bursary, scholarship or other allowance under section 49(1) of the Education (Scotland) Act 1980, or a payment under section 73 of that Act of 1980,

and the applicant makes payments by way of a contribution towards the student's maintenance, other than a parental contribution falling within paragraph 18, an amount specified in sub-paragraph (2) in respect of each week during the student's term.

(2) For the purposes of sub-paragraph (1), the amount is to be equal to--

(a) the weekly amount of the payments; or

(b) £57.90 less the weekly amount of any award, bursary, scholarship, allowance or payment referred to in sub-paragraph (1)(b),

whichever is less.

20

(1) Where an applicant's applicable amount includes an amount by way of a family premium, £15 of any payment of maintenance, whether under a court order or not, which is made or due to be made by the applicant's spouse, civil partner, former spouse or former civil partner or the applicant's partner's spouse, civil partner, former spouse, or former civil partner.

(2) For the purposes of sub-paragraph (1), where more than one maintenance payment falls to be taken into account in any week, all such payments must be aggregated and treated as if they were a single payment.

21

Except in a case which falls under paragraph 10 of Schedule 5, where the applicant is a person who satisfies any of the conditions of sub-paragraph (2) of that paragraph, any amount of working tax credit up to £17.10.

22

Where the total value of any capital specified in Part 2 (capital disregarded only for the purposes of determining deemed income) of Schedule 9 does not exceed £10,000, any income actually derived from such capital.

23

Except in the case of income from capital specified in Part 2 of Schedule 9, any actual income from capital.

24

Where the applicant, or the person who was the partner of the applicant on 31st March 2003, was entitled on that date to income support or an income-based jobseeker's allowance but ceased to be so entitled on or before 5th April 2003 by virtue only of regulation 13 of the Housing Benefit (General) Amendment (No 3) Regulations 1999 as in force at that date, the whole of his income.

SCHEDULE 7

SUMS DISREGARDED IN THE CALCULATION OF EARNINGS: PERSONS WHO ARE NOT PENSIONERS

Paragraph 53

1

In the case of an applicant who has been engaged in remunerative work as an employed earner or, had the employment been in Great Britain, would have been so engaged--

(a) where--

(i) the employment has been terminated because of retirement; and

(ii) on retirement he is entitled to a retirement pension under the Act, or is not so entitled solely because of his failure to satisfy the contribution conditions,

any earnings paid or due to be paid in respect of that employment, but only for a period commencing on the day immediately after the date on which the employment was terminated;

(b) where before the first day of entitlement to a reduction under this scheme the employment has been terminated otherwise than because of retirement, any earnings paid or due to be paid in respect of that employment except--

(i) any payment of the nature described in--

(aa) paragraph 51(1)(e) (retainer), or

(bb) section 28, 64 or 68 of the Employment Rights Act 1996 (guarantee payments, suspension from work on medical or maternity grounds); and

(ii) any award, sum or payment of the nature described in--

(aa) paragraph 51(1)(g) or (i) (compensation etc relating to employment), or

(bb) section 34 or 70 of the Employment Rights Act 1996 (guarantee payments and suspension from work: complaints to employment tribunals),

including any payment made following the settlement of a complaint to an employment tribunal or of court proceedings;

(c) where before the first day of entitlement to a reduction under this scheme--

(i) the employment has not been terminated, but

(ii) the applicant is not engaged in remunerative work,

any earnings paid or due to be paid in respect of that employment except any payment or remuneration of the nature described in paragraph (b)(i) or (ii)(bb) or paragraph 51(1)(j) (statutory sick pay etc).

2

In the case of an applicant who, before the first day of entitlement to a reduction under this scheme--

(a) has been engaged in part-time employment as an employed earner or, where the employment has been outside Great Britain, would have been so engaged had the employment been in Great Britain; and

(b) has ceased to be engaged in that employment, whether or not that employment has been terminated,

any earnings paid or due to be paid in respect of that employment except--

(i) where that employment has been terminated, any payment of the nature described in paragraph 1(b)(i) or (ii)(bb);

(ii) where that employment has not been terminated, any payment or remuneration of the nature described in paragraph 1(b)(i) or (ii)(bb) or paragraph 51(1)(j) (statutory sick pay etc).

3

In the case of an applicant who has been engaged in remunerative work or part-time employment as a self-employed earner or, had the employment been in Great Britain, would have been so engaged and who has ceased to be so employed, from the date of the cessation of his employment, any earnings derived from that employment except earnings to which paragraph 53(3) and (4) (earnings of self-employed earners) apply.

4

(1) In a case to which this paragraph applies and paragraph 5 does not apply, £20; but notwithstanding paragraph 33 (calculation of income and capital of members of an applicant's family and of a polygamous marriage) if this paragraph applies to an applicant it does not apply to his partner except where, and to the extent that, the earnings of the applicant which are to be disregarded under this paragraph are less than £20.

(2) This paragraph applies where the applicant's applicable amount includes an amount by way of the disability premium, severe disability premium, work-related activity component or support component under Schedule 3 (applicable amounts: persons who are not pensioners).

(3) This paragraph applies where--

(a) the applicant is a member of a couple and his applicable amount includes an amount by way of the disability premium under Schedule 3; and

(b) he or his partner has not attained the qualifying age for state pension credit and at least one is engaged in employment.

5

In a case where the applicant is a lone parent, £25.

6

(1) In a case to which neither paragraph 4 nor paragraph 5 applies to the applicant and, subject to sub-paragraph (2), where the applicant's applicable amount includes an amount by way of the carer premium under Schedule 3 (applicable amounts: persons who are not pensioners), £20 of the earnings of the person who is, or at any time in the preceding eight weeks was, in receipt of carer's allowance or treated in accordance with paragraph 14(2) of that Schedule as being in receipt of carer's allowance.

(2) Where the carer premium is awarded in respect of the applicant and of any partner of his, their earnings must for the purposes of this paragraph be aggregated, but the amount to be disregarded in accordance with sub-paragraph (1) must not exceed £20 of the aggregated amount.

7

Where the carer premium is awarded in respect of an applicant who is a member of a couple and whose earnings are less than £20, but is not awarded in respect of the other member of the couple, and that other member is engaged in an employment--

(a) specified in paragraph 9(1), so much of the other member's earnings as would not when aggregated with the amount disregarded under paragraph 6 exceed £20;

(b) other than one specified in paragraph 9(1), so much of the other member's earnings from such other employment up to £10 as would not when aggregated with the amount disregarded under paragraph 5 exceed £20.

8

In a case where paragraphs 4, 6, 7 and 9 do not apply to the applicant and he is one of a couple and a member of that couple is in employment, £10; but, notwithstanding paragraph 33 (calculation of income and capital of members of applicant's family and of a polygamous marriage), if this paragraph applies to an applicant it must not apply to his partner except where, and to the extent that, the earnings of the applicant which are to be disregarded under this paragraph are less than £10.

9

(1) In a case where paragraphs 4, 6, 7 and 9 do not apply to the applicant, £20 of earnings derived from one or more employments as--

(a) a part-time fire-fighter employed by a fire and rescue authority constituted by a scheme under section 2 of the Fire and Rescue Services Act 2004 or a scheme to which section 4 of that Act applies;

(b) a part-time fire-fighter employed by a fire and rescue authority (as defined in section 1 of the Fire (Scotland) Act 2005) or a joint fire and rescue board constituted by an amalgamation scheme made under section 2(1) of that Act;

(c) an auxiliary coastguard in respect of coast rescue activities;

(d) a person engaged part-time in the manning or launching of a life boat;

(e) a member of any territorial or reserve force prescribed in Part I of Schedule 6 to the Social Security (Contributions) Regulations 2001;

but, notwithstanding paragraph 33 (calculation of income and capital of members of applicant's family and of a polygamous marriage), if this paragraph applies to an applicant it must not apply to his partner except to the extent specified in sub-paragraph (2).

(2) If the applicant's partner is engaged in employment--

(a) specified in sub-paragraph (1), so much of his earnings as would not in aggregate with the amount of the applicant's earnings disregarded under this paragraph exceed £20;

(b) other than one specified in sub-paragraph (1), so much of his earnings from that employment up to £10 as would not in aggregate with the applicant's earnings disregarded under this paragraph exceed £20.

10

Where the applicant is engaged in one or more employments specified in paragraph 9(1), but his earnings derived from such employments are less than £20 in any week and he is also engaged in any other em-

ployment, so much of his earnings from that other employment, up to £5 if he is a single applicant, or up to £10 if he has a partner, as would not in aggregate with the amount of his earnings disregarded under paragraph 9 exceed £20.

11

In a case to which none of the paragraphs 4 to 10 applies, £5.

12

(1) Where--

(a) the applicant (or if the applicant is a member of a couple, at least one member of that couple) is a person to whom sub-paragraph (5) applies;

(b) the Secretary of State is satisfied that that person is undertaking exempt work as defined in sub-paragraph (6); and

(c) paragraph 14 does not apply,

the amount specified in sub-paragraph (7) ("the specified amount").

(2) Where this paragraph applies, paragraphs 4 to 11 do not apply; but in any case where the applicant is a lone parent, and the specified amount would be less than the amount specified in paragraph 5, then paragraph 5 applies instead of this paragraph.

(3) Notwithstanding paragraph 33 (calculation of income and capital of members of applicant's family and of a polygamous marriage), if sub-paragraph (1) applies to one member of a couple ("A") it does not apply to the other member of that couple ("B") except to the extent provided in sub-paragraph (4).

(4) Where A's earnings are less than the specified amount, there must also be disregarded so much of B's earnings as would not when aggregated with A's earnings exceed the specified amount; but the amount of B's earnings which may be disregarded under this sub-paragraph is limited to a maximum of £20 unless the Secretary of State is satisfied that B is also undertaking exempt work.

(5) This sub-paragraph applies to a person who is--

(a) in receipt of a contributory employment and support allowance;

(b) in receipt of incapacity benefit;

(c) in receipt of severe disablement allowance; or

(d) being credited with earnings on the grounds of incapacity for work or limited capability for work under regulation 8B of the Social Security (Credits) Regulations 1975.

(6) "Exempt work" means work of the kind described in--

(a) regulation 45(2), (3) or (4) of the Employment and Support Allowance Regulations 2008; or (as the case may be)

(b) regulation 17(2), (3) or (4) of the Social Security (Incapacity for Work) (General) Regulations 1995,

and, in determining for the purposes of this paragraph whether an applicant or a member of a couple is undertaking any type of exempt work, it is immaterial whether that person or their partner is also undertaking other work.

(7) The specified amount is the amount of money from time to time mentioned in any provision referred to in sub-paragraph (6) by virtue of which the work referred to in sub-paragraph (1) is exempt (or, where more than one such provision is relevant and those provisions mention different amounts of money, the highest of those amounts).

13

Any amount or the balance of any amount which would fall to be disregarded under paragraph 23 or 24 of Schedule 8 had the applicant's income which does not consist of earnings been sufficient to entitle him to the full disregard thereunder.

14

Where an applicant is on income support, an income-based jobseeker's allowance or an income-related employment and support allowance, his earnings.

15

Any earnings derived from employment which are payable in a country outside the United Kingdom for such period during which there is a prohibition against the transfer to the United Kingdom of those earnings.

16

Where a payment of earnings is made in a currency other than Sterling, any banking charge or commission payable in converting that payment into Sterling.

17

Any earnings of a child or young person.

18

(1) In a case where the applicant is a person who satisfies at least one of the conditions set out in sub-paragraph (2), and his net earnings equal or exceed the total of the amounts set out in sub-paragraph (3), the amount of his earnings that falls to be disregarded under paragraphs 4 to 12 must be increased by £17.10.

(2) The conditions of this sub-paragraph are that--

(a) the applicant, or if he is a member of a couple, either the applicant or his partner, is a person to whom regulation 20(1)(c) of the Working Tax Credit (Entitlement and Maximum Rate) Regulations 2002 applies; or

(b) the applicant--

(i) is, or if he is a member of a couple, at least one member of that couple is aged at least 25 and is engaged in remunerative work for on average not less than 30 hours per week; or

(ii) is a member of a couple and--

(aa) at least one member of that couple, is engaged in remunerative work for on average not less than 16 hours per week; and

(bb) his applicable amount includes a family premium under paragraph 4 of Schedule 3; or

(iii) is a lone parent who is engaged in remunerative work for on average not less than 16 hours per week; or

(iv) is, or if he is a member of a couple, at least one member of that couple is engaged in remunerative work for on average not less than 16 hours per week; and--

(aa) the applicant's applicable amount includes a disability premium under paragraph 9, the work-related activity component under paragraph 21 or the support component under paragraph 22 of Schedule 3 respectively;

(bb) where he is a member of a couple, at least one member of that couple satisfies the qualifying conditions for the disability premium or either of the components referred to in paragraph (aa) above and is engaged in remunerative work for on average not less than 16 hours per week; or

(c) the applicant is, or if he has a partner, one of them is, a person to whom regulation 18(3) of the Working Tax Credit (Entitlement and Maximum Rate) Regulations 2002 (eligibility for 50 plus element) applies, or would apply if an application for working tax credit were to be made in his case.

(3) The following are the amounts referred to in sub-paragraph (1)--

(a) the amount calculated as disregardable from the applicant's earnings under paragraphs 4 to 12;

(b) the amount of child care charges calculated as deductible under paragraph 57(1)(c); and

(c) £17.10.

(4) The provisions of paragraph 10 (remunerative work) apply in determining whether or not a person works for on average not less than 30 hours per week, but as if the reference to 16 hours in sub-paragraph (1) of that paragraph were a reference to 30 hours.

19

In this Schedule "part-time employment" means employment in which the person is engaged on average for less than 16 hours a week.

SCHEDULE 8
SUMS DISREGARDED IN THE CALCULATION OF INCOME OTHER THAN EARNINGS: PERSONS WHO ARE NOT PENSIONERS

Paragraph 54

1

Any payment made to the applicant in respect of any child care, travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Work for Your Benefit Pilot Scheme.

2

Any payment made to the applicant in respect of any travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Mandatory Work Activity Scheme.

3

Any payment made to the applicant in respect of any travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Employment, Skills and Enterprise Scheme.

4

Any amount paid by way of tax on income which is to be taken into account under regulation 30 (calculation of income other than earnings).

5

Any payment in respect of any expenses incurred or to be incurred by an applicant who is--

(a) engaged by a charitable or voluntary organisation, or

(b) a volunteer,

if he otherwise derives no remuneration or profit from the employment and is not to be treated as possessing any earnings under paragraph 56(5) (notional income: persons who are not pensioners).

6

Any payment in respect of expenses arising out of the applicant's participation in a service user group.

7

In the case of employment as an employed earner, any payment in respect of expenses wholly, exclusively and necessarily incurred in the performance of the duties of the employment.

8

Where an applicant is on income support, an income-based jobseeker's allowance or an income-related employment and support allowance, the whole of his income.

9

Where the applicant is a member of a joint-claim couple for the purposes of the Jobseekers Act and his partner is on an income-based jobseeker's allowance, the whole of the applicant's income.

10

Where the applicant, or the person who was the partner of the applicant on 31st March 2003, was entitled on that date to income support or an income-based jobseeker's allowance but ceased to be so entitled on or before 5th April 2003 by virtue only of regulation 13 of the Housing Benefit (General) Amendment (No 3) Regulations 1999 as in force at that date, the whole of his income.

11

Any disability living allowance, personal independence payment or an AFIP.

12

Any concessionary payment made to compensate for the non-payment of--

(a) any payment specified in paragraph 11 or 14;

(b) income support;

(c) an income-based jobseeker's allowance;

(d) an income-related employment and support allowance.

13

Any mobility supplement under article 20 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (including such a supplement by virtue of any other scheme or order) or under article 25A of the Personal Injuries (Civilians) Scheme 1983 or any payment intended to compensate for the non-payment of such a supplement.

14

Any attendance allowance.

15

Any payment to the applicant as holder of the Victoria Cross or of the George Cross or any analogous payment.

16

(1) Any payment--

(a) by way of an education maintenance allowance made pursuant to--

(i) regulations made under section 518 of the Education Act 1996 (payment of school expenses; grant of scholarships etc);

(ii) regulations made under section 49 or 73(f) of the Education (Scotland) Act 1980 (power to assist persons to take advantage of educational facilities);

(iii) directions made under section 73ZA of the Education (Scotland) Act 1980 and paid under section 12(2)(c) of the Further and Higher Education (Scotland) Act 1992;

(b) corresponding to such an education maintenance allowance, made pursuant to--

(i) section 14 or section 181 of the Education Act 2002 (power of Secretary of State and the Welsh Ministers to give financial assistance for purposes related to education or childcare, and allowances in respect of education or training); or

(ii) regulations made under section 181 of that Act; or

(c) in England, by way of financial assistance made pursuant to section 14 of the Education Act 2002.

(2) Any payment, other than a payment to which sub-paragraph (1) applies, made pursuant to--

(a) regulations made under section 518 of the Education Act 1996;

(b) regulations made under section 49 of the Education (Scotland) Act 1980; or

(c) directions made under section 73ZA of the Education (Scotland) Act 1980 and paid under section 12(2)(c) of the Further and Higher Education (Scotland) Act 1992,

in respect of a course of study attended by a child or a young person or a person who is in receipt of an education maintenance allowance or other payment made pursuant to any provision specified in sub-paragraph (1).

17

Any payment made to the applicant by way of a repayment under regulation 11(2) of the Education (Teacher Student Loans) (Repayment etc) Regulations 2002.

18

(1) Any payment made pursuant to section 2 of the 1973 Act or section 2 of the Enterprise and New Towns (Scotland) Act 1990 except a payment--

(a) made as a substitute for income support, a jobseeker's allowance, incapacity benefit, severe disablement allowance or an employment and support allowance;

(b) of an allowance referred to in section 2(3) of the Employment and Training Act 1973 or section 2(5) of the Enterprise and New Towns (Scotland) Act 1990; or

(c) intended to meet the cost of living expenses which relate to any one or more of the items specified in sub-paragraph (2) whilst an applicant is participating in an education, training or other scheme to help him enhance his employment prospects unless the payment is a Career Development Loan paid pursuant to section 2 of the 1973 Act and the period of education or training or the scheme, which is supported by that loan, has been completed.

(2) The items specified in this sub-paragraph for the purposes of sub-paragraph (1)(c) are food, ordinary clothing or footwear, household fuel or rent of the applicant or, where the applicant is a member of a family, any other member of his family, or any council tax or water charges for which that applicant or member is liable.

19

(1) Subject to sub-paragraph (2), any of the following payments--

(a) a charitable payment;

(b) a voluntary payment;

(c) a payment (not falling within paragraph (a) or (b) above) from a trust whose funds are derived from a payment made in consequence of any personal injury to the applicant;

(d) a payment under an annuity purchased--

(i) pursuant to any agreement or court order to make payments to the applicant; or

(ii) from funds derived from a payment made,

in consequence of any personal injury to the applicant; or

(e) a payment (not falling within paragraphs (a) to (d)) received by virtue of any agreement or court order to make payments to the applicant in consequence of any personal injury to the applicant.

(2) Sub-paragraph (1) does not apply to a payment which is made or due to be made by--

(a) a former partner of the applicant, or a former partner of any member of the applicant's family; or

(b) the parent of a child or young person where that child or young person is a member of the applicant's family.

19A

The whole of any amount of the following--

(a) a war disablement pension;

(b) a war widow's pension or war widower's pension.

20

Subject to paragraph 40, £10 of any of the following, namely--

(a) a pension payable to a person as a widow, widower or surviving civil partner under any power of Her Majesty otherwise than under an enactment to make provision about pensions for or in respect of persons who have been disabled or have died in consequence of service as members of the armed forces of the Crown;

(b) a guaranteed income payment and, if the amount of that payment has been abated to less than £10 by a pension or payment falling within article 31(1)(a) or (b) of the Armed Forces and Reserve Forces (Compensation Scheme) Order 2005, so much of that pension or payment as would not, in aggregate with the amount of any guaranteed income payment disregarded, exceed £10;

(c) a payment made to compensate for the non-payment of such a pension or payment as is mentioned in any of the preceding sub-paragraphs;

(d) a pension paid by the government of a country outside Great Britain which is analogous to any of the pensions or payments mentioned in paragraphs (a) to (d) above;

(e) pension paid to victims of National Socialist persecution under any special provision made by the law of the Federal Republic of Germany, or any part of it, or of the Republic of Austria.

21

Subject to paragraph 40, £15 of any--

(a) widowed mother's allowance paid pursuant to section 37 of the SSCBA;

(b) widowed parent's allowance paid pursuant to section 39A of the SSCBA.

22

(1) Any income derived from capital to which the applicant is or is treated under paragraph 70 (capital jointly held) as beneficially entitled but, subject to sub-paragraph (2), not income derived from capital disregarded under paragraphs 4, 5, 7, 11, 17 or 30 to 33 of Schedule 10.

(2) Income derived from capital disregarded under paragraphs 5, 7 or 30 to 33 of Schedule 10 but only to the extent of--

(a) any mortgage repayments made in respect of the dwelling or premises in the period during which that income accrued; or

(b) any council tax or water charges which the applicant is liable to pay in respect of the dwelling or premises and which are paid in the period during which that income accrued.

(3) The definition of "water charges" in paragraph 2(1) (interpretation) applies to sub-paragraph (2) of this paragraph with the omission of the words "in so far as such charges are in respect of the dwelling which a person occupies as his home".

23

Where the applicant makes a parental contribution in respect of a student attending a course at an establishment in the United Kingdom or undergoing education in the United Kingdom, which contribution has been assessed for the purposes of calculating--

(a) under, or pursuant to regulations made under powers conferred by, section 22 of the Teaching and Higher Education Act 1998, that student's award;

(b) under regulations made in exercise of the powers conferred by section 49 of the Education (Scotland) Act 1980, that student's bursary, scholarship, or other allowance under that section or under regulations made in exercise of the powers conferred by section 73 of that Act of 1980, any payment to that student under that section; or

(c) the student's student loan,

an amount equal to the weekly amount of that parental contribution, but only in respect of the period for which that contribution is assessed as being payable.

24

(1) Where the applicant is the parent of a student aged under 25 in advanced education who either--

(a) is not in receipt of any award, grant or student loan in respect of that education; or

(b) is in receipt of an award bestowed by virtue of the Teaching and Higher Education Act 1998, or regulations made thereunder, or a bursary, scholarship or other allowance under section 49(1) of the Education (Scotland) Act 1980, or a payment under section 73 of that Act of 1980,

and the applicant makes payments by way of a contribution towards the student's maintenance, other than a parental contribution falling within paragraph 23, an amount specified in sub-paragraph (2) in respect of each week during the student's term.

(2) For the purposes of sub-paragraph (1), the amount must be equal to--

(a) the weekly amount of the payments; or

(b) the amount by way of a personal allowance for a single applicant under 25 less the weekly amount of any award, bursary, scholarship, allowance or payment referred to in sub-paragraph (1)(b),

whichever is less.

25

Any payment made to the applicant by a child or young person or a non-dependant.

26

Where the applicant occupies a dwelling as his home and the dwelling is also occupied by a person other than one to whom paragraph 25 or 27 refers and there is a contractual liability to make payments to the applicant in respect of the occupation of the dwelling by that person or a member of his family--

(a) where the aggregate of any payments made in respect of any one week in respect of the occupation of the dwelling by that person or a member of his family, or by that person and a member of his family, is less than £20, the whole of that amount; or

(b) where the aggregate of any such payments is £20 or more per week, £20.

27

Where the applicant occupies a dwelling as his home and he provides in that dwelling board and lodging accommodation, an amount, in respect of each person for which such accommodation is provided for the whole or any part of a week, equal to--

(a) where the aggregate of any payments made in respect of any one week in respect of such accommodation provided to such person does not exceed £20, 100 per cent of such payments;

(b) where the aggregate of any such payments exceeds £20, £20 and 50 per cent of the excess over £20.

28

(1) Any income in kind, except where paragraph 54(10)(b) (provision of support under section 95 or 98 of the Immigration and Asylum Act 1999 in the calculation of income other than earnings) applies.

(2) The reference in sub-paragraph (1) to "income in kind" does not include a payment to a third party made in respect of the applicant which is used by the third party to provide benefits in kind to the applicant.

29

Any income which is payable in a country outside the United Kingdom for such period during which there is a prohibition against the transfer to the United Kingdom of that income.

30

(1) Any payment made to the applicant in respect of a person who is a member of his family--

(a) pursuant to regulations under section 2(6)(b), 3 or 4 of the Adoption and Children Act 2002 or in accordance or with a scheme approved by the Scottish Ministers under section 51A of the Adoption (Scotland) Act 1978 (schemes for payments of allowances to adopters) or in accordance with an adoption allowance scheme made under section 71 of the Adoption and Children (Scotland) Act 2007 (adoption allowances schemes);

(b) which is a payment made by a local authority in pursuance of section 15(1) of, and paragraph 15 of Schedule 1 to, the Children Act 1989 (local authority contribution to a child's maintenance where the child is living with a person as a result of a residence order) or in Scotland section 50 of the Children Act 1975 (payments towards maintenance of children);

(c) which is a payment made by an authority, as defined in Article 2 of the Children (Northern Ireland) Order 1995, in pursuance of Article 15 of, and paragraph 17 of Schedule 1 to, that Order (contribution by an authority to child's maintenance);

(d) in accordance with regulations made pursuant to section 14F of the Children Act 1989 (special guardianship support services);

(2) Any payment, other than a payment to which sub-paragraph (1)(a) applies, made to the applicant pursuant to regulations under section 2(6)(b), 3 or 4 of the Adoption and Children Act 2002.

31

Any payment made to the applicant with whom a person is accommodated by virtue of arrangements made--

(a) by a local authority under--

(i) section 23(2)(a) of the Children Act 1989 (provision of accommodation and maintenance for a child whom they are looking after),

(ii) section 26 of the Children (Scotland) Act 1995 (manner of provision of accommodation to child looked after by local authority), or

(iii) regulations 33 or 51 of the Looked After Children (Scotland) Regulations 2009 (fostering and kinship care allowances and fostering allowances); or

(b) by a voluntary organisation under section 59(1)(a) of the Children Act 1989 (provision of accommodation by voluntary organisations).

32

Any payment made to the applicant or his partner for a person ("the person concerned"), who is not normally a member of the applicant's household but is temporarily in his care, by--

(a) a health authority;

(b) a local authority but excluding payments of housing benefit made in respect of the person concerned;

(c) a voluntary organisation;

(d) the person concerned pursuant to section 26(3A) of the National Assistance Act 1948;

(e) a primary care trust established under section 16A of the National Health Service Act 1977 or established by an order made under section 18(2)(c) of the National Health Service Act 2006; or

(f) a Local Health Board established under section 11 of the National Health Service (Wales) Act 2006.

33

Any payment made by a local authority in accordance with section 17, 23B, 23C or 24A of the Children Act 1989 or, as the case may be, section 12 of the Social Work (Scotland) Act 1968 or section 22, 29 or 30 of the Children (Scotland) Act 1995 (provision of services for children and their families and advice and assistance to certain children).

34

(1) Subject to sub-paragraph (2), any payment (or part of a payment) made by a local authority in accordance with section 23C of the Children Act 1989 or section 29 of the Children (Scotland) Act 1995 (local authorities' duty to promote welfare of children and powers to grant financial assistance to persons in, or formerly in, their care) to a person ("A") which A passes on to the applicant.

(2) Sub-paragraph (1) applies only where A--

(a) was formerly in the applicant's care, and

(b) is aged 18 or over, and

(c) continues to live with the applicant.

35

(1) Subject to sub-paragraph (2), any payment received under an insurance policy taken out to insure against the risk of being unable to maintain repayments--

(a) on a loan which is secured on the dwelling which the applicant occupies as his home; or

(b) under a regulated agreement as defined for the purposes of the Consumer Credit Act 1974 or under a hire-purchase agreement or a conditional sale agreement as defined for the purposes of Part 3 of the Hire-Purchase Act 1964.

(2) A payment referred to in sub-paragraph (1) is only to be disregarded to the extent that the payment received under that policy does not exceed the amounts, calculated on a weekly basis, which are used to--

(a) maintain the repayments referred to in sub-paragraph (1)(a) or, as the case may be, (1)(b); and

(b) meet any amount due by way of premiums on--

(i) that policy; or

(ii) in a case to which sub-paragraph (1)(a) applies, an insurance policy taken out to insure against loss or damage to any building or part of a building which is occupied by the applicant as his home and which is required as a condition of the loan referred to in sub-paragraph (1)(a).

36

Any payment of income which by virtue of paragraph 64 (income treated as capital: persons who are not pensioners) is to be treated as capital.

37

Any--

(a) social fund payment made pursuant to Part 8 of the SSCBA (the social fund); or

(b) occasional assistance.

38

Any payment under Part 10 of the SSCBA (Christmas bonus for pensioners).

39

Where a payment of income is made in a currency other than sterling, any banking charge or commission payable in converting that payment into sterling.

40

The total of an applicant's income or, if he is a member of a family, the family's income and the income of any person which he is treated as possessing under paragraph 33(3) (calculation of income and capital of members of applicant's family and of a polygamous marriage) to be disregarded under paragraph 77(2)(b) and paragraph 78(1)(d) (calculation of covenant income where a contribution assessed, covenant income where no grant income or no contribution is assessed), paragraph 81(2) (treatment of student loans), paragraph 82(3) (treatment of payments from access funds) and paragraphs 20 and 21 must in no case exceed £20 per week.

41

(1) Any payment made under or by any of the Trusts, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006).

(2) Any payment by or on behalf of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person, which derives from a payment made under or by any of the Trusts to which sub-paragraph (1) refers and which is made to or for the benefit of--

(a) that person's partner or former partner from whom he is not, or where that person has died was not, estranged or divorced or with whom he has formed a civil partnership that has not been dissolved or, where that person has died, had not been dissolved at the time of that person's death;

(b) any child who is a member of that person's family or who was such a member and who is a member of the applicant's family; or

(c) any young person who is a member of that person's family or who was such a member and who is a member of the applicant's family.

(3) Any payment by or on behalf of the partner or former partner of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person provided that the partner or former partner and that person are not, or if either of them has died were not, estranged or divorced or, where the partner or former partner and that person have formed a civil partnership, the civil partnership has not been dissolved or, if either of them has died, had not been dissolved at the time of the death, which derives from a payment made under or by any of the Trusts to which sub-paragraph (1) refers and which is made to or for the benefit of--

(a) the person who is suffering from haemophilia or who is a qualifying person;

(b) any child who is a member of that person's family or who was such a member and who is a member of the applicant's family; or

(c) any young person who is a member of that person's family or who was such a member and who is a member of the applicant's family.

(4) Any payment by a person who is suffering from haemophilia or who is a qualifying person, which derives from a payment under or by any of the Trusts to which sub-paragraph (1) refers, where--

(a) that person has no partner or former partner from whom he is not estranged or divorced or with whom he has formed a civil partnership that has not been dissolved, nor any child or young person who is or had been a member of that person's family; and

(b) the payment is made either--

(i) to that person's parent or step-parent, or

(ii) where that person at the date of the payment is a child, a young person or a student who has not completed his education and has no parent or step-parent, to his guardian,

but only for a period from the date of the payment until the end of two years from that person's death.

(5) Any payment out of the estate of a person who suffered from haemophilia or who was a qualifying person, which derives from a payment under or by any of the Trusts to which sub-paragraph (1) refers, where--

(a) that person at the date of his death (the relevant date) had no partner or former partner from whom he was not estranged or divorced or with whom he has formed a civil partnership that has not been dissolved, nor any child or young person who was or had been a member of his family; and

(b) the payment is made either--

(i) to that person's parent or step-parent, or

(ii) where that person at the relevant date was a child, a young person or a student who had not completed his full-time education and had no parent or step-parent, to his guardian,

but only for a period of two years from the relevant date.

(6) In the case of a person to whom or for whose benefit a payment referred to in this paragraph is made, any income which derives from any payment of income or capital made under or deriving from any of the Trusts.

(7) For the purposes of sub-paragraphs (2) to (6), any reference to the Trusts is to be construed as including a reference to the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation and the London Bombings Relief Charitable Fund.

42

Any housing benefit.

43

Any payment made by the Secretary of State to compensate for the loss (in whole or in part) of entitlement to housing benefit.

44

Any payment to a juror or witness in respect of attendance at a court other than compensation for loss of earnings or for the loss of a benefit payable under the benefit Acts.

45

Any payment in consequence of a reduction of council tax under section 13 of the 1992 Act (reduction of liability for council tax).

46

(1) Any payment or repayment made--

(a) as respects England, under regulation 5, 6 or 12 of the National Health Service (Travel Expenses and Remission of Charges) Regulations 2003 (travelling expenses and health service supplies);

(b) as respects Wales, under regulation 5, 6 or 11 of the National Health Service (Travelling Expenses and Remission of Charges) (Wales) Regulations 2007 (travelling expenses and health service supplies);

(c) as respects Scotland, under regulation 3, 5 or 11 of the National Health Service (Travelling Expenses and Remission of Charges) (Scotland) (No 2) Regulations 2003 (travelling expenses and health service supplies).

(2) Any payment or repayment made by the Secretary of State for Health, the Scottish Ministers or the Welsh Ministers which is analogous to a payment or repayment mentioned in sub-paragraph (1).

47

Any payment made to such persons entitled to receive benefits as may be determined by or under a scheme made pursuant to section 13 of the Social Security Act 1988 in lieu of vouchers or similar arrangements in connection with the provision of those benefits (including payments made in place of healthy start vouchers, milk tokens or the supply of vitamins).

48

Any payment made by either the Secretary of State for Justice or by the Scottish Ministers under a scheme established to assist relatives and other persons to visit persons in custody.

49

(1) Where an applicant's applicable amount includes an amount by way of family premium, £15 of any payment of maintenance, other than child maintenance, whether under a court order or not, which is made or due to be made by the applicant's former partner, or the applicant's partner's former partner.

(2) For the purpose of sub-paragraph (1) where more than one maintenance payment falls to be taken into account in any week, all such payments must be aggregated and treated as if they were a single payment.

(3) A payment made by the Secretary of State in lieu of maintenance must, for the purpose of sub-paragraph (1), be treated as a payment of maintenance made by a person specified in sub-paragraph (1).

50

(1) Any payment of child maintenance made or derived from a liable relative where the child or young person in respect of whom the payment is made is a member of the applicant's family, except where the person making the payment is the applicant or the applicant's partner.

(2) In sub-paragraph (1)--

"child maintenance" means any payment towards the maintenance of a child or young person, including any payment made voluntarily and payments made under--

(a) the Child Support Act 1991;

(b) the Child Support (Northern Ireland) Order 1991;

(c) a court order;

(d) a consent order;

(e) a maintenance agreement registered for execution in the Books of Council and Session or the sheriff court books;

"liable relative" means a person listed in regulation 54 (interpretation) of the Income Support (General) Regulations 1987, other than a person falling within sub-paragraph (d) of that definition.

51

Any payment (other than a training allowance) made, whether by the Secretary of State or any other person, under the Disabled Persons (Employment) Act 1944 to assist disabled persons to obtain or retain employment despite their disability.

52

Any guardian's allowance.

53

(1) If the applicant is in receipt of any benefit under Part 2, 3 or 5 of the SSCBA, any increase in the rate of that benefit arising under Part 4 (increases for dependants) or section 106(a) (unemployability supplement) of that Act, where the dependant in respect of whom the increase is paid is not a member of the applicant's family.

(2) If the applicant is in receipt of any pension or allowance under Part 2 or 3 of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006, any increase in the rate of that pension or allowance under that Order, where the dependant in respect of whom the increase is paid is not a member of the applicant's family.

54

Any supplementary pension under article 23(2) of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006 (pensions to surviving spouses and surviving civil partners) and any analogous payment made by the Secretary of State for Defence to any person who is not a person entitled under that Order.

55

In the case of a pension awarded at the supplementary rate under article 27(3) of the Personal Injuries (Civilians) Scheme 1983 (pensions to widows, widowers or surviving civil partners), the sum specified in paragraph 1(c) of Schedule 4 to that Scheme.

56

(1) Any payment which is--

(a) made under any of the Dispensing Instruments to a widow, widower or surviving civil partner of a person--

(i) whose death was attributable to service in a capacity analogous to service as a member of the armed forces of the Crown; and

(ii) whose service in such capacity terminated before 31st March 1973; and

(b) equal to the amount specified in article 23(2) of the Naval, Military and Air Forces Etc (Disablement and Death) Service Pensions Order 2006.

(2) In this paragraph "the Dispensing Instruments" means the Order in Council of 19th December 1881, the Royal Warrant of 27th October 1884 and the Order by His Majesty of 14th January 1922 (exceptional grants of pay, non-effective pay and allowances).

57

Any council tax benefit to which the applicant is entitled.

58

Except in a case which falls under sub-paragraph (1) of paragraph 18 of Schedule 7, where the applicant is a person who satisfies any of the conditions of sub-paragraph (2) of that paragraph, any amount of working tax credit up to £17.10.

59

Any payment made under section 12B of the Social Work (Scotland) Act 1968, or under sections 12A to 12D of the National Health Service Act 2006 (direct payments for health care) or under regulations made under section 57 of the Health and Social Care Act 2001 (direct payments).

60

(1) Subject to sub-paragraph (2), in respect of a person who is receiving, or who has received, assistance under the self-employment route, any payment to that person--

(a) to meet expenses wholly and necessarily incurred whilst carrying on the commercial activity;

(b) which is used or intended to be used to maintain repayments on a loan taken out by that person for the purpose of establishing or carrying on the commercial activity,

in respect of which such assistance is or was received.

(2) Sub-paragraph (1) applies only in respect of payments which are paid to that person from the special account.

61

(1) Any payment of a sports award except to the extent that it has been made in respect of any one or more of the items specified in sub-paragraph (2).

(2) The items specified for the purposes of sub-paragraph (1) are food, ordinary clothing or footwear, household fuel or rent of the applicant or where the applicant is a member of a family, any other member of his family, or any council tax or water charges for which that applicant or member is liable.

(3) For the purposes of sub-paragraph (2) "food" does not include vitamins, minerals or other special dietary supplements intended to enhance the performance of the person in the sport in respect of which the award was made.

62

Where the amount of subsistence allowance paid to a person in a reduction week exceeds the amount of income-based jobseeker's allowance that person would have received in that reduction week had it been payable to him, less 50p, that excess amount.

63

In the case of an applicant participating in an employment zone programme, any discretionary payment made by an employment zone contractor to the applicant, being a fee, grant, loan or otherwise.

64

Any discretionary housing payment paid pursuant to regulation 2(1) of the Discretionary Financial Assistance Regulations 2001.

65

(1) Any payment made by a local authority or by the Welsh Ministers, to or on behalf of the applicant or his partner relating to a service which is provided to develop or sustain the capacity of the applicant or his partner to live independently in his accommodation.

(2) For the purposes of sub-paragraph (1) "local authority" includes, in England, a county council.

66

Any payment of child benefit.

SCHEDULE 9
CAPITAL DISREGARDS: PENSIONERS

Paragraph 63

Part 1
Capital to be Disregarded

1

Any premises acquired for occupation by the applicant which he intends to occupy as his home within 26 weeks of the date of acquisition or such longer period as is reasonable in the circumstances to enable the applicant to obtain possession and commence occupation of the premises.

2

Any premises which the applicant intends to occupy as his home, and in respect of which he is taking steps to obtain possession and has sought legal advice, or has commenced legal proceedings, with a view to obtaining possession, for a period of 26 weeks from the date on which he first sought such advice or first commenced such proceedings whichever is the earlier, or such longer period as is reasonable in the circumstances to enable him to obtain possession and commence occupation of those premises.

3

Any premises which the applicant intends to occupy as his home to which essential repairs or alterations are required in order to render them fit for such occupation, for a period of 26 weeks from the date on which the applicant first takes steps to effect those repairs or alterations, or such longer period as is necessary to enable those repairs or alterations to be carried out.

4

Any premises occupied in whole or in part--

(a) by a person who is a relative of the applicant or his partner as his home where that person has attained the qualifying age for state pension credit or is incapacitated;

(b) by the former partner of the applicant as his home; but this provision does not apply where the former partner is a person from whom the applicant is estranged or divorced or with whom he had formed a civil partnership that has been dissolved.

5

Any future interest in property of any kind, other than land or premises in respect of which the applicant has granted a subsisting lease or tenancy, including sub-leases or sub-tenancies.

6

Where an applicant has ceased to occupy what was formerly the dwelling occupied as the home following his estrangement or divorce from his former partner or the dissolution of a civil partnership with his former partner, that dwelling for a period of 26 weeks from the date on which he ceased to occupy that dwelling or, where the dwelling is occupied as the home by the former partner who is a lone parent, for so long as it is so occupied.

7

Any premises where the applicant is taking reasonable steps to dispose of the whole of his interest in those premises, for a period of 26 weeks from the date on which he first took such steps, or such longer period as is reasonable in the circumstances to enable him to dispose of those premises.

8

All personal possessions.

9

The assets of any business owned in whole or in part by the applicant and for the purposes of which he is engaged as a self-employed earner or, if he has ceased to be so engaged, for such period as may be reasonable in the circumstances to allow for disposal of those assets.

10

The assets of any business owned in whole or in part by the applicant if--

(a) he is not engaged as a self-employed earner in that business by reason of some disease or bodily or mental disablement; but

(b) he intends to become engaged (or, as the case may be, re-engaged) as a self-employed earner in that business as soon as he recovers or is able to become engaged, or re-engaged, in that business,

for a period of 26 weeks from the date on which the application for a reduction under this scheme is made or, if it is unreasonable to expect him to become engaged or re-engaged in that business within that period, for such longer period as is reasonable in the circumstances to enable him to become so engaged or re-engaged.

11

The surrender value of any policy of life insurance.

12

The value of any funeral plan contract; and for this purpose, "funeral plan contract" means a contract under which--

(a) the applicant makes one or more payments to another person ("the provider");

(b) the provider undertakes to provide, or secure the provision of, a funeral in the United Kingdom for the applicant on his death; and

(c) the sole purpose of the plan is to provide or secure the provision of a funeral for the applicant on his death.

13

Where an ex-gratia payment has been made by the Secretary of State on or after 1st February 2001 in consequence of the imprisonment or internment of--

(a) the applicant;

(b) the applicant's partner;

(c) the applicant's deceased spouse or deceased civil partner; or

(d) the applicant's partner's deceased spouse or deceased civil partner,

by the Japanese during the Second World War, an amount equal to that payment.

14

(1) Subject to sub-paragraph (2), the amount of any trust payment made to an applicant or an applicant's partner who is--

(a) a diagnosed person;

(b) a diagnosed person's partner or was a diagnosed person's partner at the time of the diagnosed person's death; or

(c) a parent of a diagnosed person, a person acting in place of the diagnosed person's parents or a person who was so acting at the date of the diagnosed person's death.

(2) Where a trust payment is made to--

(a) a person referred to in sub-paragraph (1)(a) or (b), that sub-paragraph applies for the period beginning on the date on which the trust payment is made and ending on the date on which that person dies;

(b) a person referred to in sub-paragraph (1)(c), that sub-paragraph applies for the period beginning on the date on which the trust payment is made and ending two years after that date.

(3) Subject to sub-paragraph (4), the amount of any payment by a person to whom a trust payment has been made or of any payment out of the estate of a person to whom a trust payment has been made, which is made to an applicant or an applicant's partner who is--

(a) the diagnosed person;

(b) a diagnosed person's partner or was a diagnosed person's partner at the date of the diagnosed person's death; or

(c) a parent of a diagnosed person, a person acting in place of the diagnosed person's parents or a person who was so acting at the date of the diagnosed person's death.

(4) Where a payment such as referred to in sub-paragraph (3) is made to--

(a) a person referred to in sub-paragraph (3)(a) or (b), that sub-paragraph applies for the period beginning on the date on which the payment is made and ending on the date on which that person dies;

(b) a person referred to in sub-paragraph (3)(c), that sub-paragraph applies for the period beginning on the date on which the payment is made and ending two years after that date.

(5) In this paragraph, a reference to a person--

(a) being the diagnosed person's partner;

(b) acting in place of the diagnosed person's parents,

at the date of the diagnosed person's death includes a person who would have been such a person or a person who would have been so acting, but for the diagnosed person residing in a care home or an independent hospital.

(6) In this paragraph--

"diagnosed person" means a person who has been diagnosed as suffering from, or who, after his death, has been diagnosed as having suffered from, variant Creutzfeldt-Jakob disease;

"relevant trust" means a trust established out of funds provided by the Secretary of State in respect of persons who suffered, or who are suffering, from variant Creutzfeldt-Jakob disease for the benefit of persons eligible for payments in accordance with its provisions;

"trust payment" means a payment under a relevant trust.

15

The amount of any payment, other than a war pension, to compensate for the fact that the applicant, the applicant's partner, the applicant's deceased spouse or civil partner or the applicant's partner's deceased spouse or civil partner--

(a) was a slave labourer or a forced labourer;

(b) had suffered property loss or had suffered personal injury; or

(c) was a parent of a child who had died,

during the Second World War.

16

(1) Any payment made under or by--

(a) the Macfarlane Trust, the Macfarlane (Special Payments) Trust, the Macfarlane (Special Payments) (No 2) Trust, the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation, or the London Bombings Relief Charitable Fund (collectively referred to in this paragraph as "the Trusts"); or

(b) the Independent Living Fund (2006).

(2) Any payment by or on behalf of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person, which derives from a payment made under or by any of the Trusts and which is made to or for the benefit of that person's partner or former partner--

(a) from whom he is not, or where that person has died was not, estranged or divorced, or

(b) with whom he has formed a civil partnership that has not been dissolved or, where that person has died, had not been dissolved at the time of that person's death.

(3) Any payment by or on behalf of the partner or former partner of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person which derives from a payment made under or by any of the Trusts and which is made to or for the benefit of the person who is suffering from haemophilia or who is a qualifying person.

(4) Sub-paragraph (3) does not apply if--

(a) the partner or former partner and that person are not, or if either of them has died were not, estranged or divorced, or

(b) where the partner or former partner and that person have formed a civil partnership, the civil partnership has not been dissolved or, if either of them has died, had not been dissolved at the time of the death.

(5) Any payment by a person who is suffering from haemophilia or who is a qualifying person, which derives from a payment under or by any of the Trusts, where--

(a) that person has no partner or former partner from whom he is not estranged or divorced or with whom he has formed a civil partnership that has not been dissolved, nor any child who is or had been a member of that person's household; and

(b) the payment is made either--

(i) to that person's parent or step-parent; or

(ii) where that person at the date of the payment is a child or a student who has not completed his full-time education and has no parent or step-parent, to any person standing in the place of his parent,

but only for a period from the date of the payment until the end of two years from that person's death.

(6) Any payment out of the estate of a person who suffered from haemophilia or who was a qualifying person, which derives from a payment under or by any of the Trusts, where--

(a) that person at the date of his death ("the relevant date") had no partner or former partner from whom he was not estranged or divorced or with whom he had formed a civil partnership that had not been dissolved, nor any child who was or had been a member of his household; and

(b) the payment is made either--

(i) to that person's parent or step-parent; or

(ii) where that person at the relevant date was a child or a student who had not completed his full-time education and had no parent or step-parent, to any person standing in place of his parent,

but only for a period of two years from the relevant date.

(7) In the case of a person to whom or for whose benefit a payment referred to in this paragraph is made, any capital resource which derives from any payment of income or capital made under or deriving from any of the Trusts.

17

(1) An amount equal to the amount of any payment made in consequence of any personal injury to the applicant or, if the applicant has a partner, to the partner.

(2) Where the whole or part of the payment is administered--

(a) by the High Court or the County Court under Rule 21.11(1) of the Civil Procedure Rules 1998, or the Court of Protection, or on behalf of a person where the payment can only be disposed of by order or direction of any such court;

(b) in accordance with an order made under Rule 36.14 of the Ordinary Cause Rules 1993 or under Rule 128 of those Rules; or

(c) in accordance with the terms of a trust established for the benefit of the applicant or his partner,

the whole of the amount so administered.

18

Any amount specified in paragraph 19, 20, 21 or 25 for a period of one year beginning with the date of receipt.

19

Amounts paid under a policy of insurance in connection with the loss of or damage to the property occupied by the applicant as his home and to his personal possessions.

20

So much of any amounts paid to the applicant or deposited in the applicant's name for the sole purpose of--

(a) purchasing premises which the applicant intends to occupy as his home; or

(b) effecting essential repairs or alterations to the premises occupied or intended to be occupied by the applicant as his home.

21

(1) Subject to paragraph 22 any amount paid--

(a) by way of arrears of benefit;

(b) by way of compensation for the late payment of benefit;

(c) in lieu of the payment of benefit;

(d) to rectify, or compensate for, an official error, as defined for the purposes of paragraph 22, being an amount to which that paragraph does not apply;

(e) by a local authority out of funds provided under either section 93 of the Local Government Act 2000 under a scheme known as "Supporting People" or section 91 of the Housing (Scotland) Act 2001;

(f) by way of occasional assistance including arrears and payments in lieu of occasional assistance (and in this paragraph “occasional assistance” has the same meaning as in paragraph 16 of Schedule 1).

(2) In sub-paragraph (1), "benefit" means--

(a) attendance allowance under section 64 of the Act;

(b) disability living allowance;

(c) personal independence payment;

(d) an AFIP;

(e) income support;

(f) income-based jobseeker's allowance;

(g) state pension credit;

(h) housing benefit;

(i) council tax benefit;

(j) child tax credit;

(k) an increase of a disablement pension under section 104 of the SSCBA (increase where constant attendance is needed), and any further increase of such a pension under section 105 of the Act (increase for exceptionally severe disablement);

(l) any amount included on account of the applicant's exceptionally severe disablement or need for constant attendance in a war disablement pension or a war widow's or widower's pension;

(m) any discretionary housing payment paid pursuant to regulation 2(1) of the Discretionary Financial Assistance Regulations 2001;

(n) working tax credit;

(o) income-related employment and support allowance;

(p) social fund payments under Part 8 of the SSCBA; or

(q) universal credit.

22

(1) Subject to sub-paragraph (3), any payment of £5,000 or more which has been made to rectify, or to compensate for, an official error relating to a relevant benefit and which has been received by the applicant in full on or after the day on which he became entitled to a reduction under this scheme.

(2) Subject to sub-paragraph (3), the total amount of any payments disregarded under--

(a) paragraph 7(2) of Schedule 10 to the Income Support (General) Regulations 1987;

(b) paragraph 12(2) of Schedule 8 to the Jobseeker's Allowance Regulations 1996;

(c) paragraph 9(2) of Schedule 5 to the Council Tax Benefit Regulations 2006;

(d) paragraph 20A of Schedule 5 to the State Pension Credit Regulations 2002,

(e) paragraph 11(2) of Schedule 9 to the Employment and Support Allowance Regulations 2008,

(f) paragraph 18 of Schedule 10 to the Universal Credit Regulations 2013;

where the award in respect of which the payments last fell to be disregarded under those Regulations either terminated immediately before the relevant date or is still in existence at that date.

(3) Any disregard which applies under sub-paragraph (1) or (2) has effect until the award comes to an end.

(4) In this paragraph--

"the award", except in sub-paragraph (2), means--

(a) the award of a reduction under the authority's scheme during which the relevant sum or, where it is paid in more than one instalment, the first instalment of that sum is received; and

(b) where that award is followed by one or more further awards which, or each of which, begins immediately after the previous award ends, such further awards until the end of the last such award, provided that, for such further awards, the applicant--

(i) is the person who received the relevant sum;

(ii) is the partner of that person; or

(iii) was the partner of that person at the date of his death;

"official error"--

(a) where the error relates to housing benefit, or council tax benefit (in respect of any period before 1st April 2013), has the meaning given by regulation 1(2) of the Housing Benefit and Council Tax Benefit (Decisions and Appeals) Regulations 2001; and

(b) where the error relates to any other relevant benefit, has the meaning given by regulation 1(3) of the Social Security and Child Support (Decisions and Appeals) Regulations 1999;

"the relevant date" means the date on which the application for a reduction under this scheme was made;

"relevant benefit" means any benefit specified in paragraph 21(2); and

"the relevant sum" means the total amount referred to in sub-paragraph (1).

23

Where a capital asset is held in a currency other than Sterling, any banking charge or commission payable in converting that capital into Sterling.

24

The value of the right to receive income from an occupational pension scheme or a personal pension scheme.

25

Any arrears of supplementary pension which is disregarded under paragraph 4 of Schedule 6 (amounts to be disregarded in the calculation of income other than earnings) or of any amount which is disregarded under paragraph 5 or 6 of that Schedule.

26

The dwelling occupied as the home; but only one dwelling is to be disregarded under this paragraph.

27

(1) Subject to sub-paragraph (2), where an applicant falls within class C (alternative maximum council tax reduction: pensioners), the whole of his capital.

(2) Sub-paragraph (1) does not apply where an applicant falls within class B and class C.

28

Where a person elects to be entitled to a lump sum under Schedule 5 or 5A to SSCBA or under Schedule 1 to the Social Security (Graduated Retirement Benefit) Regulations 2005, or is treated as having made such an election, and a payment has been made pursuant to that election, an amount equal to--

(a) except where sub-paragraph (b) applies, the amount of any payment or payments made on account of that lump sum;

(b) the amount of that lump sum,

but only for so long as that person does not change that election in favour of an increase of pension or benefit.

29

Any payments made by virtue of regulations made under--

(a) section 57 of the Health and Social Care Act 2001 (direct payments);

(b) section 12B of the Social Work (Scotland) Act 1968 (direct payments in respect of community care services);

(c) sections 12A to 12C of the National Health Service Act 2006 (direct payments for health care);

(d) Article 15 of the Health and Personal Social Services (Northern Ireland) Order 1972 (general social welfare); or

(e) section 8 of the Carers and Direct Payments Act (Northern Ireland) 2002 (direct payments).

29A

A payment made under the Age-Related Payments Regulations 2013.

Part 2
Capital Disregarded Only for the Purposes of Determining Deemed Income

30

The value of the right to receive any income under a life interest or from a life rent.

31

The value of the right to receive any rent except where the applicant has a reversionary interest in the property in respect of which rent is due.

32

The value of the right to receive any income under an annuity or the surrender value (if any) of such an annuity.

33

Where property is held under a trust, other than--

(a) a charitable trust within the meaning of the Charities Act 1993; or

(b) a trust set up with any payment to which paragraph 16 applies,

and under the terms of the trust, payments fall to be made, or the trustees have a discretion to make payments, to or for the benefit of the applicant or the applicant's partner, or both, that property.

SCHEDULE 10
CAPITAL DISREGARDS: PERSONS WHO ARE NOT PENSIONERS

Paragraph 63

1

Any payment made to the applicant in respect of any child care, travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Work for Your Benefit Scheme but only for 52 weeks beginning with the date of receipt of the payment.

2

Any payment made to the applicant in respect of any travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Mandatory Work Activity Scheme but only for 52 weeks beginning with the date of receipt of the payment.

3

Any payment made to the applicant in respect of any travel or other expenses incurred, or to be incurred, by him in respect of his participation in the Employment, Skills and Enterprise Scheme but only for 52 weeks beginning with the date of receipt of the payment.

4

The dwelling together with any garage, garden and outbuildings, normally occupied by the applicant as his home including any premises not so occupied which it is impracticable or unreasonable to sell separately, but, notwithstanding paragraph 33 (calculation of income and capital of members of applicant's family and of a polygamous marriage), only one dwelling is to be disregarded under this paragraph.

5

Any premises acquired for occupation by the applicant which he intends to occupy as his home within 26 weeks of the date of acquisition or such longer period as is reasonable in the circumstances to enable the applicant to obtain possession and commence occupation of the premises.

6

Any sum directly attributable to the proceeds of sale of any premises formerly occupied by the applicant as his home which is to be used for the purchase of other premises intended for such occupation within 26 weeks of the date of sale or such longer period as is reasonable in the circumstances to enable the applicant to complete the purchase.

7

Any premises occupied in whole or in part--

(a) by a partner or relative of a single applicant or any member of the family as his home where that person has attained the qualifying age for state pension credit or is incapacitated;

(b) by the former partner of the applicant as his home; but this provision does not apply where the former partner is a person from whom the applicant is estranged or divorced or with whom he had formed a civil partnership that has been dissolved.

8

Where an applicant is on income support, an income-based jobseeker's allowance or an income-related employment and support allowance, the whole of his capital.

9

Where the applicant is a member of a joint-claim couple for the purposes of the Jobseekers Act 1995 and his partner is on income-based jobseeker's allowance, the whole of the applicant's capital.

10

Any future interest in property of any kind, other than land or premises in respect of which the applicant has granted a subsisting lease or tenancy, including sub-leases or sub-tenancies.

11

(1) The assets of any business owned in whole or in part by the applicant and for the purposes of which he is engaged as a self-employed earner, or if he has ceased to be so engaged, for such period as may be reasonable in the circumstances to allow for disposal of any such asset.

(2) The assets of any business owned in whole or in part by the applicant where--

(a) he is not engaged as a self-employed earner in that business by reason of some disease or bodily or mental disablement; but

(b) he intends to become engaged or, as the case may be, re-engaged as a self-employed earner in that business as soon as he recovers or is able to become engaged or re-engaged in that business,

for a period of 26 weeks from the date on which the application for a reduction under this scheme is made, or is treated as made, or, if it is unreasonable to expect him to become engaged or re-engaged in that business within that period, for such longer period as is reasonable in the circumstances to enable him to become so engaged or re-engaged.

(3) In the case of a person who is receiving assistance under the self-employment route, the assets acquired by that person for the purpose of establishing or carrying on the commercial activity in respect of which such assistance is being received.

(4) In the case of a person who has ceased carrying on the commercial activity in respect of which assistance was received as specified in sub-paragraph (3), the assets relating to that activity for such period as may be reasonable in the circumstances to allow for disposal of any such asset.

12

(1) Subject to sub-paragraph (2), any arrears of, or any concessionary payment made to compensate for arrears due to the non-payment of--

(a) any payment specified in paragraphs 11, 13 or 14 of Schedule 8;

(b) an income-related benefit under Part 7 of the SSCBA;

(c) an income-based jobseeker's allowance;

(d) any discretionary housing payment paid pursuant to regulation 2(1) of the Discretionary Financial Assistance Regulations 2001;

(e) working tax credit and child tax credit;

(f) an income-related employment and support allowance,

but only for a period of 52 weeks from the date of the receipt of arrears or of the concessionary payment.

(2) In a case where the total of any arrears and, if appropriate, any concessionary payment referred to in sub-paragraph (1) relating to one of the specified payments, benefits or allowances amounts to £5,000 or more (referred to in this sub-paragraph and in sub-paragraph (3) as "the relevant sum") and is--

(a) paid in order to rectify or to compensate for, an official error as defined in regulation 1(2) of the Housing Benefit and Council Tax Benefit (Decisions and Appeals) Regulations 2001; and

(b) received by the applicant in full on or after 14th October 2001,

sub-paragraph (1) has effect in relation to such arrears or concessionary payment either for a period of 52 weeks from the date of receipt, or, if the relevant sum is received in its entirety during the period of an award of a reduction under this scheme, for the remainder of that period if that is a longer period.

(3) For the purposes of sub-paragraph (2), "the period of an award of a reduction under this scheme" means--

(a) the award in which the relevant sum is first received (or the first part thereof where it is paid in more than one instalment); and

(b) where that award is followed by one or more further awards which, or each of which, begins immediately after the end of the previous award, such further award provided that for that further award the applicant--

(i) is the person who received the relevant sum; or

(ii) is the partner of the person who received the relevant sum, or was that person's partner at the date of his death.

13

Any sum--

(a) paid to the applicant in consequence of damage to, or loss of the home or any personal possession and intended for its repair or replacement; or

(b) acquired by the applicant (whether as a loan or otherwise) on the express condition that it is to be used for effecting essential repairs or improvement to the home,

which is to be used for the intended purpose, for a period of 26 weeks from the date on which it was so paid or acquired or such longer period as is reasonable in the circumstances to effect the repairs, replacement or improvement.

14

Any sum--

(a) deposited with a housing association as defined in section 1(1) of the Housing Associations Act 1985 as a condition of occupying the home;

(b) which was so deposited and which is to be used for the purchase of another home,

for the period of 26 weeks or such longer period as may be reasonable in the circumstances to enable the applicant to complete the purchase.

15

Any personal possessions except those which have been acquired by the applicant with the intention of reducing his capital in order to secure entitlement to a reduction under this scheme or to increase the amount of that reduction.

16

The value of the right to receive any income under an annuity or the surrender value (if any) of such an annuity.

17

Where the funds of a trust are derived from a payment made in consequence of any personal injury to the applicant or applicant's partner, the value of the trust fund and the value of the right to receive any payment under that trust.

18

(1) Any payment made to the applicant or the applicant's partner in consequence of any personal injury to the applicant or, as the case may be, the applicant's partner.

(2) But sub-paragraph (1)--

(a) applies only for the period of 52 weeks beginning with the day on which the applicant first receives any payment in consequence of that personal injury;

(b) does not apply to any subsequent payment made to him in consequence of that injury (whether it is made by the same person or another);

(c) ceases to apply to the payment or any part of the payment from the day on which the applicant no longer possesses it;

(d) does not apply to any payment from a trust where the funds of the trust are derived from a payment made in consequence of any personal injury to the applicant.

(3) For the purposes of sub-paragraph (2)(c), the circumstances in which an applicant no longer possesses a payment or a part of it include where the applicant has used a payment or part of it to purchase an asset.

(4) References in sub-paragraphs (2) and (3) to the applicant are to be construed as including references to his partner (where applicable).

19

The value of the right to receive any income under a life interest or from a life rent.

20

The value of the right to receive any income which is disregarded under paragraph 15 of Schedule 7 or paragraph 29 of Schedule 8.

21

The surrender value of any policy of life insurance.

22

Where any payment of capital falls to be made by instalments, the value of the right to receive any outstanding instalments.

23

Any payment made by a local authority in accordance with section 17, 23B, 23C or 24A of the Children Act 1989 or, as the case may be, section 12 of the Social Work (Scotland) Act 1968 or sections 22, 29 or 30 of the Children (Scotland) Act 1995 (provision of services for children and their families and advice and assistance to certain children).

24

(1) Subject to sub-paragraph (2), any payment (or part of a payment) made by a local authority in accordance with section 23C of the Children Act 1989 or section 29 of the Children (Scotland) Act 1995 (local authorities' duty to promote welfare of children and powers to grant financial assistance to persons in, or formerly in, their care) to a person ("A") which A passes on to the applicant.

(2) Sub-paragraph (1) applies only where A--

(a) was formerly in the applicant's care, and

(b) is aged 18 or over, and

(c) continues to live with the applicant.

25

Any--

(a) social fund payment made pursuant to Part 8 of the SSCBA (the social fund); or

(b) occasional assistance.

26

Any refund of tax which falls to be deducted under section 369 of the Income and Corporation Taxes Act 1988 (deduction of tax from certain loan interest) on a payment of relevant loan interest for the purpose of acquiring an interest in the home or carrying out repairs or improvements to the home.

27

Any capital which by virtue of paragraph 55 or 81 (capital treated as income: persons who are not pensioners, treatment of student loans) is to be treated as income.

28

Where any payment of capital is made in a currency other than sterling, any banking charge or commission payable in converting that payment into sterling.

29

(1) Any payment made under or by the Trusts, the Fund, the Eileen Trust, MFET Limited, the Independent Living Fund (2006), the Skipton Fund, the Caxton Foundation or the London Bombings Relief Charitable Fund.

(2) Any payment by or on behalf of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person, which derives from a payment made under or by any of the Trusts to which sub-paragraph (1) refers and which is made to or for the benefit of--

(a) that person's partner or former partner from whom he is not, or where that person has died was not, estranged or divorced or with whom he has formed a civil partnership that has not been dissolved or, where that person has died, had not been dissolved at the time of that person's death;

(b) any child who is a member of that person's family or who was such a member and who is a member of the applicant's family; or

(c) any young person who is a member of that person's family or who was such a member and who is a member of the applicant's family.

(3) Any payment by or on behalf of the partner or former partner of a person who is suffering or who suffered from haemophilia or who is or was a qualifying person which derives from a payment made under or by any of the Trusts to which sub-paragraph (1) refers and which is made to or for the benefit of--

(a) the person who is suffering from haemophilia or who is a qualifying person;

(b) any child who is a member of that person's family or who was such a member and who is a member of the applicant's family; or

(c) any young person who is a member of that person's family or who was such a member and who is a member of the applicant's family.

(4) Sub-paragraph (3) does not apply if--

(a) the partner or former partner and that person are not, or if either of them has died were not, estranged or divorced, or

(b) where the partner or former partner and that person have formed a civil partnership, the civil partnership has not been dissolved or, if either of them has died, had not been dissolved at the time of the death.

(5) Any payment by a person who is suffering from haemophilia or who is a qualifying person, which derives from a payment under or by any of the Trusts to which sub-paragraph (1) refers, where--

(a) that person has no partner or former partner from whom he is not estranged or divorced or with whom he has formed a civil partnership that has not been dissolved, nor any child or young person who is or had been a member of that person's family; and

(b) the payment is made either--

(i) to that person's parent or step-parent; or

(ii) where that person at the date of the payment is a child, a young person or a student who has not completed his full-time education and has no parent or step-parent, to his guardian,

but only for a period from the date of the payment until the end of two years from that person's death.

(6) Any payment out of the estate of a person who suffered from haemophilia or who was a qualifying person, which derives from a payment under or by any of the Trusts to which sub-paragraph (1) refers, where--

(a) that person at the date of his death (the relevant date) had no partner or former partner from whom he was not estranged or divorced or with whom he had formed a civil partnership that had not been dissolved, nor any child or young person who was or had been a member of his family; and

(b) the payment is made either--

(i) to that person's parent or step-parent; or

(ii) where that person at the relevant date was a child, a young person or a student who had not completed his full-time education and had no parent or step-parent, to his guardian,

but only for a period of two years from the relevant date.

(7) In the case of a person to whom or for whose benefit a payment referred to in this paragraph is made, any capital resource which derives from any payment of income or capital made under or deriving from any of the Trusts.

(8) For the purposes of sub-paragraphs (2) to (6), any reference to the Trusts is to be construed as including a reference to the Fund, the Eileen Trust, MFET Limited, the Skipton Fund, the Caxton Foundation, and the London Bombings Relief Charitable Fund.

30

(1) Where an applicant has ceased to occupy what was formerly the dwelling occupied as the home following his estrangement or divorce from, or dissolution of his civil partnership with, his former partner, that dwelling for a period of 26 weeks from the date on which he ceased to occupy that dwelling or, where the

dwelling is occupied as the home by the former partner who is a lone parent, for so long as it is so occupied.

(2) In this paragraph "dwelling" includes any garage, garden and outbuildings, which were formerly occupied by the applicant as his home and any premises not so occupied which it is impracticable or unreasonable to sell separately, in particular, in Scotland, any croft land on which the dwelling is situated.

31

Any premises where the applicant is taking reasonable steps to dispose of those premises, for a period of 26 weeks from the date on which he first took such steps, or such longer period as is reasonable in the circumstances to enable him to dispose of those premises.

32

Any premises which the applicant intends to occupy as his home, and in respect of which he is taking steps to obtain possession and has sought legal advice, or has commenced legal proceedings, with a view to obtaining possession, for a period of 26 weeks from the date on which he first sought such advice or first commenced such proceedings whichever is the earlier, or such longer period as is reasonable in the circumstances to enable him to obtain possession and commence occupation of those premises.

33

Any premises which the applicant intends to occupy as his home to which essential repairs or alterations are required in order to render them fit for such occupation, for a period of 26 weeks from the date on which the applicant first takes steps to effect those repairs or alterations, or such longer period as is necessary to enable those repairs or alterations to be carried out.

34

Any payment made by the Secretary of State to compensate for the loss (in whole or in part) of entitlement to housing benefit.

35

The value of the right to receive an occupational or personal pension.

36

The value of any funds held under a personal pension scheme.

37

The value of the right to receive any rent except where the applicant has a reversionary interest in the property in respect of which rent is due.

38

Any payment in kind made by a charity or under or by the Trusts, the Fund, MFET Limited, the Skipton Fund, the Caxton Foundation or the Independent Living Fund (2006).

39

Any payment made pursuant to section 2 of the Employment and Training Act 1973 or section 2 of the Enterprise and New Towns (Scotland) Act 1990, but only for the period of 52 weeks beginning on the date of receipt of the payment.

40

Any payment in consequence of a reduction of council tax under section 13 of the 1992 Act (reduction of liability for council tax), but only for a period of 52 weeks from the date of the receipt of the payment.

41

Any grant made in accordance with a scheme made under section 129 of the Housing Act 1988 or section 66 of the Housing (Scotland) Act 1988 (schemes for payments to assist local housing authority and local authority tenants to obtain other accommodation) which is to be used--

(a) to purchase premises intended for occupation as his home; or

(b) to carry out repairs or alterations which are required to render premises fit for occupation as his home,

for a period of 26 weeks from the date on which he received such a grant or such longer period as is reasonable in the circumstances to enable the purchase, repairs or alterations to be completed and the applicant to commence occupation of those premises as his home.

42

Any arrears of supplementary pension which is disregarded under paragraph 54 of Schedule 8 (sums to be disregarded in the calculation of income other than earnings) or of any amount which is disregarded under paragraph 55 or 56 of that Schedule, but only for a period of 52 weeks from the date of receipt of the arrears.

43

(1) Any payment or repayment made--

(a) as respects England, under regulation 5, 6 or 12 of the National Health Service (Travel Expenses and Remission of Charges) Regulations 2003 (travelling expenses and health service supplies);

(b) as respects Wales, under regulation 5, 6 or 11 of the National Health Service (Travelling Expenses and Remission of Charges) (Wales) Regulations 2007 (travelling expenses and health service supplies);

(c) as respects Scotland, under regulation 3, 5 or 11 of the National Health Service (Travelling Expenses and Remission of Charges) (Scotland) (No 2) Regulations 2003 (travelling expenses and health service supplies),

but only for a period of 52 weeks from the date of receipt of the payment or repayment.

(2) Any payment or repayment made by the Secretary of State for Health, the Scottish Ministers or the Welsh Ministers which is analogous to a payment or repayment mentioned in sub-paragraph (1), but only for a period of 52 weeks from the date of receipt of the payment or repayment.

44

Any payment made to such persons entitled to receive benefits as may be determined by or under a scheme made pursuant to section 13 of the Social Security Act 1988 in lieu of vouchers or similar arrangements in connection with the provision of those benefits (including payments made in place of healthy start vouchers, milk tokens or the supply of vitamins), but only for a period of 52 weeks from the date of receipt of the payment.

45

Any payment made under Part 8A of the SSCBA (entitlement to health in pregnancy grant).

46

Any payment made either by the Secretary of State for Justice or by Scottish Ministers under a scheme established to assist relatives and other persons to visit persons in custody, but only for a period of 52 weeks from the date of the receipt of the payment.

47

Any payment (other than a training allowance) made, whether by the Secretary of State or any other person, under the Disabled Persons (Employment) Act 1944 to assist disabled persons to obtain or retain employment despite their disability.

48

Any payment made by a local authority under section 3 of the Disabled Persons (Employment) Act 1958 to homeworkers assisted under the Blind Homeworkers' Scheme.

49

(1) Subject to sub-paragraph (2), where an applicant falls within class F (alternative maximum council reduction: persons who are not pensioners), the whole of his capital.

(2) Sub-paragraph (1) does not apply where an applicant falls within class E and class F.

50

(1) Any sum of capital to which sub-paragraph (2) applies and--

(a) which is administered on behalf of a person by the High Court or the County Court under Rule 21.11(1) of the Civil Procedure Rules 1998 or by the Court of Protection;

(b) which can only be disposed of by order or direction of any such court; or

(c) where the person concerned is under the age of 18, which can only be disposed of by order or direction prior to that person attaining age 18.

(2) This sub-paragraph applies to a sum of capital which is derived from--

(a) an award of damages for a personal injury to that person; or

(b) compensation for the death of one or both parents where the person concerned is under the age of 18.

51

Any sum of capital administered on behalf of a person in accordance with an order made under section 13 of the Children (Scotland) Act 1995, or under Rule 36.14 of the Ordinary Cause Rules 1993 or under Rule 128 of those Rules, where such sum derives from--

(a) award of damages for a personal injury to that person; or

(b) compensation for the death of one or both parents where the person concerned is under the age of 18.

52

Any payment to the applicant as holder of the Victoria Cross or George Cross.

53

In the case of a person who is receiving, or who has received, assistance under the self-employment route, any sum of capital which is acquired by that person for the purpose of establishing or carrying on the commercial activity in respect of which such assistance is or was received but only for a period of 52 weeks from the date on which that sum was acquired.

54

(1) Any payment of a sports award for a period of 26 weeks from the date of receipt of that payment except to the extent that it has been made in respect of any one or more of the items specified in sub-paragraph (2).

(2) The items specified for the purposes of sub-paragraph (1) are food, ordinary clothing or footwear, household fuel or rent of the applicant or, where the applicant is a member of a family, any other member of his family, or any council tax or water charges for which that applicant or member is liable.

(3) For the purposes of sub-paragraph (2) "food" does not include vitamins, minerals or other special dietary supplements intended to enhance the performance of the person in the sport in respect of which the award was made.

55

(1) Any payment--

(a) by way of an education maintenance allowance made pursuant to--

(i) regulations made under section 518 of the Education Act 1996;

(ii) regulations made under section 49 or 73(f) of the Education (Scotland) Act 1980;

(iii) directions made under section 73ZA of the Education (Scotland) Act 1980 and paid under section 12(2)(c) of the Further and Higher Education (Scotland) Act 1992;

(b) corresponding to such an education maintenance allowance, made pursuant to--

(i) section 14 or section 181 of the Education Act 2002 (power of Secretary of State and the Welsh Ministers to give financial assistance for purposes related to education or childcare, and allowances in respect of education or training); or

(ii) regulations made under section 181 of that Act; or

(c) in England, by way of financial assistance made pursuant to section 14 of the Education Act 2002.

(2) Any payment, other than a payment to which sub-paragraph (1) applies, made pursuant to--

(a) regulations made under section 518 of the Education Act 1996;

(b) regulations made under section 49 of the Education (Scotland) Act 1980; or

(c) directions made under section 73ZA of the Education (Scotland) Act 1980 and paid under section 12(2)(c) of the Further and Higher Education (Scotland) Act 1992,

in respect of a course of study attended by a child or a young person or a person who is in receipt of an education maintenance allowance or other payment made pursuant to any provision specified in sub-paragraph (1).

56

In the case of an applicant participating in an employment zone programme, any discretionary payment made by an employment zone contractor to the applicant, being a fee, grant, loan or otherwise, but only for the period of 52 weeks from the date of receipt of the payment.

57

Any arrears of subsistence allowance paid as a lump sum but only for the period of 52 weeks from the date of receipt of the payment.

58

Where an ex-gratia payment of £10,000 has been made by the Secretary of State on or after 1st February 2001 in consequence of the imprisonment or internment of--

(a) the applicant;

(b) the applicant's partner;

(c) the applicant's deceased spouse or deceased civil partner; or

(d) the applicant's partner's deceased spouse or deceased civil partner,

by the Japanese during the Second World War, £10,000.

59

(1) Subject to sub-paragraph (2), the amount of any trust payment made to an applicant or a member of an applicant's family who is--

(a) a diagnosed person;

(b) the diagnosed person's partner or the person who was the diagnosed person's partner at the date of the diagnosed person's death;

(c) a parent of a diagnosed person, a person acting in place of the diagnosed person's parents or a person who was so acting at the date of the diagnosed person's death; or

(d) a member of the diagnosed person's family (other than his partner) or a person who was a member of the diagnosed person's family (other than his partner) at the date of the diagnosed person's death.

(2) Where a trust payment is made to--

(a) a person referred to in sub-paragraph (1)(a) or (b), that sub-paragraph applies for the period beginning on the date on which the trust payment is made and ending on the date on which that person dies;

(b) a person referred to in sub-paragraph (1)(c), that sub-paragraph applies for the period beginning on the date on which the trust payment is made and ending two years after that date;

(c) a person referred to in sub-paragraph (1)(d), that sub-paragraph applies for the period beginning on the date on which the trust payment is made and ending--

(i) two years after that date; or

(ii) on the day before the day on which that person--

(aa) ceases receiving full-time education; or

(bb) attains the age of 20,

whichever is the latest.

(3) Subject to sub-paragraph (4), the amount of any payment by a person to whom a trust payment has been made or of any payment out of the estate of a person to whom a trust payment has been made, which is made to an applicant or a member of an applicant's family who is--

(a) the diagnosed person's partner or the person who was the diagnosed person's partner at the date of the diagnosed person's death;

(b) a parent of a diagnosed person, a person acting in place of the diagnosed person's parents or a person who was so acting at the date of the diagnosed person's death; or

(c) a member of the diagnosed person's family (other than his partner) or a person who was a member of the diagnosed person's family (other than his partner) at the date of the diagnosed person's death,

but only to the extent that such payments do not exceed the total amount of any trust payments made to that person.

(4) Where a payment as referred to in sub-paragraph (3) is made to--

(a) a person referred to in sub-paragraph (3)(a), that sub-paragraph applies for the period beginning on the date on which that payment is made and ending on the date on which that person dies;

(b) a person referred to in sub-paragraph (3)(b), that sub-paragraph applies for the period beginning on the date on which that payment is made and ending two years after that date; or

(c) person referred to in sub-paragraph (3)(c), that sub-paragraph applies for the period beginning on the date on which that payment is made and ending--

(i) two years after that date; or

(ii) on the day before the day on which that person--

(aa) ceases receiving full-time education; or

(bb) attains the age of 20,

whichever is the latest.

(5) In this paragraph, a reference to a person--

(a) being the diagnosed person's partner;

(b) being a member of a diagnosed person's family;

(c) acting in place of the diagnosed person's parents,

at the date of the diagnosed person's death includes a person who would have been such a person or a person who would have been so acting, but for the diagnosed person residing in a care home, an Abbey-field Home or an independent hospital on that date.

(6) In this paragraph--

"diagnosed person" means a person who has been diagnosed as suffering from, or who, after his death, has been diagnosed as having suffered from, variant Creutzfeld-Jakob disease;

"relevant trust" means a trust established out of funds provided by the Secretary of State in respect of persons who suffered, or who are suffering, from variant Creutzfeld-Jakob disease for the benefit of persons eligible for payments in accordance with its provisions;

"trust payment" means a payment under a relevant trust.

60

The amount of any payment, other than a war pension, to compensate for the fact that the applicant, the applicant's partner, the applicant's deceased spouse or deceased civil partner or the applicant's partner's deceased spouse or deceased civil partner--

(a) was a slave labourer or a forced labourer;

(b) had suffered property loss or had suffered personal injury; or

(c) was a parent of a child who had died,

during the Second World War.

61

(1) Any payment made by a local authority, or by the Welsh Ministers, to or on behalf of the applicant or his partner relating to a service which is provided to develop or sustain the capacity of the applicant or his partner to live independently in his accommodation.

(2) For the purposes of sub-paragraph (1) "local authority" includes in England a county council.

62

Any payment made under regulations made under section 57 of the Health and Social Care Act 2001 or under section 12B of the Social Work (Scotland) Act 1968, or under sections 12A to 12D of the National Health Service Act 2006 (direct payments for health care).

63

Any payment made to the applicant pursuant to regulations under section 2(6)(b), 3 or 4 of the Adoption and Children Act 2002.

64

Any payment made to the applicant in accordance with regulations made pursuant to section 14F of the Children Act 1989 (special guardianship support services).

EXPLANATORY NOTE

(This note is not part of the Scheme)

Section 13A of the Local Government Finance Act 1992 ("the 1992 Act"), substituted by section 10 of the Local Government Finance Act 2012 ("the 2012 Act"), requires each billing authority in England to make a scheme specifying the reductions which are to apply to amounts of council tax payable by persons, or classes of person, whom the authority considers are in financial need.

Haringey Council's Scheme as set out above was approved by the authority on [INSERT DATE]. It is based upon the default scheme prescribed by the Secretary of State, with local amendment.

The Scheme

Parts 1 and 2 contain introductory provisions and definitions of key words and phrases. Part 3 and Schedule 1 contains the procedure for reduction applications and appeals. Parts 4 and 5 specify the classes of person entitled and not entitled to a reduction under the scheme, respectively. At Part 4 a minimum weekly Council Tax Support award of £1 has been introduced.

Parts 6 to 9 and Schedules 2 to 4 set out matters relevant to determining eligibility for a reduction and the amount of reduction under the scheme. Part 7 provides for applicants of working-age to have their Council Tax support assessed against 80.2% of their council tax liability, save for this is receipt of defined disability benefits.

Part 10 and Schedules 5 to 10 set out how income and capital of the applicant and others is treated in calculating eligibility for a reduction, including in cases where an applicant or partner has an award of universal credit. Schedules 6 and 8 provide for war pensions to be fully disregarded for the purposes of calculating income for all claimants. Part 11 provides for the application of the scheme to students. Part 12 provides for extended reductions in certain circumstances and Part 13 sets out when entitlement begins and how a change in circumstances affects any reduction.

Part 14 of the scheme provides for the making of an application for a reduction. Part 15 sets out the time within which an authority must make its decision on the application and provides for notification of the decision. Part 16 makes provisions about the payment of a reduction in certain circumstances.

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Appendix D – Breakdown of Options Considered

We have considered a number of options for the overall scheme. Some of these were proposed by respondents to the consultation for the 2013/14 scheme. These options are listed below with a short summary indicating why it is felt they are not appropriate.

Increase the overall % level of Council Tax Support

The Council recognises that this option would reduce the financial burden for those in receipt of Council Tax Support. However, if we increased the % of support (so customers pay less) this would need to be funded by the Council and there is already a projected shortfall in the Council's budget for 2015/16 of approximately £15m. Unless the Council is able to adopt additional mitigating measures, this financial pressure is likely to continue into 2016/17.

The projected shortfall if Haringey were to fully absorb the cost of providing maximum entitlement to a Council Tax reduction (therefore allowing affected claimants to receive 100% support) would be an estimated £3m for 2016/17.

We modelled financial data looking at a level of 85% support (by way of an increase from the current 80.2% support). This would result in an additional cost of £ 1.0m to the Council.

Increasing or removing the percentage of support would result in monies having to be found from other sources namely

1) Cutting services
2) Using reserves
3) Increasing Council Tax

These options were not considered viable for the reasons set out below.

First, cutting services would have a negative impact on residents who could potentially suffer from reduced services as a result. As highlighted above, the Council is already projecting an underlying budget pressure of £15m for 2015/16, which is likely to impact upon the budget position for 2016/17.

Second, whilst the total estimated level of reserves at end of March 2015 (as per annual statement 14-15) is £109m, 77% of these are restricted or earmarked with only £25m (23%) estimated for the general reserve. This general reserve is held to cover unexpected liabilities and risks not to support on-going revenue shortfalls. Funding additional support by way of utilising reserves is not considered a viable option and is not in line with the demands of financial prudence.

There are already financial risks being seen in the current 2015/16 financial year, associated with delivering the significant savings programme necessary following the loss of central government grant. Further savings are scheduled for 2016/17, and given the current year position this presents an on-going risk.

Third, the Council can only increase Council Tax up to 2% without triggering a referendum which would be costly both in terms of time and financial resources. Also, by freezing Council Tax the Council also remains eligible for the Council Tax freeze grant. However, the impact of increasing Council Tax by 2% has been modelled and would only net circa £0.6m, which is not enough to cover the shortfall. Additionally, if the Council increased its Council Tax by 2% it would have one of the highest Council Tax in London.

Decrease the overall % level of Council Tax Support

If we decreased the % of support (so customers pay more) we could increase the amount potentially collected by the Council by way of Council Tax, having a positive impact on the Council's budget. However this could have a significantly detrimental impact on customers who would have to pay a higher amount towards their Council Tax and for this reason this option is not recommended.

Protecting Certain Vulnerable Groups

In addition to protecting those in receipt of certain disability benefits, other options have been considered as listed below. We have taken the average amount people currently have to pay as £4.29 per week. The figures below show the additional amount remaining claimants would have to pay if any of the options were implemented.

- *Households with children*
  - This option would leave the remaining claimant paying an average additional amount of £6.41 per week
- *Households with a child under one*
  - This option would leave the remaining claimant paying an average additional amount of £0.47 per week
- *Households with a child under five*
  - This option would leave the remaining claimant paying an average additional amount of £1.67 per week
- *Households with **more than** three children*
  - This option would leave the remaining claimant paying an average additional amount of £0.35 per week
- *Households with a lone parent*
  - This option would leave the remaining claimant paying an average additional amount of £2.57 per week

Protecting band A-C properties

This option would leave the remaining claimant paying an average additional amount of £10.89 per week

Protecting claimants on current maximum entitlement

This is no longer relevant as, with the exception of those in receipt of certain disability benefits, 100% entitlement for a Council Tax reduction has ceased to exist since the introduction of the Scheme.

Protecting claimants who are working but on low income.
This option would leave the remaining claimant paying an average additional amount of £2.85 per week

Protecting claimants in receipt of Single Person's Discount
This option would leave the remaining claimant paying an average additional amount of £3.81 per week

The above options are all not recommended as providing additional support for some groups will need to be funded by the Council or by other claimants paying more, this is not viable for the reasons set out above.

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Appendix E – Equality Act 2010 – The Public Sector Equality Duty

Section 149 of the Equality Act 2010 Public Sector Equality Duty states

(1) A public authority must, in the exercise of its functions, 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.

(2) – A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) – Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to –

> (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
> (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
> (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) – The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) – Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to –

> (a) tackle prejudice, and
> (b) promote understanding.

(6) – Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

(7) – The relevant protected characteristics are – age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

(8) – A reference to conduct that is prohibited by or under this Act includes a reference to –

(a) a breach of an equality clause or rule;
(b) a breach of a non-discrimination rule.

Report for: Full Council, 23rd November 2015

Item number: **13**

Title: Haringey's Local Plan

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

Lead Officer: Matthew Patterson, 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 asks Full Council to endorse the responses to the consultation submissions incorporated into the final draft documents and to 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 Corporate Plan objectives and the local development needs of the borough and to 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 the Council's 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 the 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. Full Council is asked to:

I. Note the comments of the Regulatory Committee at Paragraphs 6.7-6.9, and Cabinet at Paragraphs 6.10-6.11; 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. Full Council is asked to 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;
IV. The draft Tottenham Area Action Plan: Pre-submission version; and
V. The Sustainability Appraisal, including Equalities Impact Assessment, Habitats Assessment and Health Impact Assessment of the four draft Development Plan Documents: Pre-submission versions

for (subject only to 'desktop publishing' formatting for presentational purposes) publication and submission to the Secretary of State for independent Examination in Public.

These documents are attached at Appendices A, C, E, G and I respectively.

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 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 documents 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 then 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 be required to 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 alterations 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 subject to 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 to commence before the 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 also 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[1] 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.

Cabinet

6.10 At its meeting of 20th October, Cabinet considered the responses received to consultation on the four draft Local Plan documents and Council's proposed response to these. Discussion was had with regard to the tension of ensuring housing growth did not compromise the potential for use of brownfield land for economic growth in the borough. It was noted that there are safeguarded employment sites in the Plan, alongside regeneration areas which seek to create new mixed use areas which provide both increases in jobs, and new houses.

[1] Since this meeting, the Plannig and Housing Bill has been published, suggesting that site allocations in a local plans might, in future, benefit from a "permission in principle." Details on these provisions in the Bill are emerging but may as a result, lead to changes in the status of a "site allocation" in a local plan document.

6.11 Having considered the comments received to the draft Local Plan documents, Cabinet recommended that the four revised Local Plan documents be forwarded on to Full Council for approval.

6.12 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. Responses to all of the comments received are contained in the appendices which have been updated to reflect comments received. A brief overview of the purpose of each planning document is also provided.

Sustainability Appraisal

6.13 In addition to the evidence base studies, the Local Plan documents are also supported by a Sustainability Appraisal, including a Habitats Regulation Assessment, Environmental Impact Assessment, and an Equalities Impact Assessment. These are included as Appendix I of this report.

6.14 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.

6.15 The Habitats Assessment determines whether the proposals in the plan might have a significant effect on a European designated natural habitat, and suggests approaches to mitigation that should be included in the plan.

6.16 The Equalities Impact Assessment examines how the plan documents meet 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.

6.17 The Sustainability Assessment is an iterative process, providing further appraisal at each stage of the Plan's preparation and is published alongside the plan documents for public consideration and comment.

6.18 Officers are satisfied that the proposed plans, having regard to the assessments undertaken are acceptable in terms of their impact on wider sustainability considerations, once appropriate mitigations have been taken into account from the reports.

Schedule of Alterations to the Strategic Policies DPD

Purpose

6.19 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

6.20 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

6.21 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 (an increase of 7,500 new homes), 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.

6.22 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 managed and 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.

6.23 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.

6.24 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.

6.25 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. The development industry broadly supported the reduction. The evidence required to justify the continuation of the existing affordable, housing target (50%) does not however exist. Instead, the evidence on development viability commisionied by the Council as part of the plan process indicates that a reduction in the target is required if the plan is to meet the statutory tests of "soundness."

6.26 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. There 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 significantly reduced. 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.

6.27 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. Since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged in the courts and the policy on not

seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The 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 this process 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.

6.28 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.

6.29 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 absolute number of social homes but should ensure the housing stock is geared towards meeting the most acute housing needs in the Borough. Replacement with higher density development would only generally 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, and would need to take place in the context fo the suite of planning polices geared towards ensuring that new housing is of the highest quality and in line with the aspirations contained within the Haringey Development Charter.

6.30 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.

6.31 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.

6.32 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)

6.33 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

6.34 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 received fewer than 27 comments only.

Main Issues Raised

6.35 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 does not require backland sites to deliver against the forecast housing need. Accordingly, the plan has been amended to include a new DM policy (DM7) on a presumption against garden land development.

6.36 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.

6.37 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.

6.38 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 considered approach on a case by case basis whilst ensuring a robust basis to ensure amenity is protected from overlooking.

6.39 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.

6.40 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.

6.41 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 'taller' buildings, drawing on baseline from UCS and new technical evidence that will form the basis for a proposed future Tall Buildings Supplementary Planning Document (SPD). The policy and SPD (work on which is already underway) will provide a framework for considering appropriate building heights on a case specific basis having regard to site circumstances and the wider context.

6.42 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.

6.43 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.

6.44 Some consultees suggested several additional views to be included in the plan. These views require consideration and assessment using an appropriate 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.

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

6.46 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.

6.47 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 however considered to provide sufficient basis for controlling this type of development.

6.48 Consultees suggested that the wording of **DM9 (*Telecommunication*s)** is ambiguous, potentially overly restrictive on telecoms equipment and not fully supportive of the role of telecoms in supporting sustainable economic development. The response accepts this concern 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.

6.49 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.

6.50 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.

6.51 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.

6.52 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.

6.53 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.

6.54 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.

6.55 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.

6.56 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.

6.57 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.

6.58 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.

6.59 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*)**.

6.60 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 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.

6.61 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.

6.62 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.

6.63 Respondents suggested that the Council should develop local standards for play space. The published play space standards set in the London Plan Supplementary Planning Guidance, are however considered appropriate for the borough and exceed the previous local standard of $3m^2$ per child set out in the Open Space and Recreational Standards SPG.

6.64 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 subject to public consultation.

6.65 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.

6.66 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.

6.67 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.

6.68 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.

6.69 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.

6.70 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.

6.71 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.

6.72 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.

6.73 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.

6.74 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 standards will ensure that residential conversions result in acceptably sized dwellings, and thus and resist over-development.

6.75 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 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.

6.76 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 the emerging policy in LB Camden. 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.

6.77 **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.

6.78 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.

6.79 Developers thought **DM 26 (*Open Space*)** to be too restrictive in requiring assessments to justify the loss of undesignated open space. The policy has been amended 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.

6.80 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).

6.81 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.

6.82 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.

6.83 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 was also raised that there are no plans to create 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.

6.84 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.

6.85 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 has therefore been 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.

6.86 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 the park are European protected sites and therefore are unlikely to be consistent with a wide range of more active leisure uses. The consideration of this comment notes that the Local Plan will be subject to a Habitats Regulations Assessment to ensure there are no unacceptable adverse impacts on internationally-designated sites from the

amount and location of growth promoted through the Plan. Individual applications will consider the impact upon protected sites/habitats/species. The Lea Valley Regional Park Authority will continue to have an important role in the consideration of such issues at the planning application stage.

6.87 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.

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

6.89 **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.

6.90 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.

6.91 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. Accordingly, policy DM36 is proposed to be merged with **DM35 (*Managing and reducing flood risk*)** and signpost to the 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 were not included in the Strategic Flood Risk Assessment (SFRA). The SFRA will be revisited prior to submission 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.

6.92 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 the run-off rate has been reduced as much as possible, where a Greenfield run-off rate cannot be achieved.

6.93 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.

6.94 Responses frm the Environment Agency 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.

6.95 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.

6.96 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.

6.97 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.

6.98 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.

6.99 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.

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.

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

6.101 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. We have reviewed the policy objective and consider that a revised DM50 can successfully achieve the objectives for supporting and safeguarding employment use**.**

6.102 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.

6.103 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. In response it is proposed that the PTAL reference is 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.

6.104 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.

6.105 The Warehouse community consider organic growth to be a good thing and are strongly against 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 the longer term and some of the existing buildings lack the capacity to be made suitable for permenant occupation. The existing approach advocated in the Policy is for sites to be masterplanned – balancing the need to retain adn in part redevelop some of the existing buildings. This is still

considered the most appropriate way to address the different existing built characteristics on these variously identified sites.

6.106 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 opposition to 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. The Council considers that new, dedicated workspace, in some form is nevertheless still necessary in this area. Provision for commercial opportunities is essential to meeting the wider employment objectives of the plan.

6.107 The objections from the 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 however be part of the site masterplanning process as set out in **DM51.B.c**.

6.108 While a number of landowners made representations seeking greater heights within the designated areas 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*)** which now provides a clear framework and criteria for assessing proposals for large and tall buildings across the borough.

6.109 From the responses received, there was 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 also 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.

6.110 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. Transport considerations would nevertheless need to be addressed through the site masterplanning process, having regard to the nature and scale of development and uses, and associated servicing requirements.

6.111 Other matters raised by respondents were generally acknowledged by the Council, such as the consideration of 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.

6.112 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.

6.113 It was suggested that Policy **DM53 (*Development within town centres*)** should provide greater flexibility over restrictions 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.

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

6.115 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 considered sufficiently robust to support the Policy.

6.116 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.

6.117 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.

6.118 A general comment received to these policies was that the Council is not doing enough to ensure sufficient provision of social and community facilities. The response notes 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 (DM48) 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.

6.119 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.

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

6.121 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.

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

6.123 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. Where they do, the Council needs to ensure they do not compromise the development potential of the adjacent property or properties. The new policy (DM55) 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.

6.124 The **second additional Policy (DM56) is related as it 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

6.125 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 demonstrating 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

6.126 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 and Lordship Recreation Ground (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); Pinkham Way (12 representations, a petition of 1,154 signatures and 96 comments) and Tunnel Gardens (14 representations & 52 comments).

Main Issues Raised

6.127 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 sphere of influence in this policy 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.

6.128 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.

6.129 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 the Council considers to be a suitable designation for the mix of uses proposed for the site.

6.130 **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 limited, due to the fact the parameters for development are already defined through the extant planning permissions.

6.131 The main issue for **SA10 (*Haringey Civic Centre*)** relates to the potential use of the neighbouring traveller pitches. As the existing pitch would need to be re-provided before any development occurs, it was not seen as prudent to include the travellers pitches in the Allocation. 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.

6.132 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 road within a town centre and that the reduced heights along Watson's Road are already to the benefit of Ringslade Road properties.

6.133 **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.

6.134 **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.

6.135 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.

6.136 **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.

6.137 Respondents to **SA16 (*Wood Green Library*)** were concerned with the loss of the library building. The building itself is not considered a building of architectural merit. The use remains (and is recognised) as important to residents and the vitality of the town centre and 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.

6.138 **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.

6.139 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.

6.140 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.

6.141 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.

6.142 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.

6.143 **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.

6.144 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.

6.145 **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.

6.146 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.

6.147 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.

6.148 **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.

6.149 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.

6.150 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.

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

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

6.153 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.

6.154 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.

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

6.156 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.

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

6.158 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 was also suggested that the proposals will have an adverse impact on the Conservation Area including on views. This is not accepted, development on the site is capable, officers consider, of benefitting the setting of the Conservation Area.

6.159 **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 and Goldsmiths Court 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.

6.160 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.

6.161 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.

6.162 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. The 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.

6.163 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.

6.164 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.

6.165 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 also 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).

6.166 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.

6.167 **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.

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

6.169 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.

6.170 **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.

6.171 Pinkham Way Alliance feel that **SA52 (*Pinkham Way*)** is not suitable for employment use and submitted a petition with 1,154 signatures against the continued allocation of the site. Their rationale is based upon a belief that the sites unique characteristics would not support development. The existing designations, both employment and SINC, are nevertheless proposed to remain on the basis there is a continuing need for employment spaces in the borough. The allocation recognises that any development would be required to consider the SINC designation. The evidence the group submitted on the biodiversity present on the site is not considered to be 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. The Council is clear that 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.

6.172 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 however require an impact assessment on long distance views to be undertaken.

6.173 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 proposed to be 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.

6.174 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.

6.175 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.

6.176 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.

6.177 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.

6.178 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.

6.179 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 change.

6.180 **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.

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

6.182 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.

6.183 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.

6.184 As a result of numerous responses to **SA63 (*Broadwater Farm*)** the allocation is amended to remove the part of Lordship Recreation Ground which was in the earlier 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.

6.185 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 quality of life and community 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 by some for demolition of Tangmere block as repairs are ongoing and do not seem to be able to make a difference.

6.186 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.

6.187 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.

6.188 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.

6.189 There was strong 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.

6.190 **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.

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

<u>Tottenham Area Action Plan</u>

6.192 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.

6.193 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.

6.194 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 "neighbourhood 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.

6.195 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

6.196 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

6.197 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

6.198 Some comments suggested that the AAP does not give equal consideration to the different areas within Tottenham. The AAP is 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.

6.199 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 remains to manage development and

regeneration to deliver a positive transformation of the area that benefits both existing and future residents.

6.200 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 a range of findings, including 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

6.201 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 nevertheless been amended to better clarify the rationale for including sites for estate renewal, as set out above.

6.202 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.

6.203 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.

6.204 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

6.205 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. The Planning Authority is nevertheless obliged by national policy to recognise that delivery on a site basis is influenced by viability and grants available to provide for different types of affordable provision.

6.206 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.

6.207 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

6.208 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.

6.209 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.

6.210 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

6.211 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.

6.212 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

6.213 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.

6.214 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.

6.215 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

6.216 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.

6.217 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.

6.218 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.

6.219 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.

6.220 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

6.221 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

6.222 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.

6.223 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.

6.224 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

6.225 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.

6.226 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

6.227 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.

6.228 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.

6.229 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.

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

6.231 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)

6.232 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.

6.233 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)

6.234 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.

6.235 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)

6.236 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)

6.237 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)

6.238 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.

6.239 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.

6.240 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)

6.241 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.

6.242 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)

6.243 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.

6.244 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.

6.245 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)

6.246 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)

6.247 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.

6.248 There were particular concerns expressed about 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 objective out more clearly.

6.249 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)

6.250 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.

6.251 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)

6.252 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. Whilst it was not considered that the development of the site would prejudice amenity or the character of the area the allocation has been removed from the plan to allow further consideration of the parking issues, so that the site can be optimised for public benefit.

TG2 (Tottenham Chances)

6.253 Consultees expressed concern over the loss of the Tottenham Chances community facility. The policy continues to provide for a community use and the potential for 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.

6.254 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.

6.255 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.

6.256 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)

6.257 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.

6.258 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

6.259 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.

6.260 There were also 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.

6.261 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 having regard to its potential 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)

6.262 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.

6.263 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.

6.264 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.

6.265 There were objections to the demolition of part 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)

6.266 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.

6.267 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)

6.268 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.

6.269 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 site to ensure any future development both considers and positively contributes to wider local area objectives.

6.270 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)

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

NT2 (Northumberland Park)

6.272 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.

6.273 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)

6.274 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.

6.275 There was support for the reallocation of the White Hart Lane local centre as a district centre. This was considered inappropriate given the proximity of Bruce Grove District Centre, and the aleady emerging Tottenham Hale District Centre. It was agreed to proceed with planning policy that supports the creation of a local retail centre, and a significant leisure destination, complementing the new football stadium.

6.276 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)

6.277 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.

6.278 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)

6.279 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)

6.280 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.

6.281 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.

6.282 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.

6.283 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)

6.284 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 established and proposed spatial strategy.

6.285 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.

6.286 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 in the form of the District Centre Framework, and Retail Impact Assessment is being prepared in this regard and will help to inform future planning and implementation frameworks for the District Centre.

6.287 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.

6.288 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)

6.289 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)

6.290 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 consistent with green belt objectives and will not have an adverse impact on local ecology and biodiversity.

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

6.292 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 refined to set out more clearly that development will be required to be accompanied by a site-wide masterplan.

6.293 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)

6.294 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.

6.295 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)

6.296 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.

6.297 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

6.298 There was an objection to the 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 of LDCs, where appropriate, and continue to seek to maximise employment floorspace through the site masterplanning process where re-development is contemplated.

TH10 (Herbert Road and Constable Road)

6.299 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.

6.300 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.

<u>Next steps</u>

6.301 The approval sought in this report is for publication and submission of the Local Plan documents to the Secretary of State. 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 Christmas, a period of publication until the 29th January is proposed, making it approximately 8.5 weeks overall, including Christmas.

6.302 The Regulation 19 stage is a formal stage and focuses on the legality and "soundness" of the documents. Soundness is defined by the associated Regulations. 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.

6.303 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.

6.304 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

6.305 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.

6.306 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 important 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 Full Council will clearly want to demonstrate proper consideration thereto.

8.7 Following approval by Full Council, the documents will be 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 Council's 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 117-212 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=143&MId=7312&Ver=4

9.3 Appendix C: The draft Development Management Policies: Pre-submission version; This is included at pages 213-348 of 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=143&MId=7312&Ver=4

9.5 Appendix E: The draft Site Allocations: Pre-submission version; This is included at pages 349-572 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=143&MId=7312&Ver=4

9.7 Appendix G: The draft Tottenham AAP: Pre-submission version; This is included at pages 573-760 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=143&MId=7312&Ver=4

9.9 Appendix I: The 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=143&MId=7312&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.'

ALTERATIONS TO STRATEGIC POLICIES 2011-2026

Haringey's Local Plan

Proposed Submission Version

November 2015



www.haringey.gov.uk

Haringey LONDON

How to respond to the consultation?

The Council will consult on the pre submission of the Alterations to Strategic 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 C 'Making a Representation'.

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.

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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.**

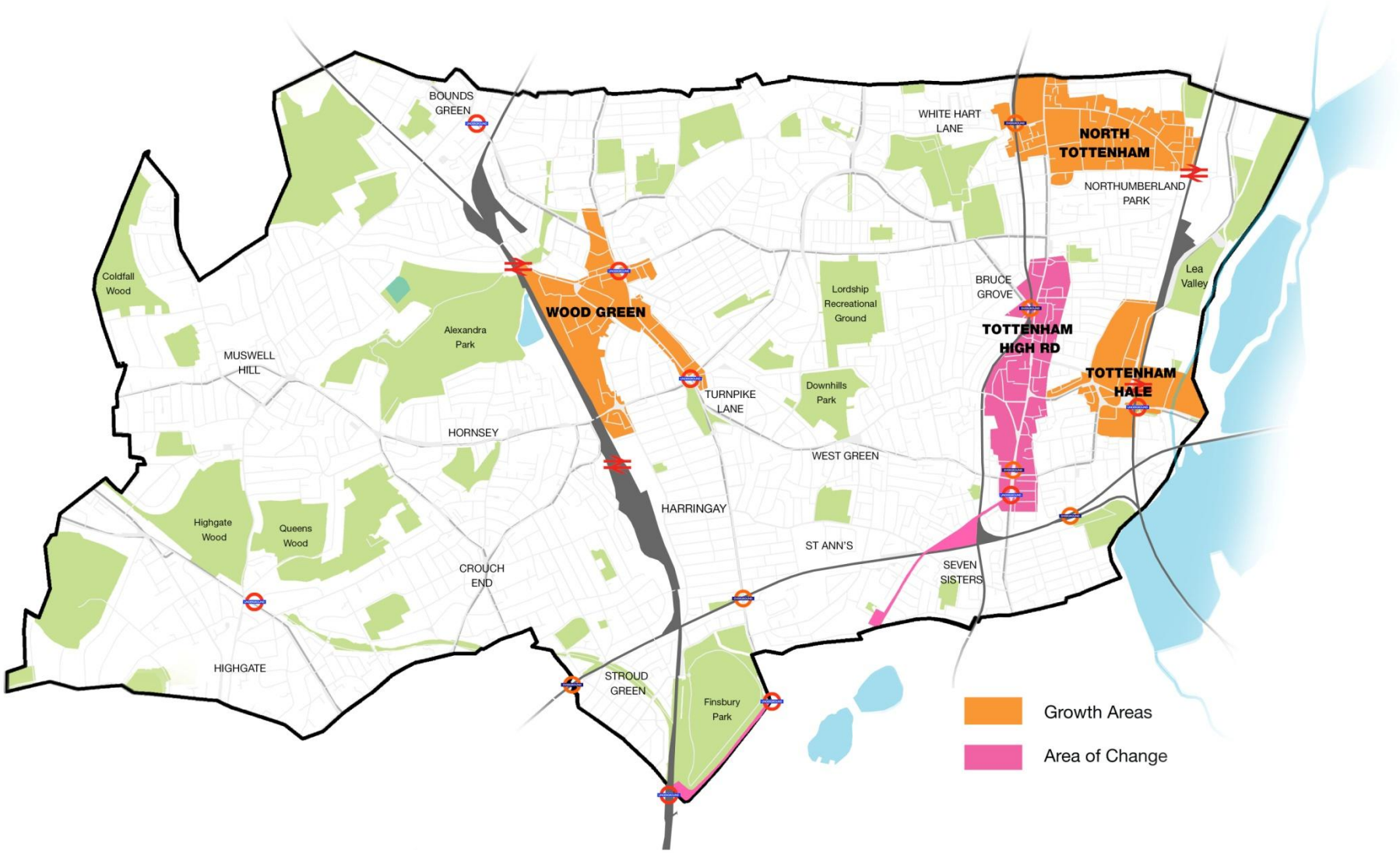
			should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. (See entry for affordable rent, intermediate and social rented for further details).	
Alt106	Appendix 5	Glossary of Terms	*Amend the 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:** - **Bounds 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 (part EL/RA), N15** - **South Tottenham, (Part LSIS/RA), N15** - **Tottenham Hale, (Part SIL/RA), N17** - **Vale Road / Tewkesbury Road (Part LSIS/RA), N15** - **Wood Green, N22** - **Omega Works, N4** - **Arena Design Centre, N4**	
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.**


BOUNDS GREEN
WHITE HART LANE
NORTH TOTTENHAM
NORTHUMBERLAND PARK
Coldfall Wood
WOOD GREEN
Alexandra Park
Lordship Recreational Ground
BRUCE GROVE
TOTTENHAM HIGH RD
Lea Valley
MUSWELL HILL
TURNPIKE LANE
Downhills Park
TOTTENHAM HALE
HORNSEY
WEST GREEN
HARRINGAY
Highgate Wood
Queens Wood
ST ANN'S
CROUCH END
SEVEN SISTERS
HIGHGATE
STROUD GREEN
Finsbury Park
Growth Areas
Area of Change

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.

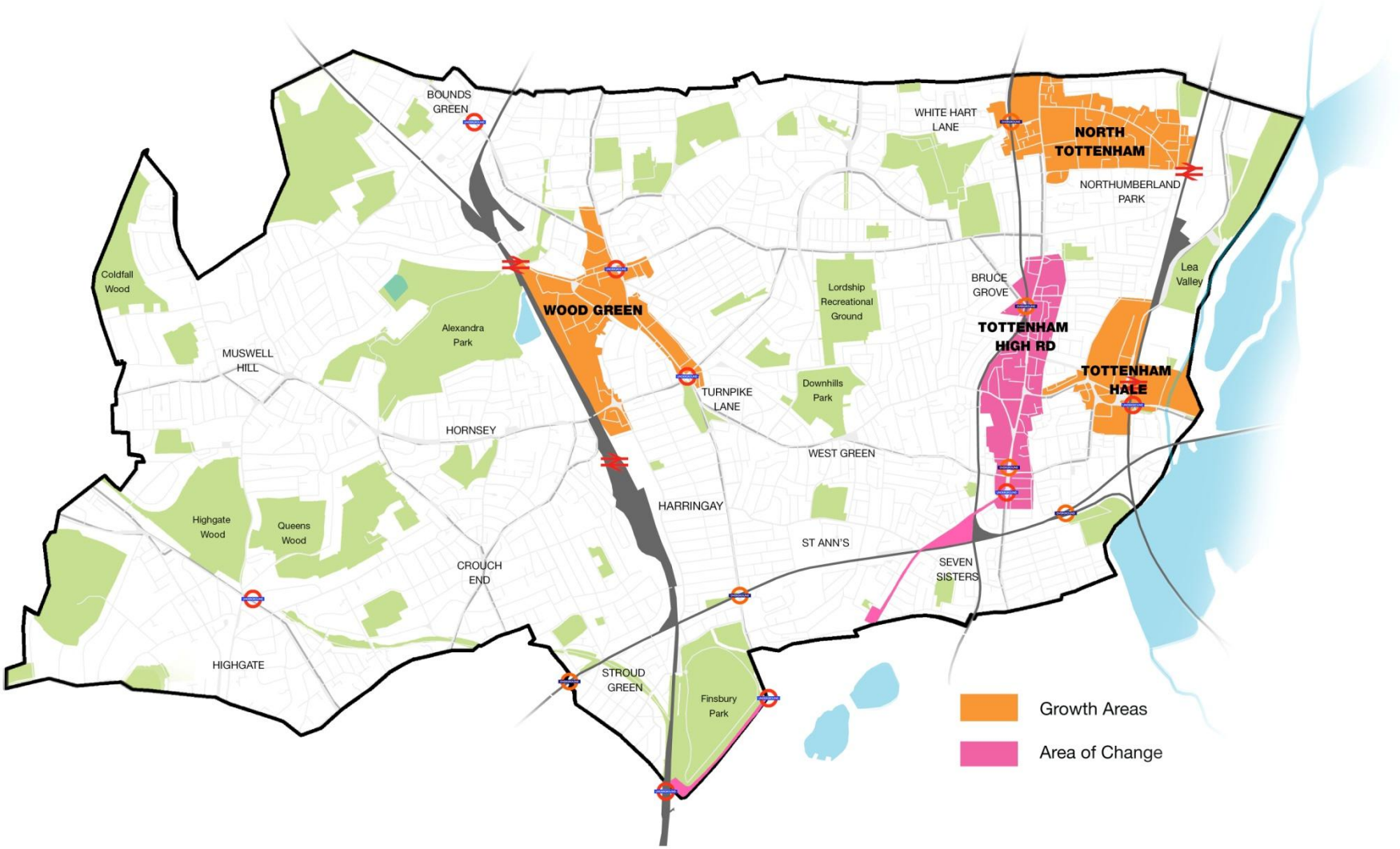
3.1.6 Haringey Growth Areas – these are areas with the greatest capacity for growth. It is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period.

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]

[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.**



3.1.9 The following housing figures are indicative ranges in these broad areas over the plan period

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

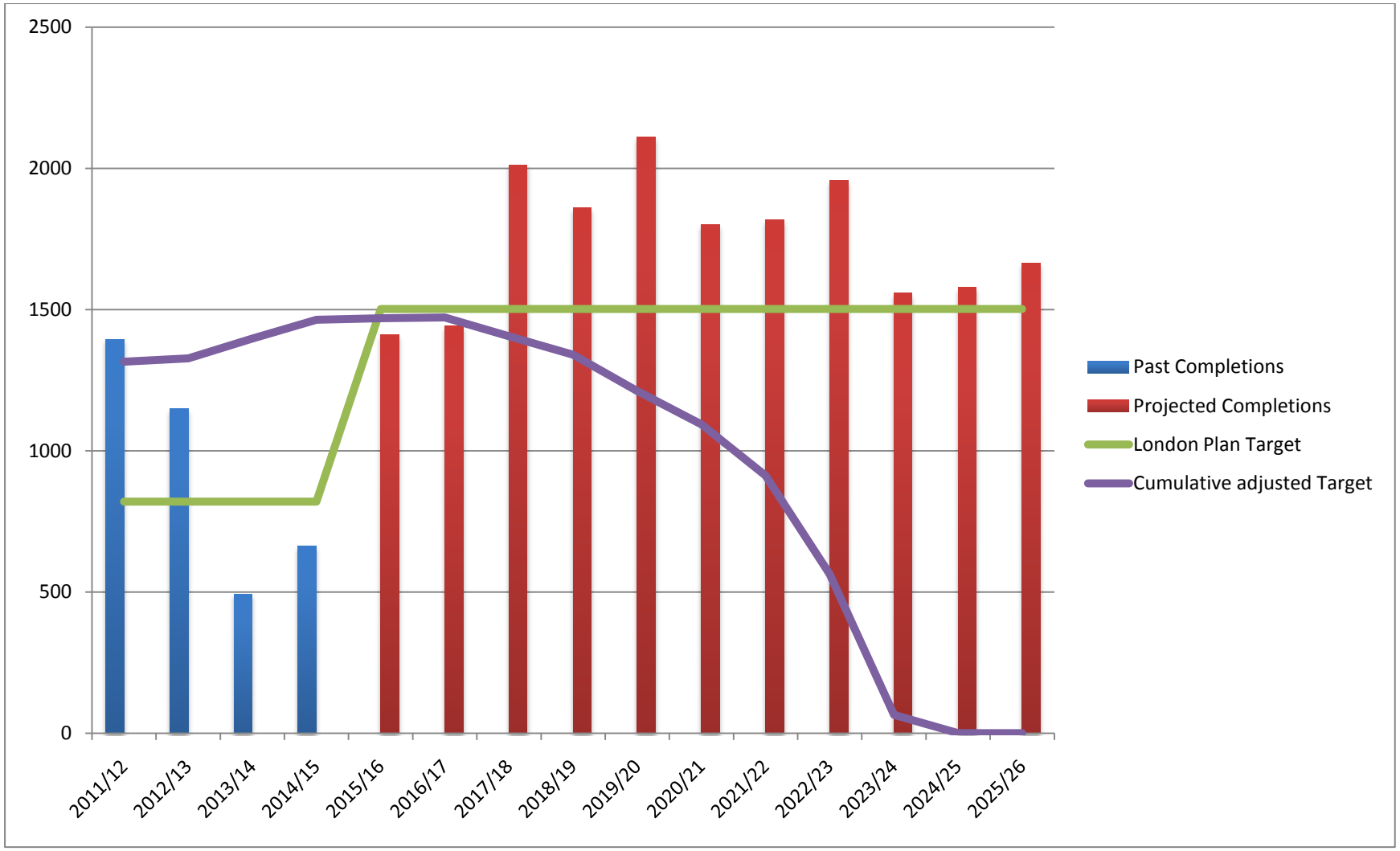
8.2.30 SP17 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The ~~Annual~~ **Authority** Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

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 1 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 2 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

Appendix 3: Making a Representation

Introduction

The Alterations to the Strategic 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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DEVELOPMENT MANAGEMENT POLICIES DPD

Haringey's Local Plan

Proposed Submission Version

November 2015



www.haringey.gov.uk

Haringey LONDON

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How to respond to the consultation?

The Council will consult on the pre- submission of the Development Management Policies from **4th December 2015 to the 5th February 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 a Representation'.

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 5th February 2016.

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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	
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1 Introduction

1.1 The Strategic Policies Local Plan (2013) sets out Haringey's spatial strategy for managing development and growth in the borough up to 2026. The strategy provides a positive framework for ensuring that housing, employment, infrastructure and other needs are met in a way that contributes to the delivery of sustainable development, both in the borough and Greater London. The Strategic Policies Local Plan is guided by a number of key objectives which are set across five overarching themes, as follows:

- People at the heart of change;
- An environmentally sustainable future;
- Economic vitality and prosperity shared by all;
- Safer for all; and
- Healthier people with a better quality of life.

1.2 The Development Management Policies Development Plan Document (DPD) gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy, and providing a clear framework for resisting development that would be at odds with the Local Plan.

1.3 The Development Management Policies DPD sets out criteria based policies against which planning applications will be assessed, including policies which give effect to the designations shown on the adopted Policies Map. The Development Management Policies will be considered alongside the full suite of Haringey's Local Plan policies, discussed in further detail below.

Development Management Policies DPD and other planning policy documents

1.4 Figure 1.1 shows where the Development Management Policies DPD sits within the hierarchy of national, regional and local planning policy documents.

National and regional planning context

1.5 Development in Haringey is currently guided by national and regional policies including National Planning Policy Framework (NPPF) (2012) and London Plan (2015). The NPPF sets out Government policy on planning matters in England and Wales. Where local planning authorities prepare Development Plan Documents these are required to be consistent with the NPPF.

1.6 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.

Relationship to other Local Plan documents

1.7 Haringey's Local Plan is made up of a number of individual planning policy documents. These are currently adopted or in development. In addition to this Development Management Policies DPD the Local Plan documents include:

- Strategic Policies Local Plan (2013) - sets out the Council's spatial strategy and key policies for the future development of the borough through to 2026. The Council is currently proposing amendments to this document to reflect changes in overarching national and regional policy;
- Site Allocations DPD - sets out the specific strategic sites within the borough (excluding the Tottenham area) which are considered appropriate to accommodate housing and employment growth;
- Tottenham Area Action Plan DPD - identifies strategic site allocations for housing and employment growth in Tottenham and Tottenham wide policies for managing growth;
- Wood Green Area Action Plan - will identify strategic sites and area wide policies for managing growth in Wood Green;
- Joint North London Waste Pan – identifies sites and areas with sufficient capacity to manage the different wastes generated in North London and includes policies against which to consider proposals for new waste facilities; and
- Policies Map - illustrates the geographical extent of the policies and proposals identified in the development plan documents.

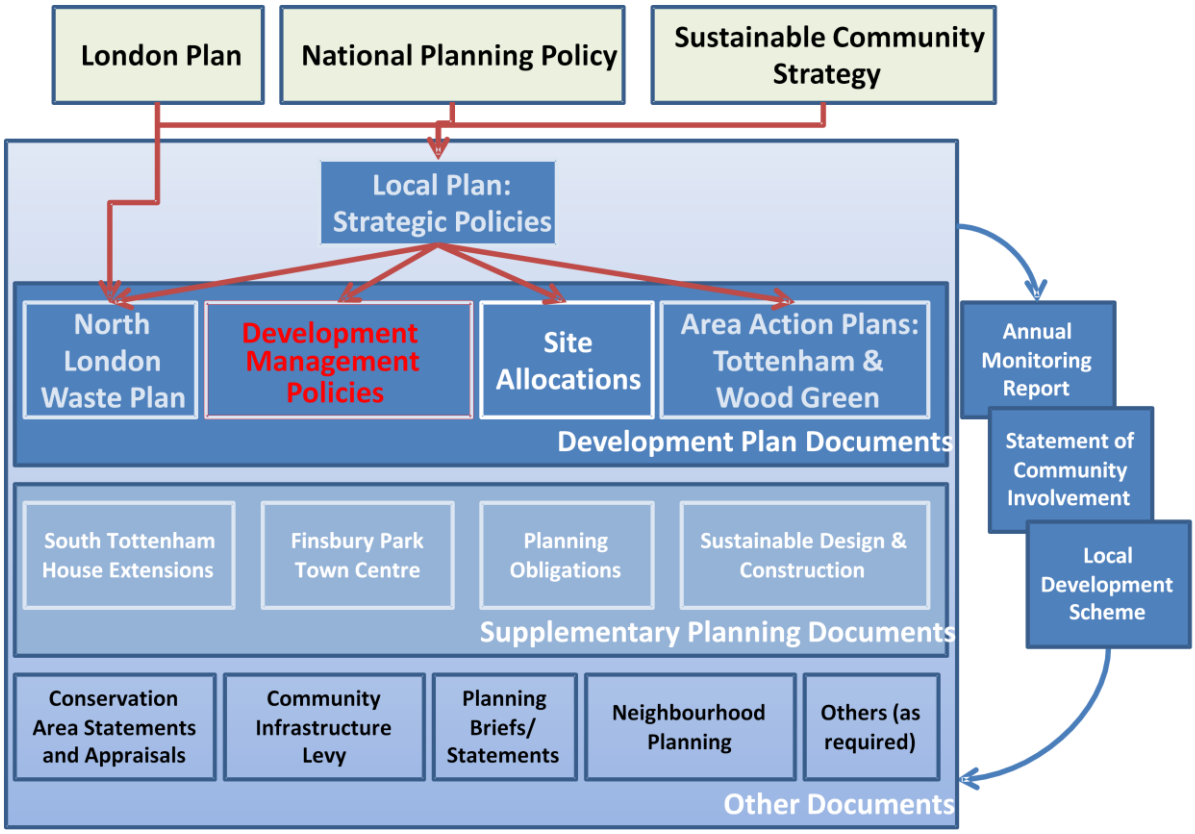


Figure 1.1 Planning policy documents

Plan development

1.8 The Development Management Policies DPD has been developed over several stages and in consultation with local residents and other stakeholders. It will be subject to public examination prior to its adoption. The process from inception to adoption is broadly outlined below.

1.9 Stage One - The initial issues and options public consultation in March 2013 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.

1.10 Stage Two - Informed by the initial scoping consultation, the Council prepared and consulted on a 'Preferred Option' Development Management Policies document from February to March 2015. 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.

1.11 Stage Three - This consultation (December 2015 – February 2016) is on the Council's final plan, which took into account feedback received to the preferred

options consultation. This consultation will give stakeholders and partners a final opportunity to comment on the Plan, with any unresolved matters being referred to the Government appointed Planning Inspector to consider at the independent examination. Further details on this process are set out in Appendix G.

1.12 Stage Four - 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 in Public is expected to take place from March 2016, and will provide respondents to the final draft of the plan with an opportunity to make their case for further amendments.

1.13 Stage Five - Documents which are found to be sound by the Inspector will be adopted by resolution of the Council. This is expected in late 2016.

Integrated impact assessment

1.14 An integrated impact assessment has been carried out as part of the Local Plan production process. This assessment uses a single process to address requirements of different types of impact assessments which together help to inform policy development. The integrated impact assessment addresses relevant requirements and guidance for Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment, Equalities Impact Assessment and Health Impact Assessment.

1.15 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 transposes into national law the European Union's Strategic Environmental Assessment Directive. SA is an iterative process which occurs throughout the plan production stages. Findings of the SA for the Development Management Policies DPD will be published alongside the Plan.

1.16 An Equalities Impact Assessment considers 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.

1.17 The Habitats Regulations Assessment (HRA) considers the impact of the Plan's proposals on significantly important habitats protects under European directives.

Superseded policy documents

1.18 The policies contained in this Development Management Policies DPD will supersede and/or replace Haringey's Unitary Development Plan Saved Policies (March 2013). A schedule of the policies this Plan will replace is provided in Appendix D of this document.

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 Plan.

Structure of this document

1.20 The planning policies in this document have been divided into six chapters each focussing on a thematic policy area.

Chapter 2 Design and Character

Chapter 3 Housing

Chapter 4 Environmental Sustainability

Chapter 5 Transport and Parking

Chapter 6 Employment and Town Centres

Chapter 7 Community Infrastructure and Implementation

1.21 Cutting across all thematic policies is the presumption in favour of sustainable development contained within the National Planning Policy Framework. This requires that:

a. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

b. Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

c. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that Framework indicate that development should be restricted.

1.22 It is intended that the policies contained within this document are to be applied borough-wide unless specified otherwise in an Area Action Plan. Neighbourhood plans should also be in general conformity with the policies of this Plan.

2 Design & Character

2.1 The Council is committed to delivering excellence in development quality. It expects all new development to embrace the principles of sustainable design, positively respond to the character and setting of Haringey's neighbourhoods and avoid harmful impacts, especially to amenity of neighbouring buildings, and local character and heritage assets. 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 from the Strategic Policies Local Plan providing further detailed policies across key topic areas. They promote high quality design whilst seeking to optimise the use of land in order to achieve economic and housing growth across the borough. The Council aims to promote and deliver sustainable growth through securing high quality development. These policies provide further detail on the principles of growth and design set out in Strategic Policies SP1, SP11 and SP12.

2.4 To further assist in the delivery high quality development, the Council has established a Quality Review Panel (QRP), which brings together a team of independent professionals from a range of backgrounds to scrutinise major and controversial development proposals. The QRP advises applicants, Council officers, and the Planning Committee on their consideration of how well a development scheme is meeting the principles of the Haringey Development Charter (see Policy DM1). In additional to the QRP, the Council may also take advice from regional independent bodies such as London Advisory Committee at Historic England.

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 should 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 shall 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. It represents the core set of questions the Council poses to applicants of all new

development or changes of use to demonstrate their detailed understanding and appreciation of the site's context and to robustly justify their design rationale. It also engages with best practice which recommends the views of affected parties should be sought and taken into account in developing proposals, and recognises that design quality can be compromised through poor construction and the use of cheaper materials.

2.6 All development requiring a design and access statement should explain the purpose of the development, demonstrating how the proposal addresses the five principles of the Development Charter set out in Policy DM1, supported by clear drawings and images as appropriate.

2.7 The policies on design standards recognise that design includes both aesthetics and functionality. The massing, bulk, scale, and the height of buildings, and the spaces between them, both public and private, are significant components of an area's character. The consideration of these components and how a proposed development will relate to existing buildings, including any impacts on neighbouring occupiers, will ensure development is responsive to its local context. Securing high quality architecture, materials, and environment will ensure new development enhances and enriches the borough's built environment and the experience of those who use them.

2.8 Landscaping should be included as an integral part of the overall design of a development proposal. The landscape and buildings need to be considered together from the start of the design process and careful consideration should be given to the existing character of the site including its typology, existing trees and other natural features. The space around buildings is important not only as a setting for the building in its context, but also for reasons of functionality. It enables the implementation and successful growth of landscaping schemes, provides an outdoor amenity for occupiers, space for refuse storage and car parking, and the sustainable management of flood risk and surface water drainage.

2.9 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.

2.10 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'.**

2.11 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.

2.12 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 reduces the need for extensive adaptations to buildings, to meet the needs of existing and potential future users.

2.13 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.

2.14 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 schemes can enhance local distinctiveness and legibility through the use of public art. Where public art is provided it should be:

a. **Agreed by the Council;**
b. **Appropriately located in a prominent location, with consideration given to fixing art to the proposed building or situated on a public space within the site; and**
c. **Maintained in perpetuity.**

Privately owned public spaces within new Development

B. New privately owned public spaces should promote secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features. The management of these spaces, including their use and public access, will need to be agreed by the Council.

Advertisements

C. 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

D. Proposals for the installation of telecommunications equipment will be permitted where:

- **a. It is demonstrated the equipment is limited to the minimum operational requirement, which should include any future-proofing requirements to accommodate anticipated improvements in infrastructure;**
- **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. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area (see Policy DM9);**
- **g. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure;**
- **h. A minimum residual footway width on main pedestrian roads in line with the Manual for Streets is preserved.**

E. All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.

2.15 Public realm and street design are integral parts of the borough's environment and character. A 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 in line with London Plan Policy 7.5.

2.16 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.

2.17 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.

2.18 The Council will seek to ensure that new development contributes to the delivery of a 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 promote inclusive environments.

2.19 Private ownership and management of the public realm is not in itself a cause of exclusion and segregation, and 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.

2.20 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.

2.21 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.

2.22 Advertisement and hoardings applications are required to follow the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

Telecommunications

2.23 The Council recognises the important role that telecommunications 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.

2.24 Whilst the Council is broadly supportive of telecommunications development it considers that controls are necessary to ensure that such apparatus and associated structures do not adversely impact on local character, amenity and the environment.

2.25 On streets and within public spaces, a proliferation of cabinets can lead to cluttering and run counter to initiatives to de-clutter such environments. Whilst satellite dishes and other telecommunications equipment and associated structures on the front of buildings can harm the character and appearance of an area. Where planning permission is required for telecommunications equipment, the Council will aim to minimise any adverse impact of such development on visual and aural amenity, as well as on public safety, 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.

2.26 Whilst recognising there may be potential for the siting of telecommunications apparatus and associated structures in conservation areas, as well as on or around statutory and locally listed buildings, the Council will ensure that the character and quality of heritage assets and their settings are preserved in line with Policy DM9.

2.27 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 and townscape.

2.28 In town centres and heavily trafficked areas, the minimum residual distance of 1.5 metres 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.

2.29 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 the objectives of the London Plan and SP6.

2.30 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.

2.31 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 segregation of waste at source. However, the number of bins required can be unsightly, especially in conversions, and the storage of wastes can cause nuisance in terms of noise and odour. It is therefore important that facilities are well designed and sensitively integrated into developments in accordance with Policy DM1.

2.32 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 and convenient access to recycling and other waste management facilities, and that waste collection services are not compromised by poorly designed buildings. Where flatted development includes basement parking provision, the Council expects the options for basement servicing of waste management and collection to have been fully investigate. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

Policy DM5 Locally Significant Views and Vistas

A. Development proposals within the viewing corridors of the Locally Significant Views shown on Map 2.1 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 publically accessible.

2.33 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.

2.34 A Schedule (Appendix A) and Map (2.1) set out the proposed Locally Significant Views to be protected which are identified in the Urban Characterisation Study, where further details can be found.



Map 2.1 Haringey Views

2.35 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.

2.36 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 does not 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.

2.37 Viewpoints are a valuable amenity for residents and visitors alike and should be maintained and managed. Where possible they should also be enhanced through opportunities to open up new local views on redeveloping sites.

2.38 The Council will prepare further guidance on views in Haringey through a Tall Buildings and Views Supplementary Planning Document (SPD).

Policy DM6 Building Heights

A. For all development proposals, the Council expects building heights to be of an appropriate scale which responds positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

B. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in community benefit as well as urban design terms and should conform to the following general design requirements:

- **a. Be of a high standard of architectural quality and design, including a high quality urban realm;**
- **b. Protects and preserves existing locally important and London wide strategic views in accordance with policy DM5; and**
- **c. Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).**

C. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings. In addition to the requirements in B above, proposals for tall buildings should also:

a. **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.**
b. **Consider the impact on ecology and microclimate; and**
c. **Be consistent with the Council's Tall Buildings and Views Supplementary Planning Document.**

D. **Tall buildings within close proximity to each other should:**
a. **Avoid a canyon effect;**
b. **Consider the cumulative climatic impact of the buildings;**
c. **Avoid coalescence between individual buildings; and**
d. **Demonstrate how they collectively contribute to the delivery of the vision and strategic objectives for the area.**

E. **All proposals for taller or tall buildings must be accompanied by an urban design analysis which assesses the proposal in relation to the surrounding context. This should include the submission of a digital 3D model to assist in the understanding of the design concept and impacts of the development.**

2.39 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 the prevailing surrounding building heights. 'Tall' buildings are defined in the Strategic Policies DPD as being buildings 10 storeys and over. 'Taller' buildings are not 'Tall' buildings.

2.40 '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 transport nodes, close vistas of long straight roads and define landscape features. Provision for 'Taller' buildings, in particular, is significantly important to the delivery of the Borough's spatial strategy that focuses growth and development needs to specific growth areas. Well designed, of high architectural quality, and located in the right places, such developments can enhance and contribute to the attractiveness of an area.

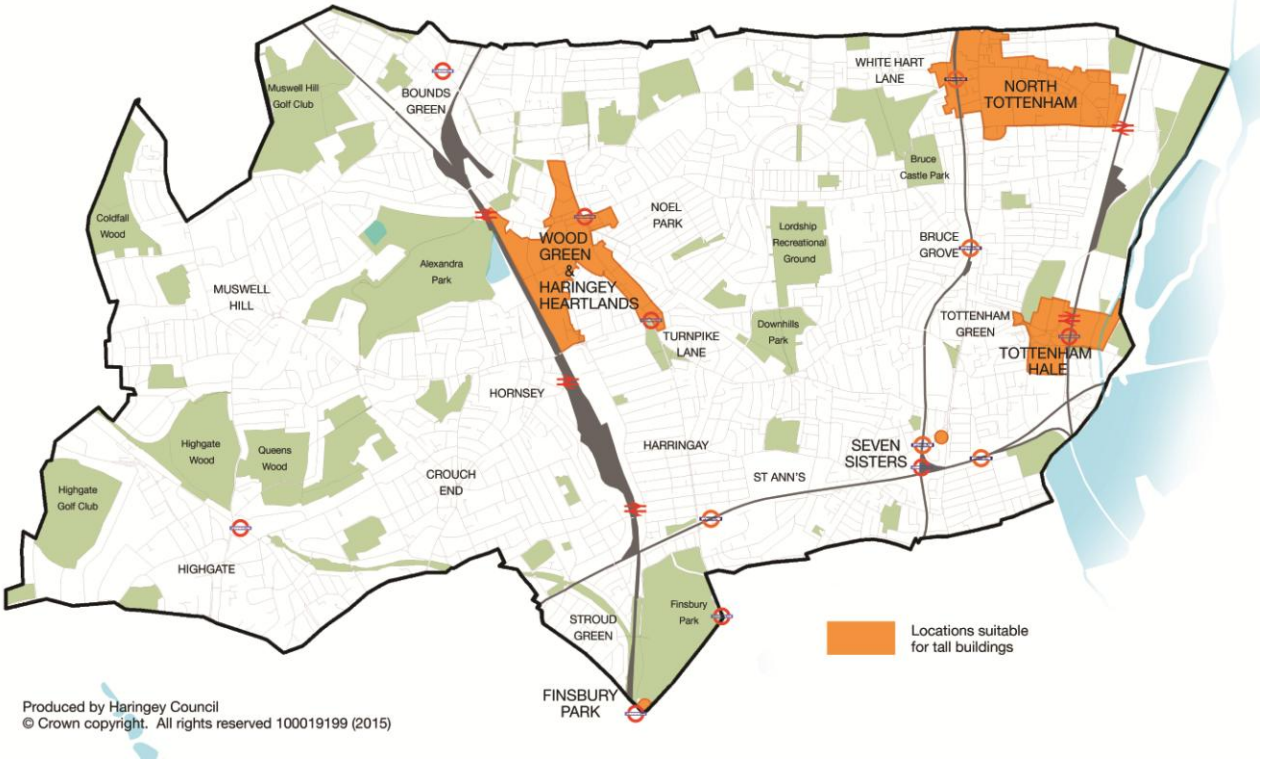
2.41 However, poorly designed 'Tall' or 'Taller' buildings in the wrong locations can cause intrusive effects on both the immediate and the wider area by adversely impacting local views, domineering heritage assets, their settings, townscapes and other important landmarks, and by altering the established skyline.

2.42 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 (DM6), having regard to the additional requirements set out in the Site Allocations relevant to and within those areas, and will require detailed urban design analysis which assesses the proposal in relation to the surrounding and much wider context. The Council will prepare further guidance on tall buildings within these locations through a Tall Buildings and Views Supplementary Planning Document (SPD).

2.43 Development of inappropriate height and proposals for tall buildings outside of the areas identified on Map 2.2 will be resisted.

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Map 2.2 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 of a number of whole land plots.

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 frontages 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.**

2.44 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 not to detract from the character of the street scene, the architectural integrity and scale of adjacent buildings or from residential amenity.

2.45 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.

2.46 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. New developments on these sites should also not result in a loss of security to adjacent dwellings.

2.47 The 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 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 character of the area and the integrity of the street scene. Back gardens are also an important ecological resource and play a significant role in drainage and flood mitigation. The Council therefore considers back garden development to be inappropriate and at odds with the spatial strategy of the borough – to focus development in growth areas well served by transport and local amenities. The exception is where sites can be assembled to bring forward comprehensive development that, in accordance with Policy DM1, can be designed to provide an appropriate layout consistent with the surround character and amenity.

2.48 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, security shutters and canopies, 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. Security shutters should be open mesh and, wherever possible, should be located internally.**

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, or impact the character or appearance of a conservation area.

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.

2.49 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 shopfronts make a positive contribution to local distinctiveness and enhance the vitality of the shopping parade as well as the wider town centre and area.

2.50 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.

2.51 Shop fronts with poor quality materials, internally illuminated box fascias and intrusive signage add to visual clutter and detract from the appearance of the streetscape. Use of solid security shutters creates a fortress-like atmosphere in town centres and neighbourhood parades when premises are closed, perpetuating fear of crime and personal safety. To reduce visual clutter from the frontage, the grille box should be designed to be hidden behind the fascia.

2.52 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). Historic shopfronts should be retained and 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.

2.53 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.

2.54 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 the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement 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 relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;**
- **e. The desirability of securing a viable use for a heritage asset consistent with its conservation;**
- **f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and**
- **g. 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

2.55 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; and
- 22 archaeological priority areas.

2.56 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.

2.57 Conservation and management of the historic environment are central to the delivery of sustainable development. The NPPF 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. Policy DM9 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.

2.58 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 should 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 Trust and other local heritage societies, including Haringey's Conservation Advisory Committees.

2.59 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. 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.

2.60 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.[1]

2.61 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.

2.62 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.[2] This policy supports sustainable retrofitting of heritage assets (in line with Policy DM21) but where there is a conflict between delivering sustainability measures and the potential to cause damage to the significance of the heritage asset, priority will be afforded to the preservation of the heritage asset.

2.63 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

2.64 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, will 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.

2.65 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

[1] Constructive Conservation: Sustainable Growth for Historic Places. English Heritage, March 2013.
[2] English Heritage "Heritage Counts 2008: Climate Change"

Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but also their wider setting.

2.66 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.

2.67 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 the Council's 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.

2.68 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.

2.69 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

2.70 In addition to the Borough's substantial number of statutory listed heritage assets, there are also 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.

2.71 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.

2.72 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.

2.73 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

2.74 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.

2.75 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.

2.76 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

2.77 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.

2.78 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 National Planning Policy Framework (NPPF) sets out the requirements for local authorities to set policies to respond to housing need; identify the required housing mix; and contribute to mixed and balanced communities. The London Plan (2015) provides the strategic planning framework against which Haringey sets the local housing policies.

3.2 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. 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.

3.3 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 the relevant policies of this Plan.

3.4 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.

3.5 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.

3.6 Haringey has some of the most deprived and polarised communities in the country. Ensuring mixed and balanced communities, particularly in areas dominated by social and affordable rented housing, is key to the success of the Local Plan objective of delivering sustainable development and growth and is in line with London Plan Policy 3.9. 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.

3.7 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.

3.8 Equally, the Council will robustly seek the provision of new affordable housing development in areas of Borough where it is currently under represented.

3.9 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.

3.10 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.

3.11 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, rented, 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.

3.12 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.

3.13 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.

3.14 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.

3.15 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.

3.16 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.

3.17 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 more than 10 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 taken as the existing/alternative use value.

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.

3.18 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.

3.19 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.

3.20 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.

3.21 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 need 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 DM12), and planning obligations (see Policy DM48).

3.22 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.

3.23 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.

3.24 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.

3.25 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.

3.26 In accordance with the NPPF, the Council is committed to collecting evidence to understand the need for self/custom build and plan for the identification and allocation of sites once the level of need is known. The Council will monitor expressions of interest and direct people to GLA's self build housing register[3] 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.**

[3] 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 at Part 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 will provide 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

3.27 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.

3.28 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.

3.29 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[4].

3.30 The Council will seek to work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites.

Student Accommodation

3.31 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.

3.32 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.

3.33 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.

[4] 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

3.34 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.

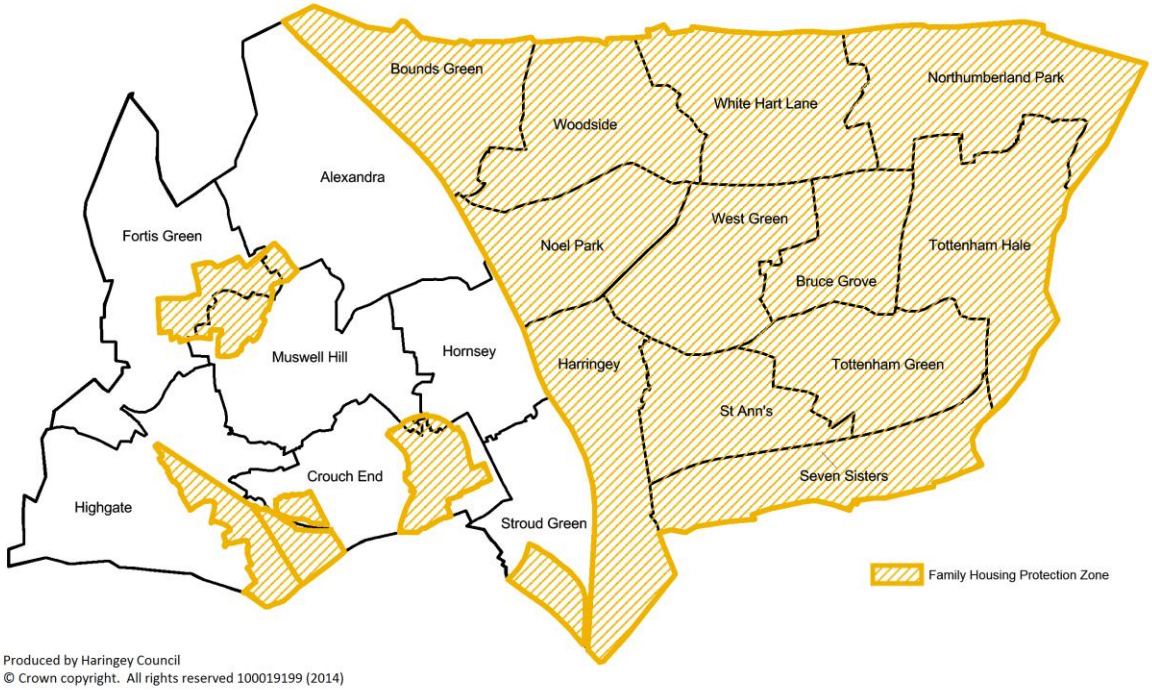
D. All residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.

3.35 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 need. 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.

3.36 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'[5]), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.

[5] Previously known as 'Restricted Conservations Areas' in the Haringey Unitary Development Plan (July 2006)

Map 3.1 – Family Housing Protection Zone



3.37 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; and**
- **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 for an HMO and has no realistic prospect of meeting the standards; or

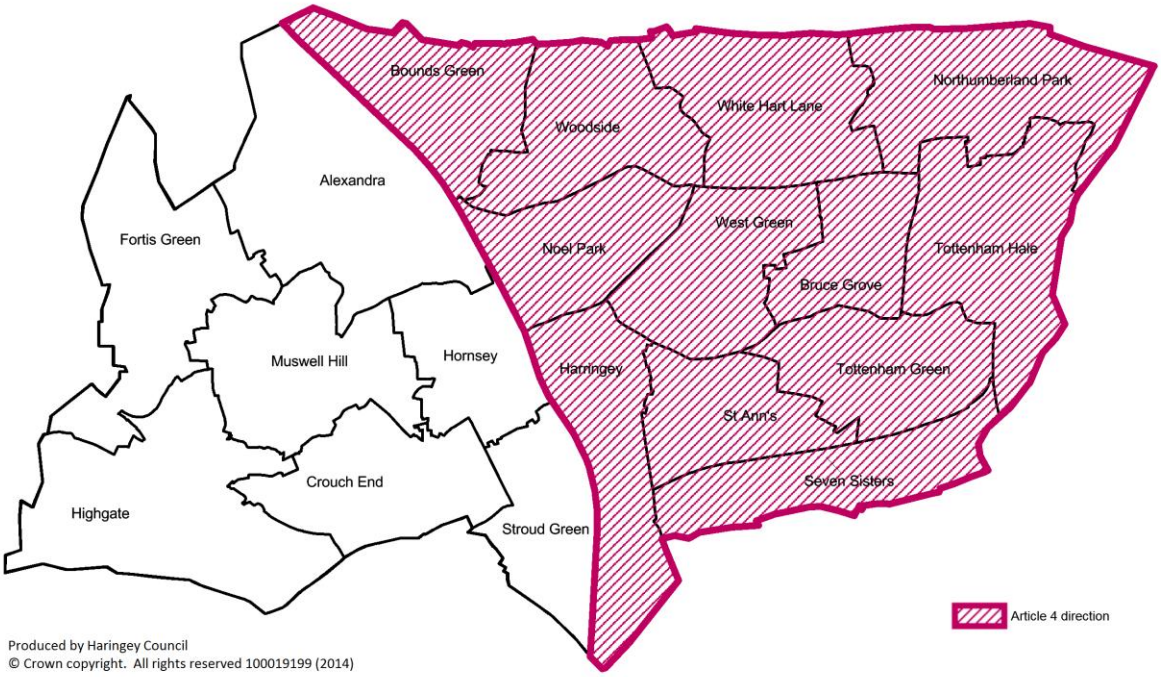
b. Where the property is in a Growth Area or Area or Change and is not registered.

3.38 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 need.

3.39 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.

3.40 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 cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; 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.

3.41 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.

3.42 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 or natural environments.

3.43 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 adverse impacts. Where appropriate, applicants will need to submit specific information to demonstrate that these issues can and have been addressed.

3.44 This information should be contained in a Basement Impact Assessment (BIA) to 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, internationally designated sites, 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 adverse impact upon important ecological assets, either individually or in combination with other development, will only be permitted where:

a. The harm cannot be reasonably avoided; and

b. It has been suitably demonstrated that appropriate mitigation can address the harm caused.

4.6 London Plan Policy 7.19 gives effect to the London-wide Biodiversity Action Plan and seeks to ensure that Boroughs and other stakeholders take a proactive approach to the protection, enhancement and management of biodiversity. Policy SP13 sets out how the Council will assist in delivering these regional objectives having particular regard to Haringey's Biodiversity Action Plan and the Greenest Borough Strategy. This policy sets out further detailed requirements to support implementation of SP13.

4.7 The Council will seek to ensure that development over the plan period both safeguards and improves biodiversity across the Borough, including on designated nature conservation sites and other sites of ecologic importance. Whilst no internationally designated sites[6] are located within the Borough, there are several within a 10km radius of its boundary and therefore merit consideration on development proposals. Other designated nature conservation sites, including Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation and Ecological Corridors are provided various levels of protection under the London Plan and legislation including Wildlife and Countryside Act 1991 and National Parks and Access to the Countryside Act 1949.

4.8 The aim of this policy is to ensure that nature conservation is fully considered as part of the site selection, design and development process. In addition to safeguarding the conservation value of designated and other important ecological sites, proposals should seek opportunities to enhance biodiversity wherever possible, such as through appropriate landscaping. Sites in close proximity to SPAs and Ramsar sites should be designed so as not to cause visual or acoustic disturbance to the designated site during the development's operational phase.

4.9 In line with principles set out in national planning policy[7], if significant harm resulting from a development cannot be avoided the Council will seek appropriate mitigation measures to address the effects of development on nature conservation. This could include biodiversity offsetting or other measures to support implementation of Haringey's Biodiversity Action Plan, to be secured through planning obligations or planning conditions. Any mitigation will need to be agreed by the Council and applicants will be expected to demonstrate why such mitigation measures are necessary.

4.10 The Council will seek to ensure that construction activities within close proximity to nature conservation sites, particularly SPAs and Ramsar sites, are appropriately managed. The Council will give due consideration to the timing of works (outside of wintering bird season, which is November to February) and may require acoustic and visual screening if works are to be undertaken between November and February.

[6] Designated under European Union Council Directive on the conservation of wild birds (79/409/ EEC) 1992, European Union Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) 1992 and Ramsar Convention on wetlands of international importance.
[7] National Planning Policy Framework, paragraph 118.

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.

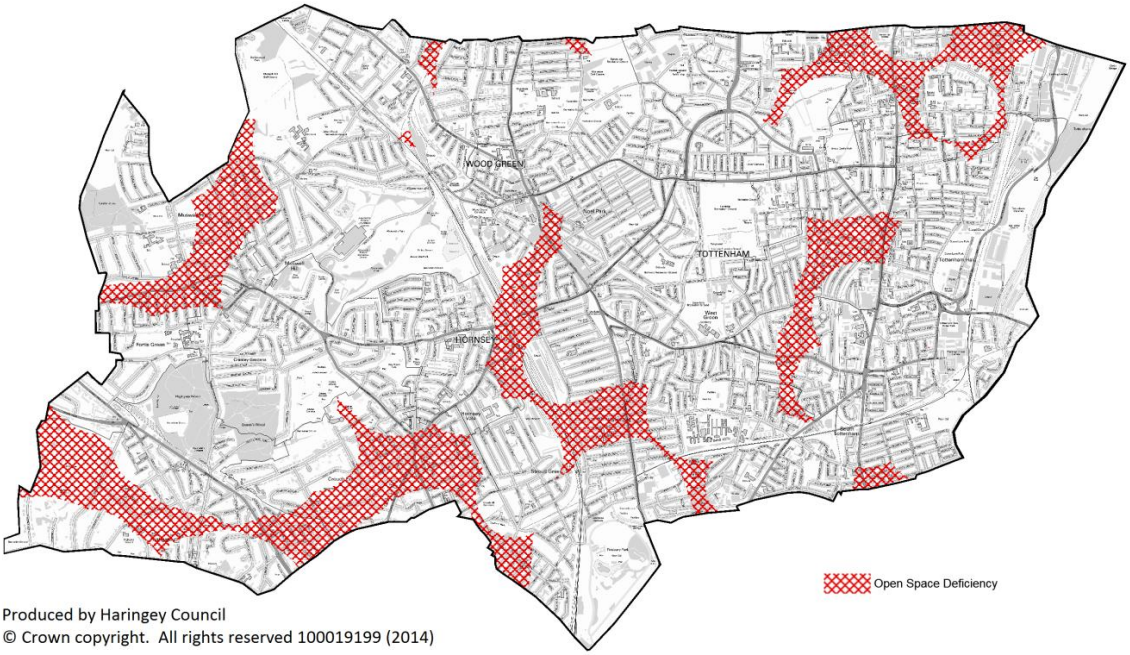
G. Sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space on the site, subject to viability.

H. Consideration will be given to designating Local Green Spaces in line with national planning guidance.

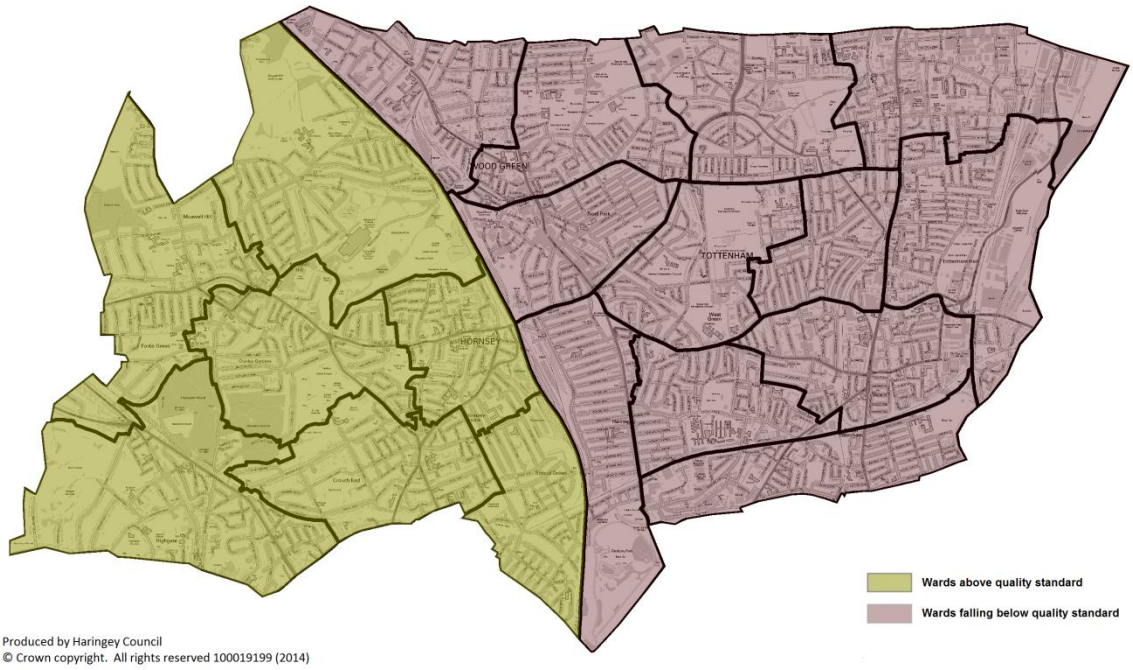
4.11 The NPPF recognises the importance of Open Space to community health, stating that access to high quality open spaces can make an important contribution to the health and well-being of communities. It further states that planning policies must be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

4.12 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



4.13 In line with London Plan policies 7.16-7.22, Local Plan Policy SP13 sets out that the Council will protect and enhance the Borough's existing Green Belt, Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces.

4.14 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.

4.15 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 and enhancement of the Borough's open spaces, as well as improving public access to them. Map 4.3 shows the existing and proposed Green Grid in Haringey, including possible links to other points of interest in the Borough such as cultural quarters and town centres.

4.16 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.

4.17 Local open spaces are also integral to the Borough's environmental well-being. 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 risk and drainage management.

Reconfiguration

4.18 The reconfiguration of land identified as open space can be effective approach to addressing identified deficiencies, overcoming functional issues as part of re-provision and may provide windfall opportunities as part of the Borough's Green Grid. The Council will therefore give consideration to proposals that provide demonstrable improvements in the functional value, accessibility to and public use of open space through its reconfiguration. Proposals will need to be shown to form part of a deliverable, comprehensive development scheme where open space requirements have been positively considered.

4.19 The approach supports Policy SP13 in seeking to deliver sustainable development through provision of high quality, well designed and appropriately maintained open spaces that are accessible, safe and help to support biodiversity.

Ancillary development

4.20 Small scale ancillary facilities can positively contribute to the value of green and open spaces, enhancing the potential for public use and enjoyment of those spaces, particularly where they support social and community infrastructure that meets local need.

4.21 Insensitive design and siting of facilities can detract from the character of open space, adversely impact on the environmental functions it performs and place limitations on the range of uses possible on open space. The Council will therefore seek to ensure that any proposals for ancillary facilities are appropriate to their location, having regard to Haringey's Development Charter (see DM1), and do not compromise the value and the function that open space can perform.

Map 4.3– Haringey's Green Grid



Responding to Climate Change

4.22 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.

4.23 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

[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.

strategic and local targets[10] and it is important that opportunities to maintain this momentum are fully exploited.

4.24 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 planning obligations, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.

Sustainable design, layout and construction

4.25 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

[10] Haringey Fourth Annual Carbon Report (2014).

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 benefit to future owners or occupiers and particularly those at risk of fuel poverty.

4.26 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.

4.27 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

4.28 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

4.29 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.

4.30 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

4.31 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

[11] Fixing the Foundations: Creating a More Prosperous Nation. Department for Business Innovation and Skills. 2015.

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
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)

4.32 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.

4.33 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 has 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 applicants should submit evidence showing how the principles of the cooling hierarchy have influenced the design.

Sustainable retrofitting

4.34 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.

4.35 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 and DM9. The use of energy efficient appliances is also strongly recommended as a simple way to reduce energy use and carbon emissions.

Enhancing biodiversity

4.36 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

[12] London Heat Map.

heat island' effect. They also contribute to sustainable drainage by absorbing rainfall, reducing run-off and improving water quality.

4.37 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 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

4.38 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.

4.39 The use of locally sourced labour has many benefits, including support for the local economy through provision of local jobs and limiting environmental impacts by reducing travel distance and promoting sustainable travel modes.

Carbon Offsetting

4.40 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.**

4.41 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.

4.42 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.

4.43 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. Proposals should give consideration to systems that connect different uses and/or groups of buildings, both within and extending beyond the development site.

4.44 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.

4.45 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 that identifies key opportunities for DE network development. It has informed the distance thresholds for existing or planned future DE networks where connection is expected.

4.46 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.

4.47 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.

4.48 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.

4.49 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.

4.50 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 and

updates this map, taking account of revised growth projections. This latest map sets out more detailed information on 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.

4.51 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.

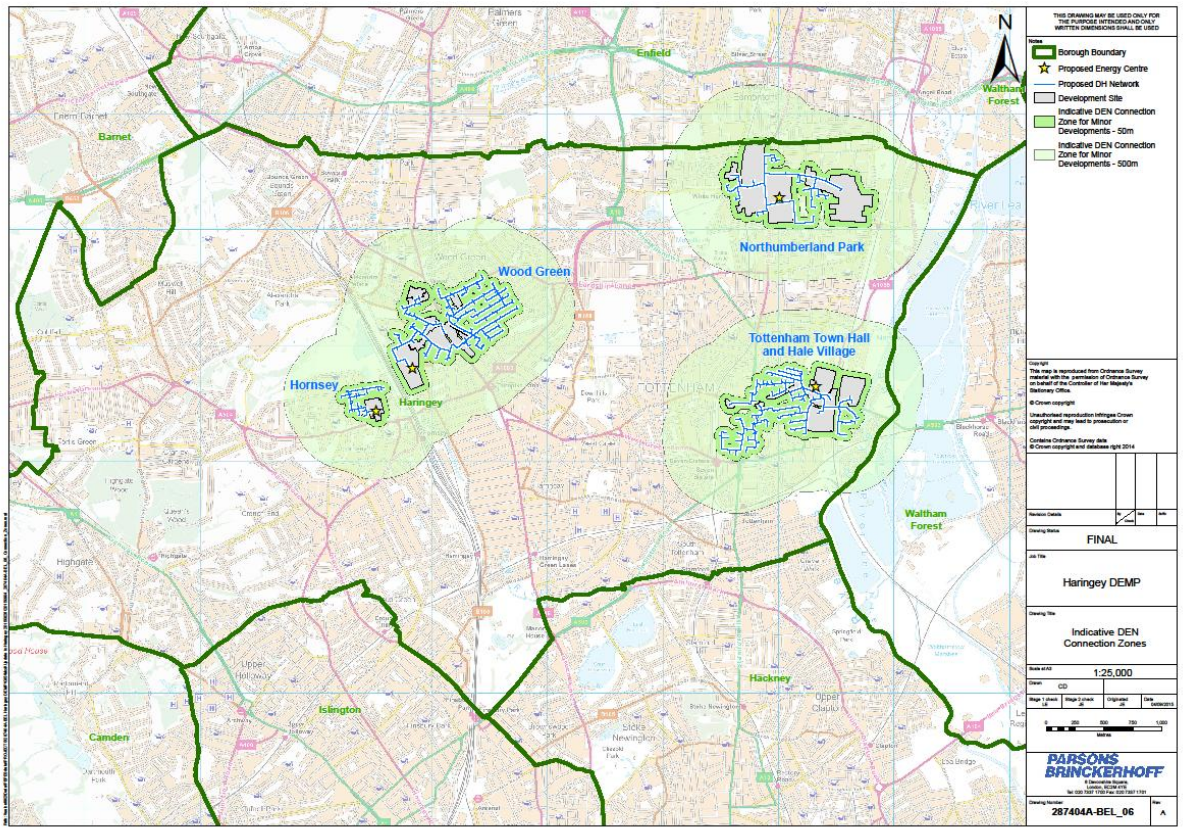
4.52 The Council will assess development proposals having regard to the technical design and construction principles and district heating standards set out in the Mayor's 'London Heat Network Manual' or any such equivalent guidance that may supersede it. This includes design principles for secondary side heating and cooling systems.

4.53 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.

4.54 The Council may in the future investigate the potential for using Community Infrastructure Levy funding to support the development of strategic DE network infrastructure.

4.55 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

4.56 Poor air quality is a public health issue that is linked to the development of chronic diseases. National planning policy and guidance seeks to promote sustainable communities and sets out that local authorities should consider how to manage air quality in their area, such as by ensuring that new development contributes to reducing or mitigating air pollution and the population's exposure to it.

4.57 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.

4.58 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. Some types of uses are very sensitive to air pollution (such as schools, hospitals and residential uses, particularly those for elderly people) and this should be considered by developers in the site selection process.

4.59 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

4.60 Noise pollution can adversely impact on the amenity and health of building occupiers as well as the wider public. The Council will seek to ensure that new developments both minimise noise pollution and appropriately manage its impact. Noise sensitive development (such as housing, schools and health facilities) should be located away or appropriately separated from major sources of noise. The Council will expect that mitigation measures are considered and incorporated into the design process prior to the submission of an application.

Light pollution

4.61 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.

4.62 However artificial light is not always necessary and has the potential to become 'light pollution' or 'obtrusive light', such as 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. 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 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 waters, 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 The 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 potential risks. The HSE has 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 run-off rate and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates;**
c. **All other development should seek to achieve a greenfield run-off rate 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 run-off 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 local 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. Surface water run-off is the excess water that flows off the land as a result of rainfall that 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.

4.81 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.

4.82 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 in terms of reducing the rate and quantity of surface water run-off as well as improving the quality of run-off.

4.83 As well as managing flood risk and water quality, SuDS can be of added benefit by enhancing biodiversity and amenity through 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.

4.84 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 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 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 critical 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

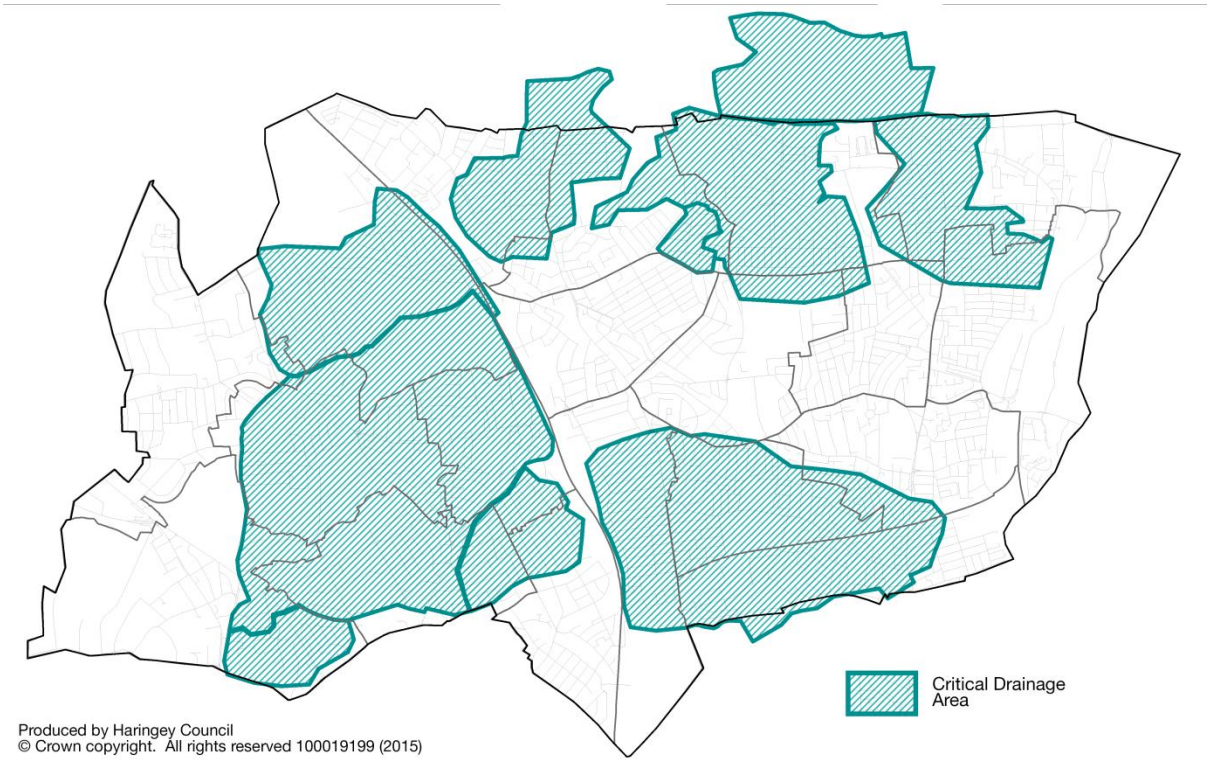
A. All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.

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.

4.88 Haringey has prepared a Surface Water Management Plan (SWMP) that identifies areas in the Borough at greatest risk of surface water flooding. These are known as Critical Drainage Areas (CDA). Within these CDAs there are identified Local Flood Risk Zones (LFRZ) that represent the extent of predicted flooding in specific locations. The SWMP identifies 9 CDAs within the Borough. It is important that new development appropriately responds to managing flood risk in these locations.

4.89 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 the 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.

4.90 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 run-off from the site does not heighten flooding in the CDA and provide 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.

4.91 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.

4.92 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).

4.93 There are a number of groundwater abstraction points in Haringey that 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.

4.94 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.

4.95 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.

4.96 Watercourses in Haringey form part of the network of rivers and streams within the London basin. They are an important resource that 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). 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.

4.97 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.

4.98 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.

4.99 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.

4.100 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.

4.101 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.

4.102 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.

4.103 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.

4.104 Effective sewerage and wastewater infrastructure is fundamental to sustainable development. Sewerage infrastructure is essential for flood defence. Incremental misconnections between surface and foul water drainage systems can place 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.

4.105 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.

4.106 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 applicant or 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.

4.107 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.

4.108 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.

4.109 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.

4.110 With respect to 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.

4.111 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.

4.112 This policy supports the priorities set out in Haringey's Strategic Policies Local Plan, including Policy SP6 Waste and Recycling. The Council will seek to ensure that new waste facilities promote the principles 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.

4.113 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 Haringey's 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 that will be safeguarded over the plan period. This is necessary to ensure a sufficient amount of land for employment generating uses and local jobs.

6.2 The Designated Employment Areas have been updated since the adoption of the Strategic Policies Local Plan. Further information is set out in the Site Allocations Local Plan (Policy SA2) and the Tottenham Area Action Plan (Policy AAP4).

6.3 The following section sets out 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.

6.4 It is recognised that viability issues pose a significant challenge to sustainable economic and employment development. Mixed-used development offers an opportunity to respond to and 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 Council's framework to ensure such enabling mixed-use development is appropriately managed.

6.5 This section also introduces 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.

6.6 The Council is committed to meeting its London Plan employment target of 12,000 new jobs over the Plan period, delivering a significant increase in the number of local jobs, as well as providing more opportunities for residents to access good quality employment and share in the Borough's economic prosperity.

6.7 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.

6.8 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 provide further detailed requirements for these designated sites. The policies should be considered alongside any other site specific requirements included in other Local Plan documents such as the Site Allocations or Area Action Plans.

6.9 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.

6.10 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 good quality and sustainable designs that respond to local character and improve the overall quality, attractiveness and functionality of employment locations.

6.11 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 development viability;**
- **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.**

6.12 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, to ensure sites continue to make a positive contribution to Haringey's economy and deliver an uplift in local job numbers.

6.13 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. Furthermore, 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.

6.14 Applicants will be required to submit a viability assessment that clearly demonstrates the proposed mixed-use scheme is necessary to cross-subsidise and enable the development of employment uses. The viability assessment must be independently appraised by an agreed Royal Institution of Chartered Surveyors (RICS) professional. 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 considers that 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, 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 in certain employment 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 2 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 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 non-designated employment land or floorspace is acceptable, it will require new development proposals to apply a sequential approach to delivering an alternative use through redevelopment as follows:

- **a. Strategic community infrastructure appropriate to the location;**
- **b. Mixed-use development that includes employment generating and/or community uses;**
- **c. Residential use.**

C. Proposals involving the total 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 imperative 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 other employment generating uses or strategic infrastructure.

6.26 Where a loss of non-designated 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 orientation and other potential development constraints.

6.27 Proposals 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 existing employment use. This should include well documented evidence of an unsuccessful marketing 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 that 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 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 mixed use development, subsiding employment generating or community uses, before defaulting to pure residential development. Some employment or community 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 town 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 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.

[14] Edge of centre locations are defined in the National Planning Policy Framework – Annex 2: Glossary.

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 that would adversely impact on the continuity of the frontage by seeking to ensure that, as a 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 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

[15] National Planning Policy Framework – Annex 2: Glossary

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 a 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 the 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 uses 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.

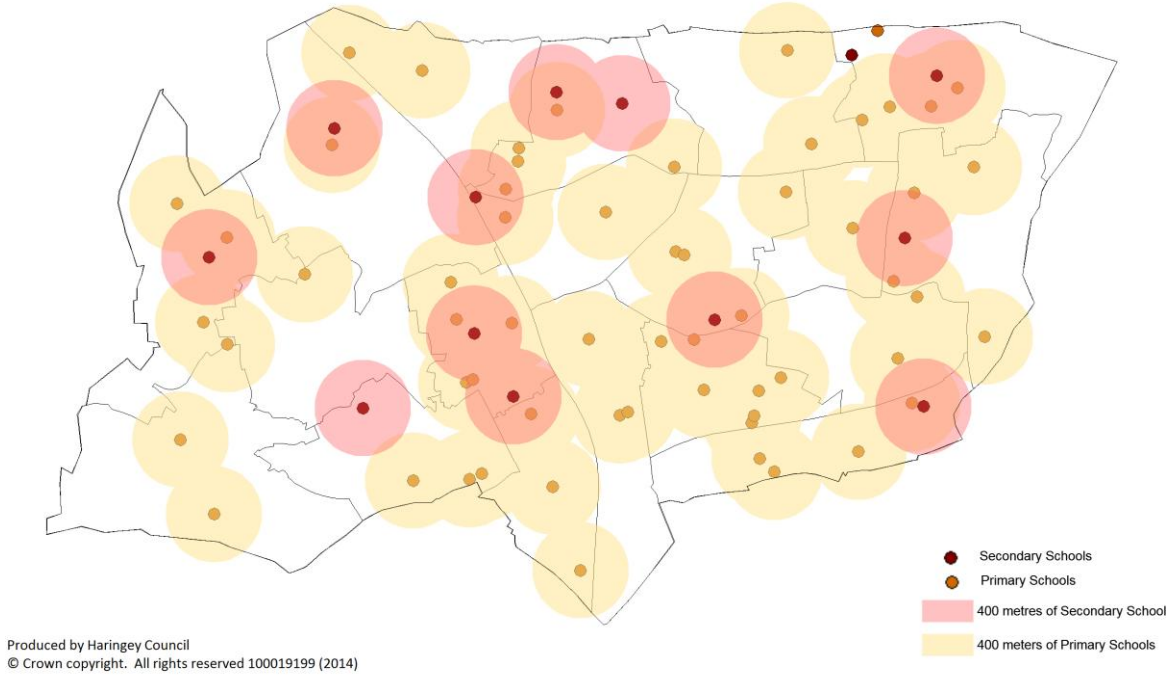
6.59 The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The evidence identifies a correlation between the distribution of hot food takeaways 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 & Monitoring

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 that:

- **a. 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 of 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. **Where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond, if appropriate, that demonstrates to the Council's satisfaction, that the proposal will not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought.**

B. **In preparing their proposal and the wider site masterplan, the Council expects the applicant to have engaged with and sought the views of the landowner(s) and occupiers of the other part(s) of the allocated site and, where appropriate neighbouring properties.**

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 and co-ordinated 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 X: 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

Warehouse Living Sites
Constable Crescent
Fountayne Rd
Arena Design Centre
Omega Works
Vale/Eade Rds
Eade/Overbury Rds

Clarendon Gateway
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 and co-ordinated 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.

Monitoring

7.71 Haringey's adopted Strategic Policies Local Plan sets out the framework for monitoring the performance of local planning policies. Monitoring is necessary to measure

progress on key objectives and to ensure effective delivery of the Local Plan. Performance of the DM Policies DPD will be considered against the indicators and targets set out in the Strategic Policies monitoring framework, where relevant. The targets and indicators may change over the course of the plan period in order to respond to changes in national or regional policy and to ensure capture of the most reliable sources of monitoring information. Progress and performance outcomes will be published annually in the Authority Monitoring Report.

7.72 The Council will also monitor government and London wide policy and changes in legislation to make sure that the DM Policies DPD continues to be consistent with relevant national, regional and local planning policies, and to identify any need to review or reassess the approach taken in the Plan.

7.73 Planning decisions will be crucial to ensuring that new development appropriately responds to the Plan's objectives and ultimately supports delivery of Haringey's spatial strategy. The Authority Monitoring Report will therefore include information on planning performance with respect to the handling of planning applications. The Council will also take account of relevant supplementary planning guidance and documents when determining planning applications.

7.74 The Development Management Policies DPD will play a role in helping to ensure that new development and growth is appropriately supporting by strategic and community infrastructure. Haringey's Infrastructure Delivery Plan (IDP) helps to indentify key service areas where investment will be needed to support the additional demand from growth, and the DM Policies set out requirements in this regard. The IDP will be updated over the plan period and, where relevant, progress updates will be set out in the Authority Monitoring Report.

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.

SITE ALLOCATIONS DPD

Haringey's Local Plan

Proposed Submission Version

November 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 Development Plan Document, 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. It 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 this 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

Site Allocations 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 nine 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 these criteria, how to make your comments and the type of information required, is provided in Appendix C.

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 of 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:

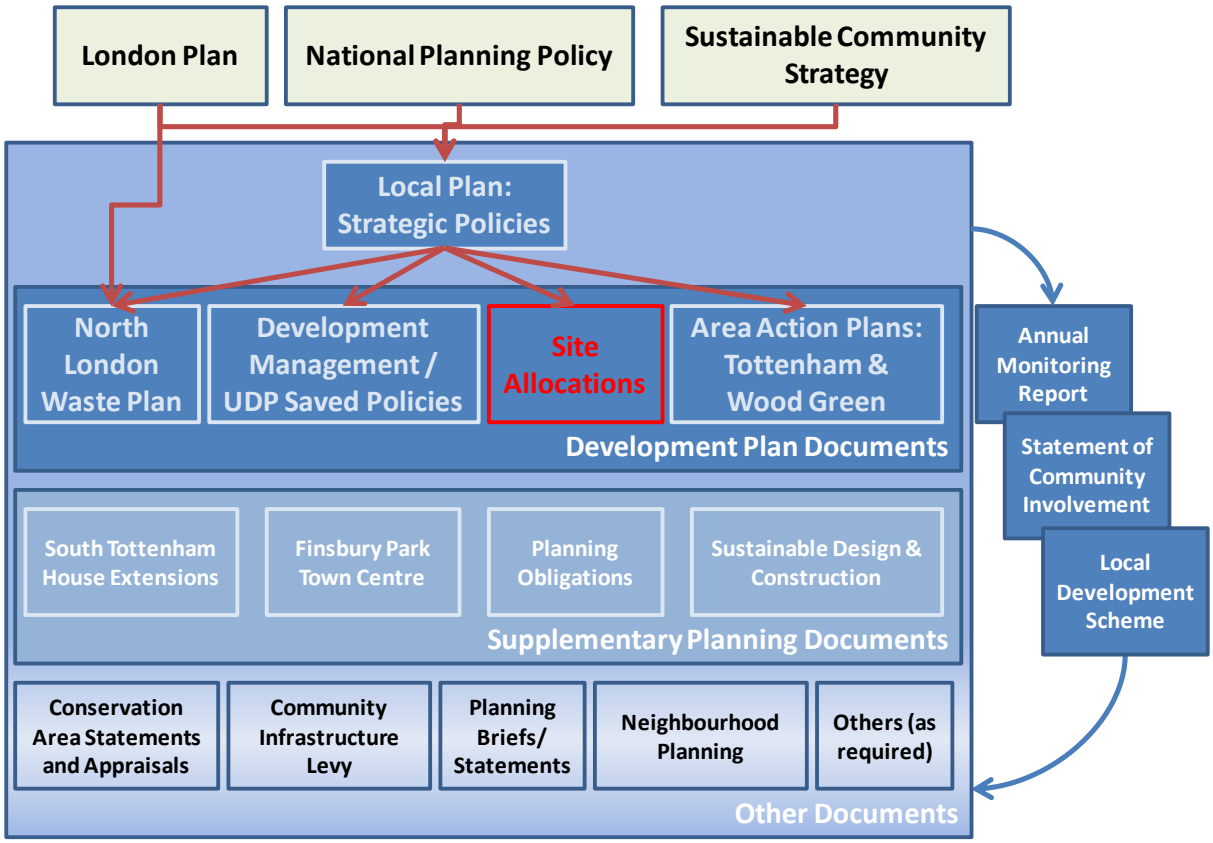
- National Planning Policy Framework (2012);
- The London Plan (2015);
- Haringey's Strategic Policies Local Plan (2013); and
- Haringey's Saved Unitary Development Plan Policies (2013).

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, 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.



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 safeguarding of licensed waste capacity. The second policy designations are 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.

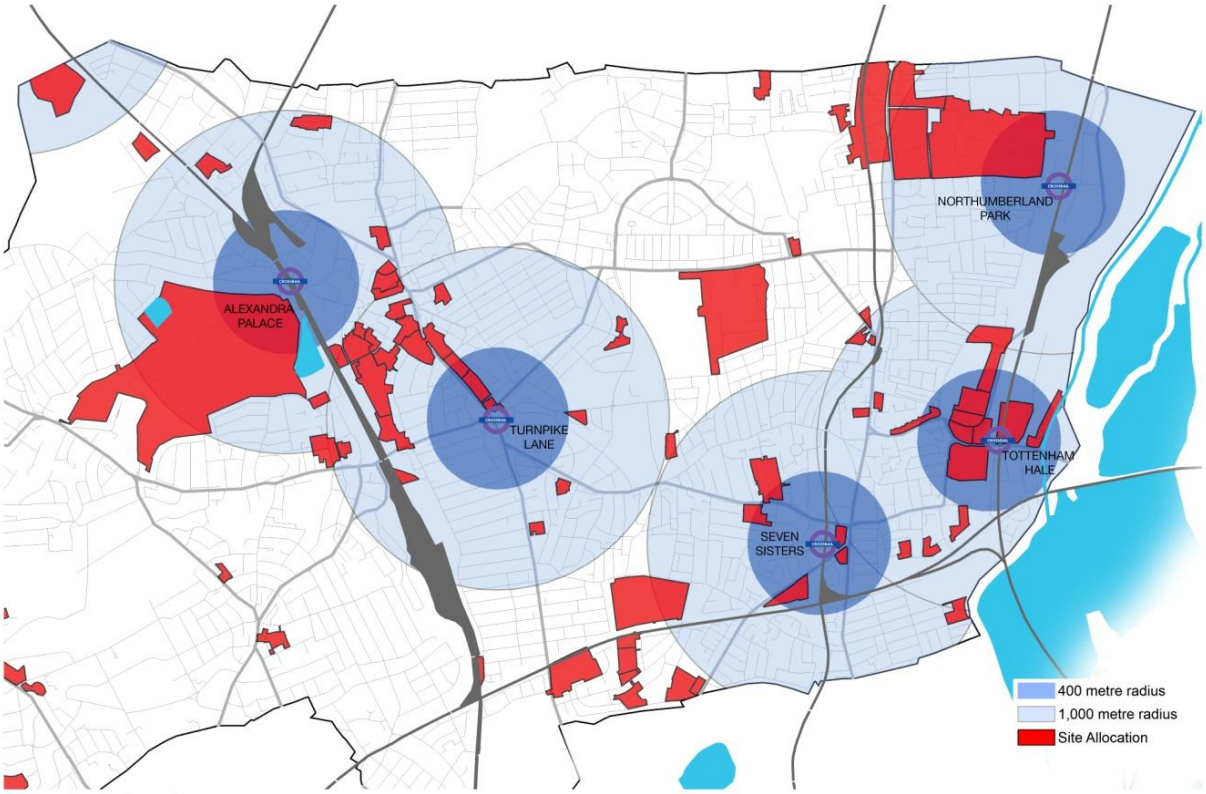
For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the policy box. There is then a list of Site requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy-compliant proposal. Following this there are “Development Guidelines” which offer further guidance on the most appropriate development on each of the sites.

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.

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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Reasoned Justification

On 24 March 2015 the Department for Transport (DfT) introduced a set of safe-guarded areas for the delivery of Crossrail 2. Safeguarding is a formal process, undertaken by 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, 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 areas the safeguarding cover 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.

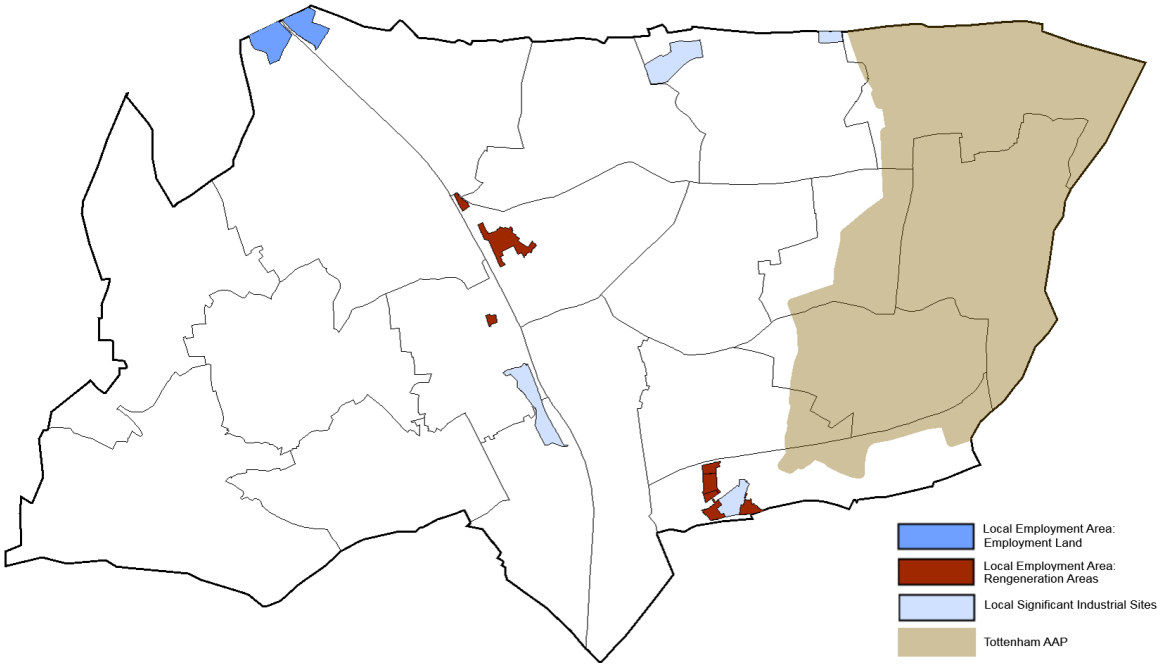
Safeguarding Limits relate mostly to underground infrastructure, particularly tunnels. These are areas where local authorities will need to consult DfT when planning applications are received.

SA2: Changes to Designated Employment Areas

The 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, N11	Local Employment Area: Employment Land

Additional changes to designated employment areas are included in the Tottenham AAP.



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; and
- 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 7 & 8).

Existing Primary and Secondary town centre frontages are retained, with the following proposed changes:

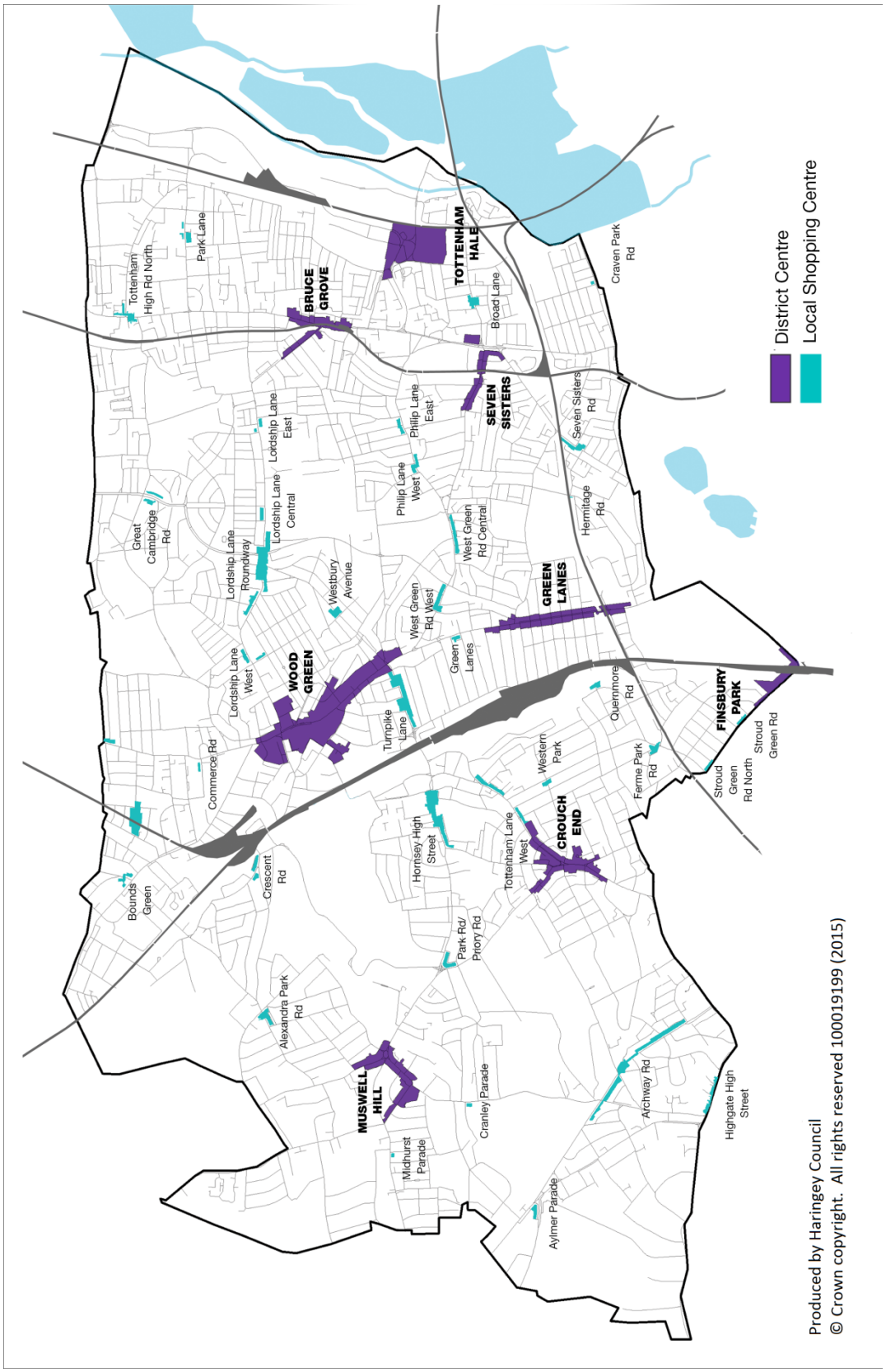
- Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Centre at Dovecote Rd, 7 Cheapside & Lymington avenue through SA 13.
- Creation of new secondary frontages on Wood Green High Rd at SA 7: Wood Green Bus Garage, and SA 8: Station Rd Offices.
- Creation of new primary frontages at SA 11: 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 following maps.

A schedule of addresses for primary and secondary frontages, primary shopping areas, and town centre boundaries is set out in Appendix C of the DMDPD.

12

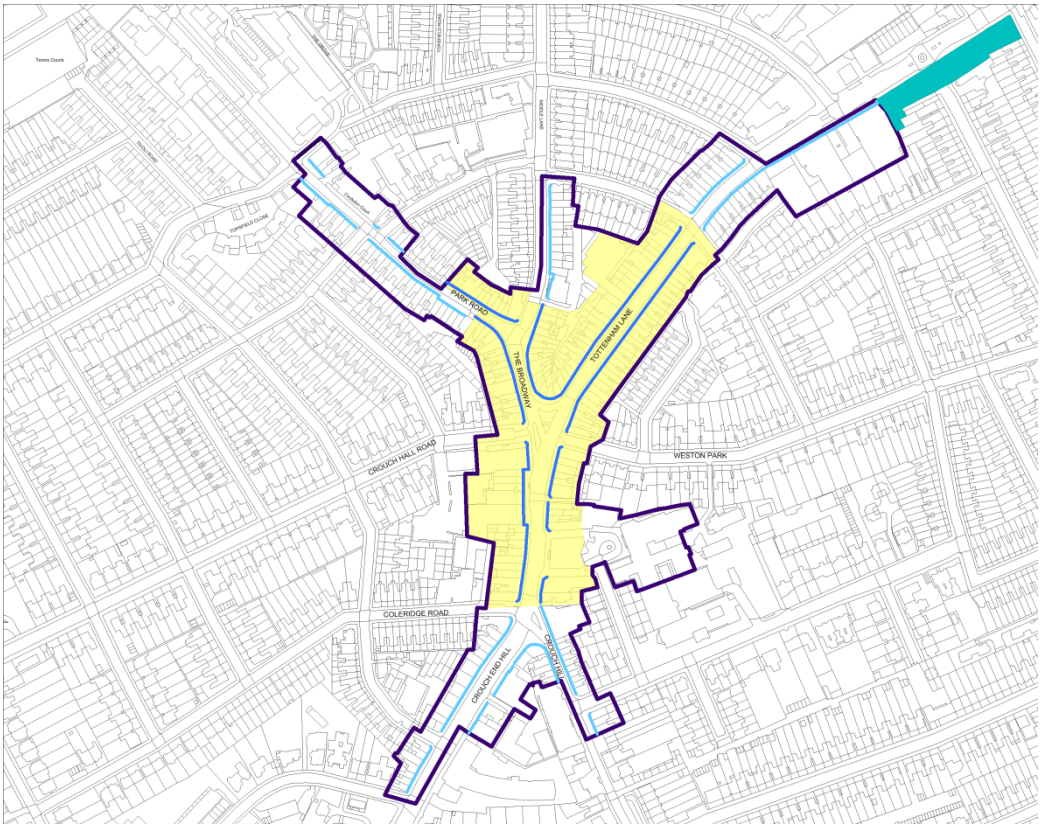
Map of Proposed District and Local Centre Boundaries

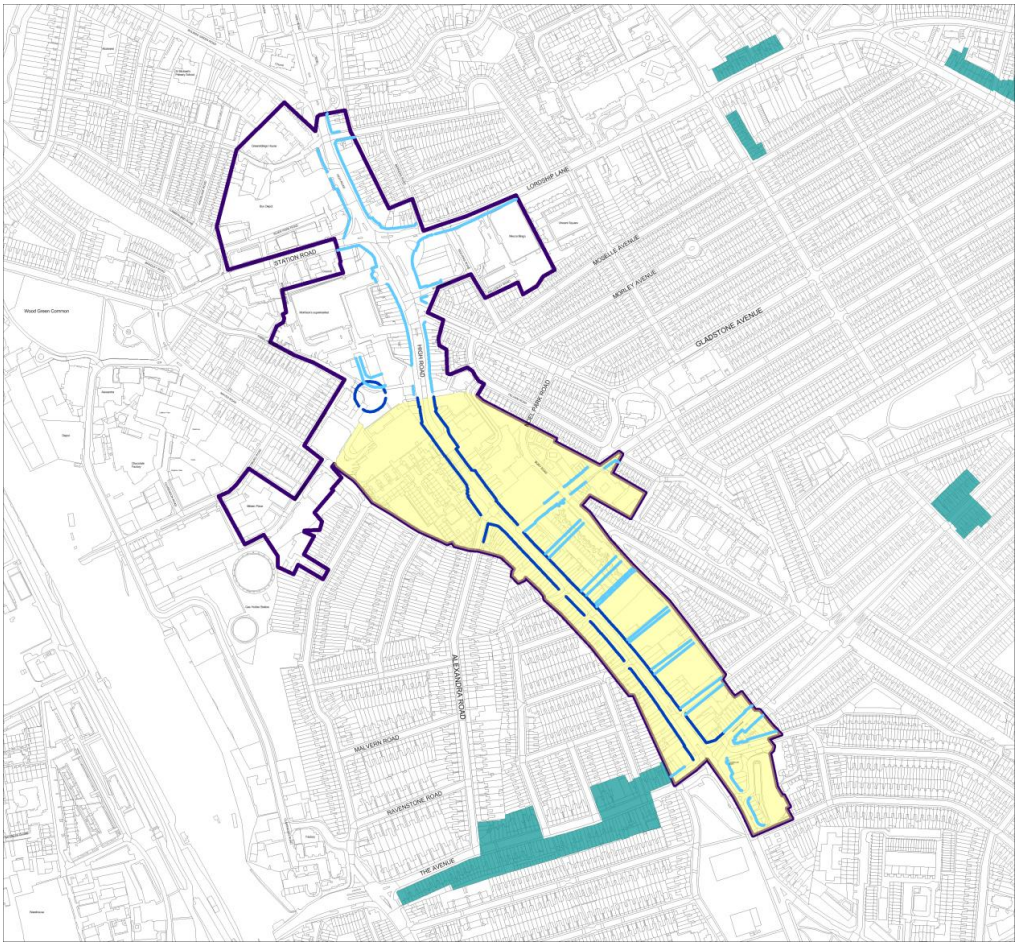




Muswell Hill
District Centre

Crouch End
District
Centre

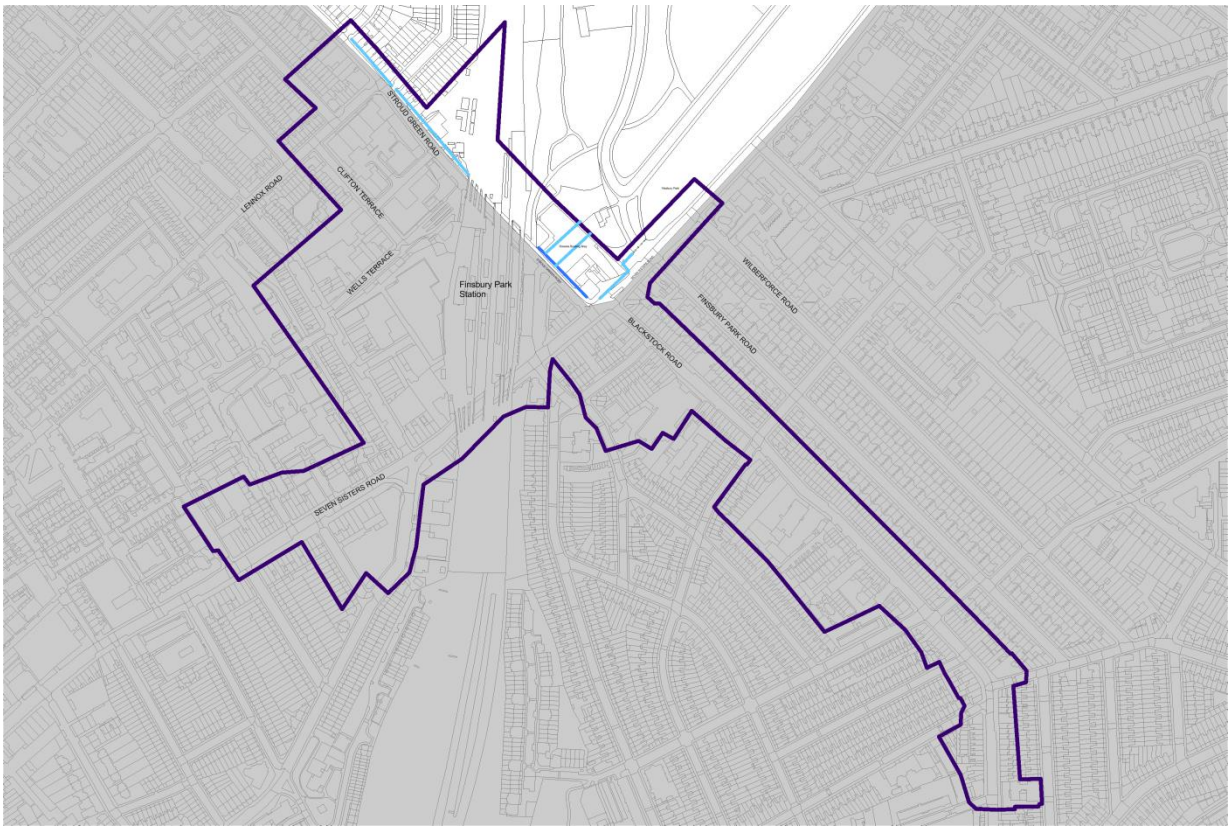




Wood Green Metropolitan Centre



Green Lanes District 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.

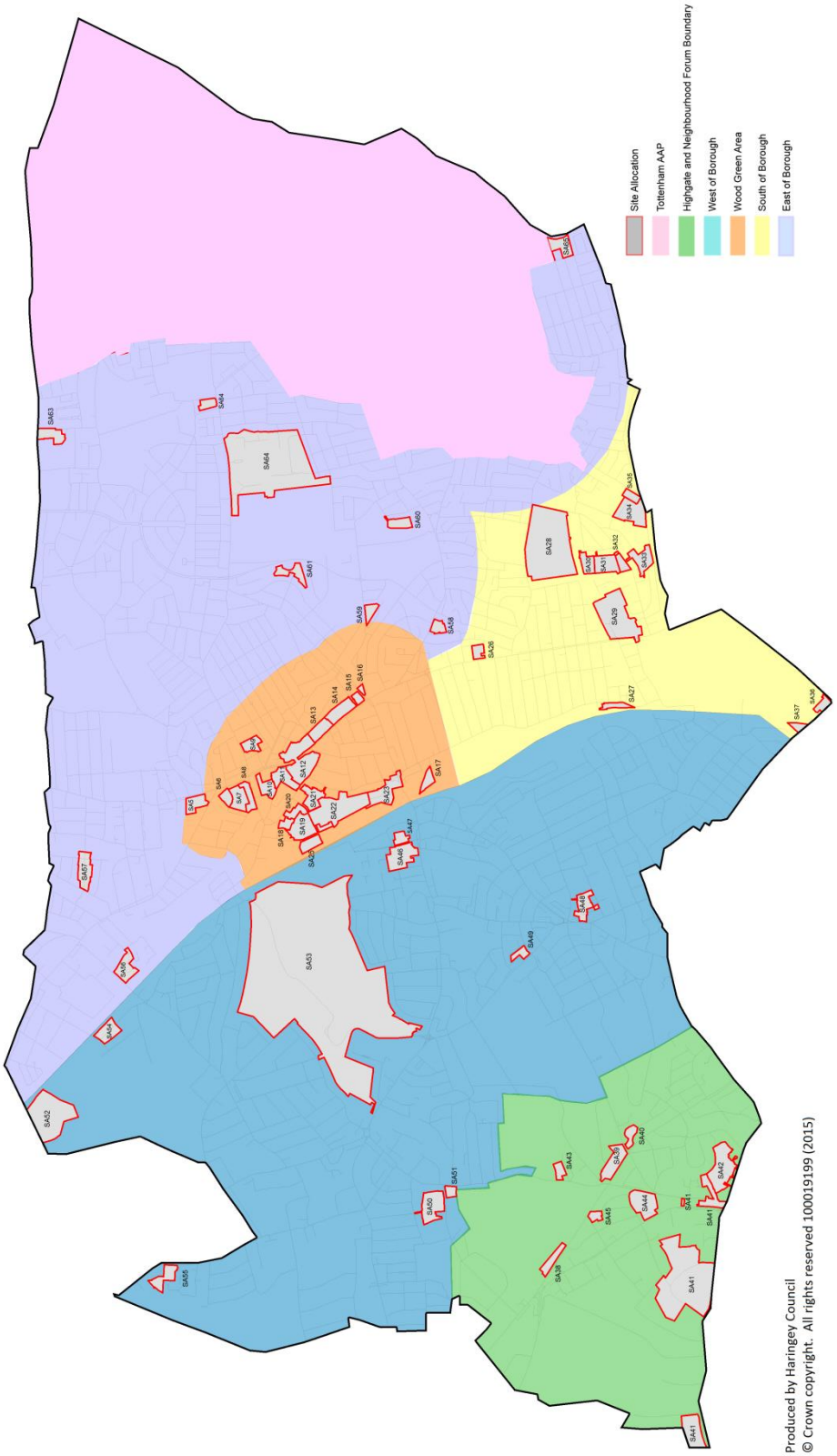
Site and address	Size (Ha)	Current use	Licensed waste capacity (tonnes/annum)
Western Rd Depot, Wood Green, N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non-Hazardous Waste Transfer Station	24,999
81, Garman Road, Tottenham, N17	0.2	A11 : Household, Commercial & Industrial Waste 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
Brantwood Willoughby Lane
Garman Road
White Hart Lane
Park View Road
Reuse and Recycle Centre
O'Donovan
Markfield Road
20 Western Road
Licensed Waste Facilities
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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.

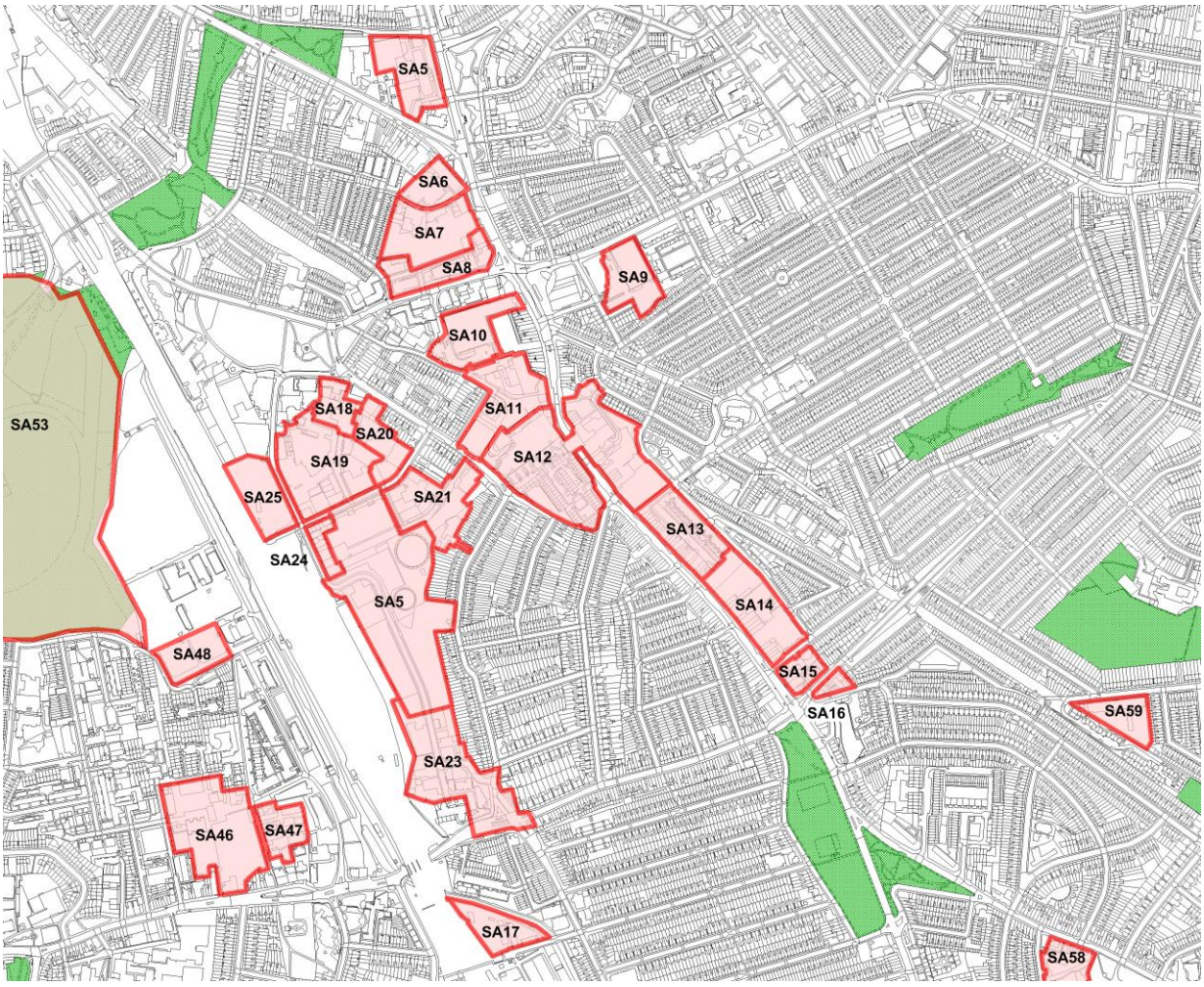
Sites in Wood Green Metropolitan Centre and it's heartland (pp 38—85) The sites in this area extend from north of Wood Green underground station, to sites within a 400 metre catchment of the future potential Crossrail 2 station at Turnpike Lane. Additionally sites in this section to the west of the town centre will combine to form a new metropolitan heartland linked with Wood Green Metropolitan 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 (Kings Cross to Edinburgh) train line. These are included in this section.
Tottenham Sites in the Tottenham AAP area are addressed in the separate Tottenham AAP document.


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 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	72-96 Park Rd & Lynton 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	Tunnel Gardens	Alexandra	144
SA 54	Alexandra Palace	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 Development Centre	West Green	156
SA 60	Keston Centre	West Green	158
SA 61	Barber Wilson	West Green	160
SA 62	Broadwater 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 Centre



Wood Green Metropolitan Centre

Wood Green is the borough's sole Metropolitan 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. This 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.

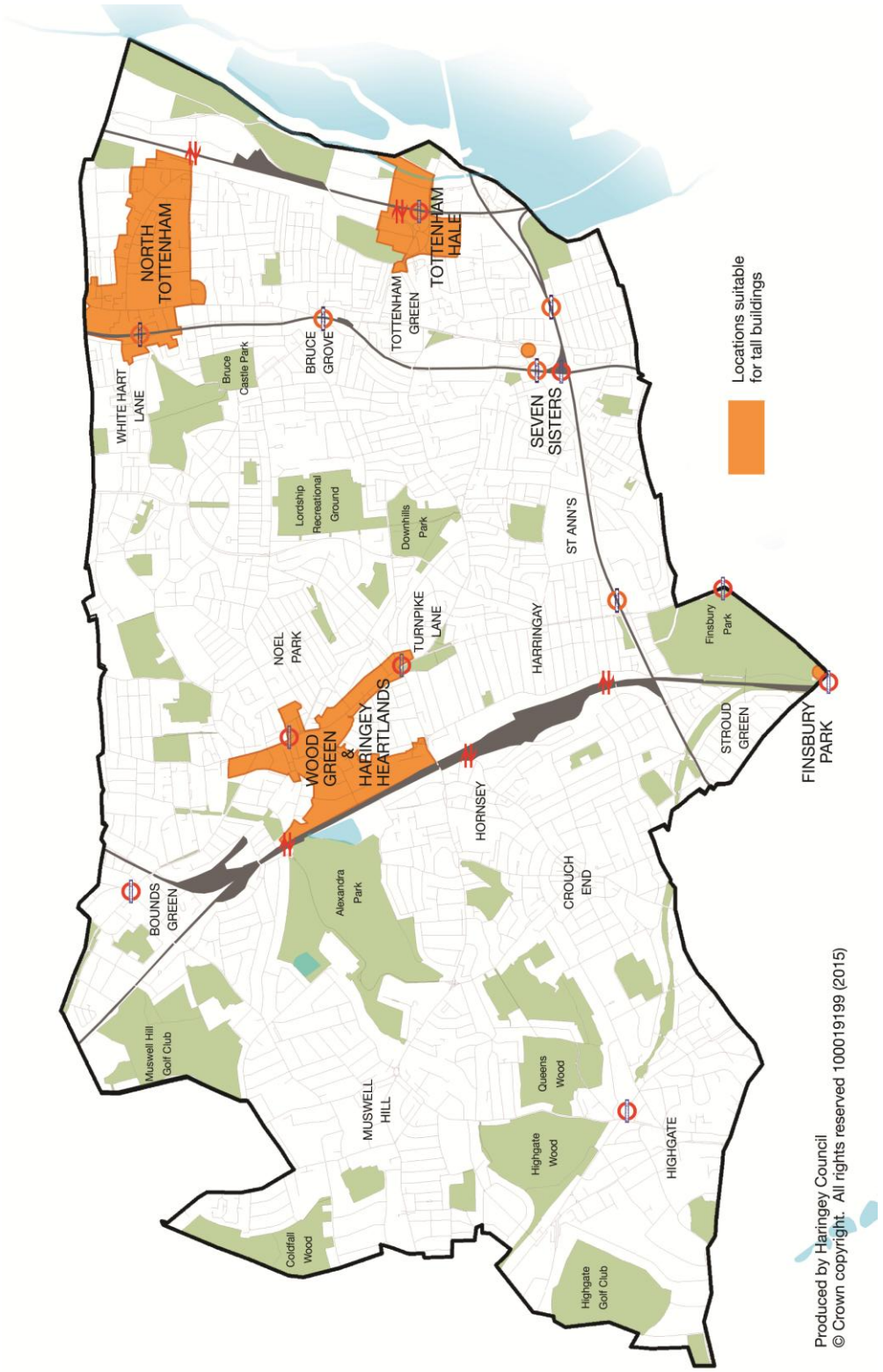
Tall buildings clusters

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 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:

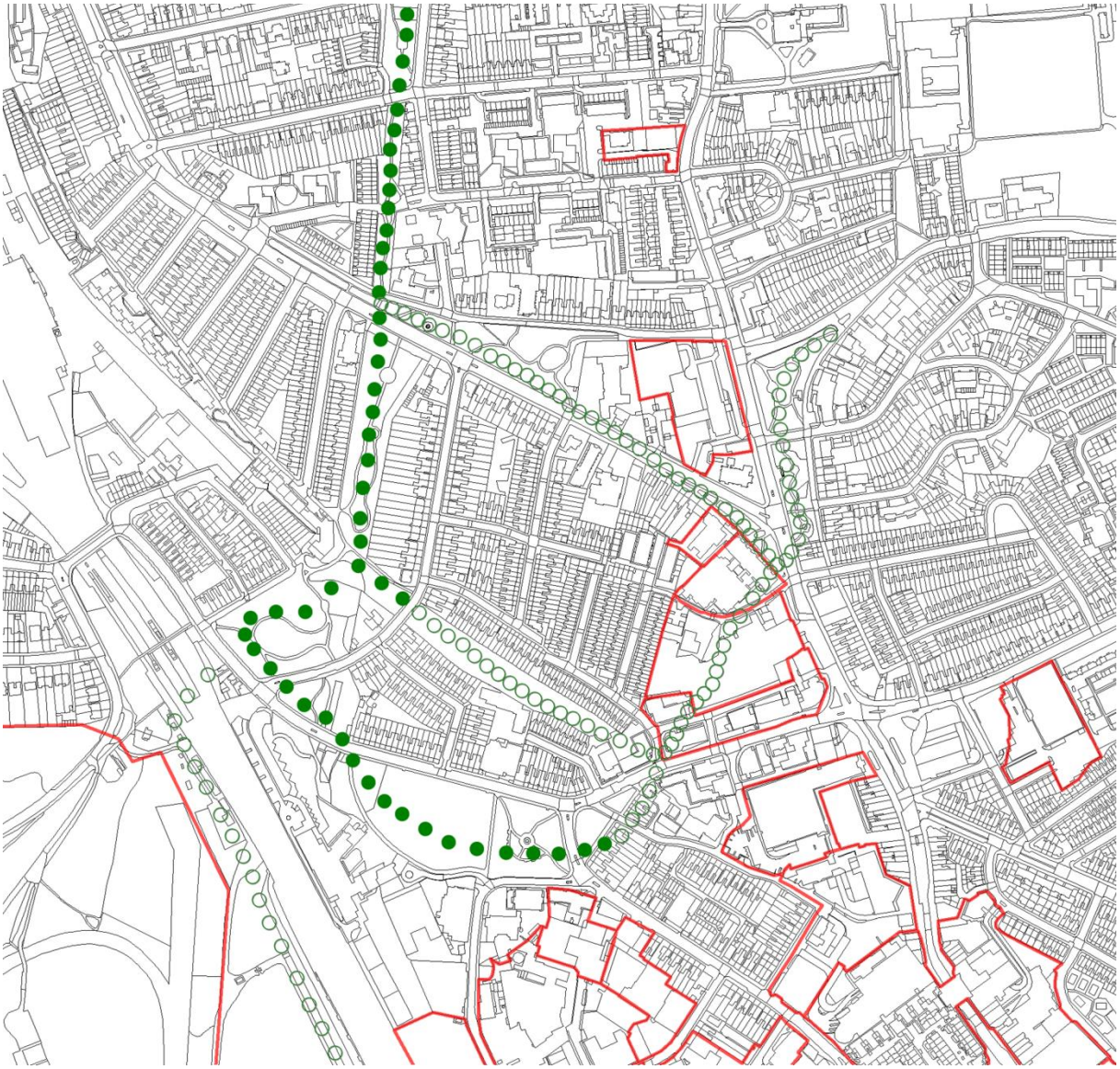
- At Turnpike Lane, marking the new Crossrail station and the southern end of the shopping precinct;
- At Wood Green underground station, on the site of the existing River Park House, marking the Piccadilly Line station and the northern end of the shopping precinct;
- At the site of Wood Green Library, signalling the connection between Wood Green and its western heartland, a new urban realm and entertainment location;
- At Penstock foot tunnel, signalling the connection between Wood Green and Alexandra Park.

Potential Locations for Tall Buildings


NORTH TOTTENHAM
TOTTENHAM HALE
TOTTENHAM GREEN
BRUCE GROVE
WHITE HART LANE
Bruce Castle Park
SEVEN SISTERS
Lordship Recreational Ground
Downhills Park
ST ANN'S
NOEL PARK
TURNPIKE LANE
HARRINGAY
Finsbury Park
WOOD GREEN & HARINGEY HEARTLANDS
STROUD GREEN
FINSBURY PARK
HORNSEY
BOUNDS GREEN
Alexandra Park
CROUCH END
Muswell Hill Golf Club
Queens Wood
MUSWELL HILL
Highgate Wood
HIGHGATE
Coldfall Wood
Highgate Golf Club
Locations suitable for tall buildings
Produced by Haringey Council
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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 optimise 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 alterations 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 Road 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 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 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 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			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	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 Development Capacity	**Net residential units**	**Employment m²**	
	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.
- 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 Wood Green Metropolitan Centre		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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 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.
- A flood risk assessment is required for any development.

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	Wood Green Growth Area Wood Green Metropolitan Centre Proposed green chain Area of Archaeological Importance			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	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 in 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 Recreation Ground.

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 Wood Green Growth Area Wood Green Metropolitan Centre Adjacent to Noel Park Conservation Area		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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	Wood Green Metropolitan Centre Wood Green Growth Area Area of Archaeological Importance Adjacent to listed building: Gaumont Cinema		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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.

- The impact of development on the overall parking needs of the town centre should be identified through this application.
- 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 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	Wood Green Metropolitan Centre Wood Green Growth Area Secondary frontage Adjacent to listed building: Gaumont Cinema		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	358	2,783	

Proposed Site Allocation

Subject to reprovision of the existing library use, redevelopment to create enhanced town centre uses including a new health centre, a new library, residential development, and a new urban square with pedestrian and cycle route linking Wood Green High Rd to Alexandra Palace,

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.
- The need to provide a health centre at this location to meet the need of a growing population in Wood Green should be understood , and met on this site.
- 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 residential units.		
Ownership	Single private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary frontage Adjacent to Noel Park Conservation Area		

Proposed Site Allocation

Improvements to the public realm to improve visitor and resident amenity and the feel of Wood Green as a metropolitan centre.

Commentary

The Mall represents the focal point of the Wood Green Metropolitan Centre. Opportunities to improve the public realm around this building will be supported, and limited infill developments will be supported 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

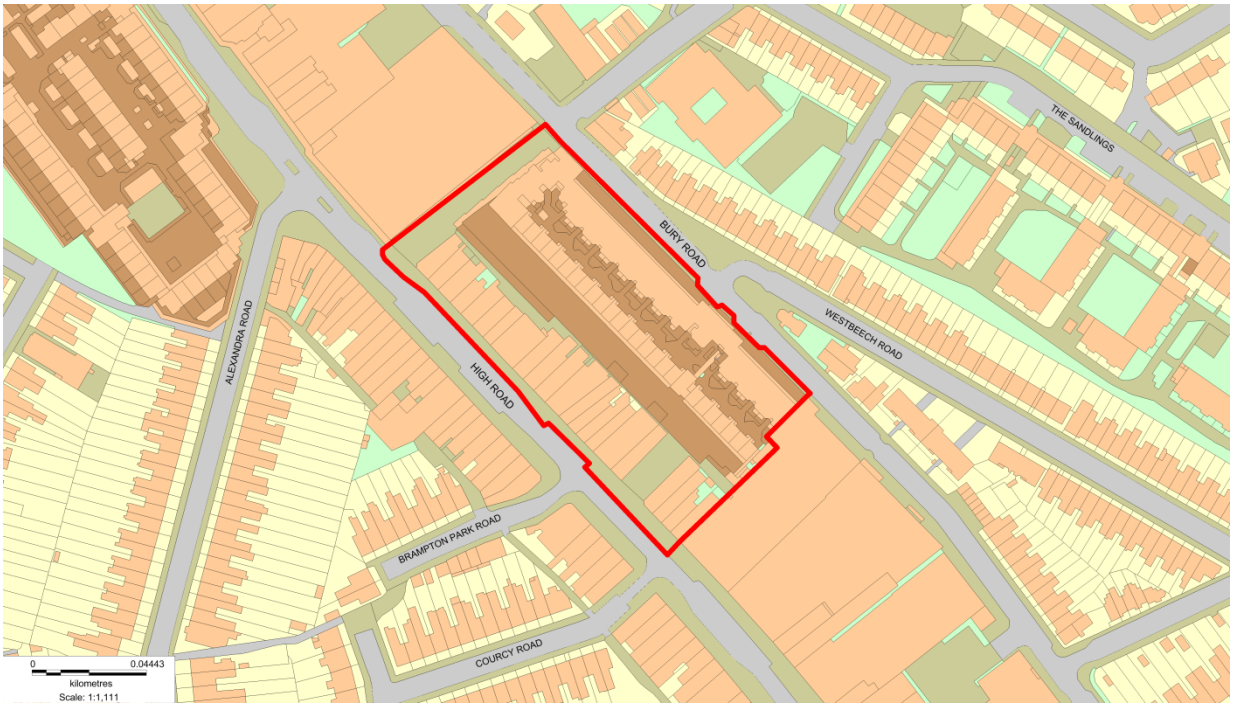
Address	Bury Road Car Park, Bury Rd, Wood Green, N22		
Site Size (Ha)	1.1	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Multi-storey car parking, with large floor plate retail at ground floor level, and residential on top.		
Ownership	Single public freehold		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary and secondary frontage		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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 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.
- A piling statement will be required prior to any piling taking place.

SA 14: 16-54 Wood Green High Rd

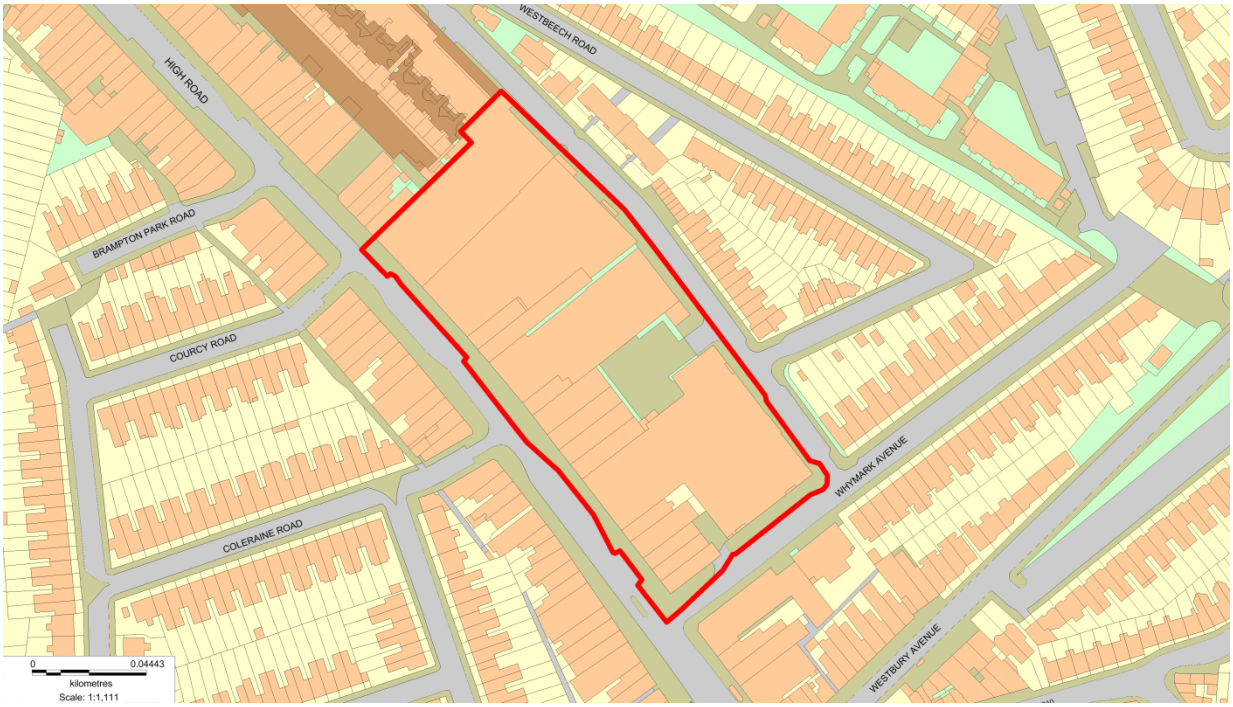
Address	16-54 Wood Green High Rd, N22		
Site Size (Ha)	1.4	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Ground and some first floor town centre uses with mix of uses including residential above.		
Ownership	Mix of public and private freehold and leasehold interests.		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary frontage		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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 piling statement will be required prior to any piling 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	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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

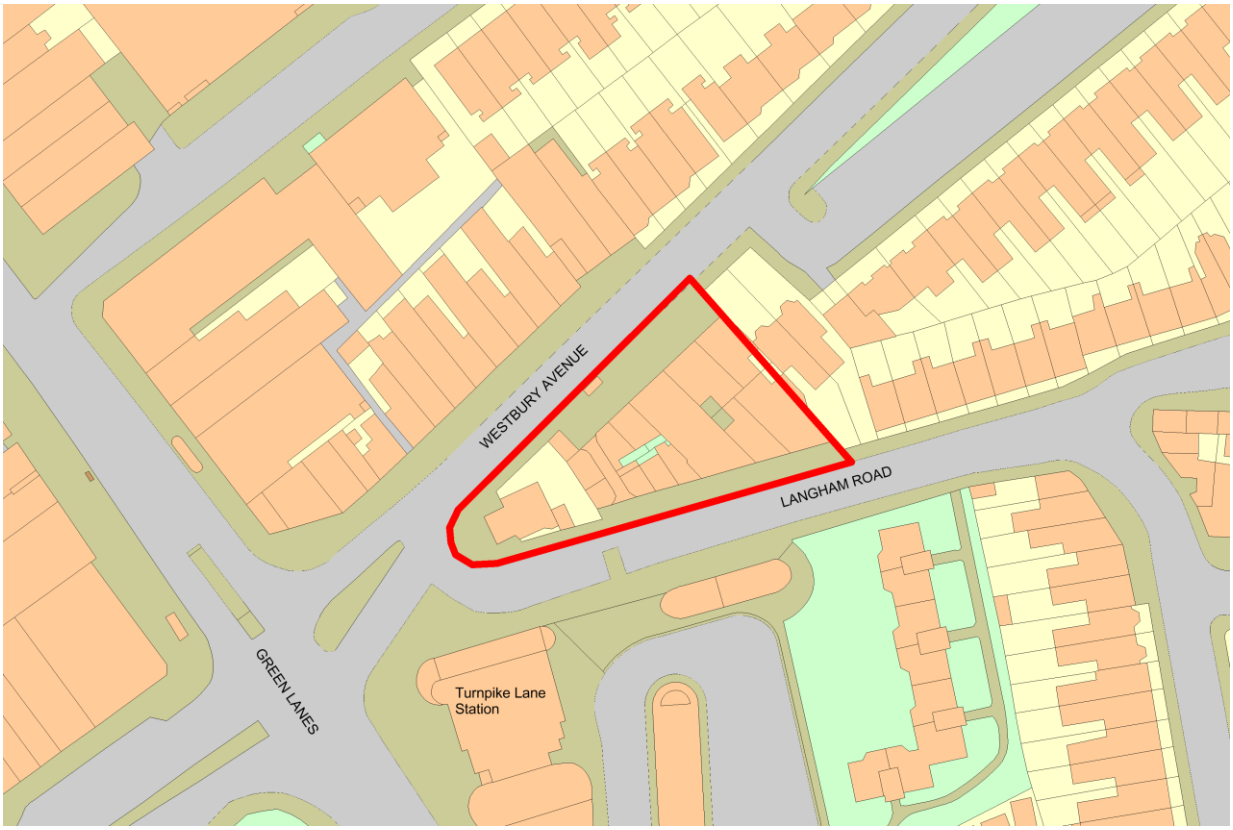
Address	Triangular piece of land between Westbury Avenue, Langham Rd, Turnpike Lane, N22		
Site Size (Ha)	0.2	**PTAL Rating**	6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Mixture of A1, A2, A5, and D1 uses, with some residential above.		
Ownership	Mixture of private freeholds and leaseholds		
How site was identified	Crossrail 2 preferred alignment		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Secondary frontage Adjacent to Listed Turnpike Lane building		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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

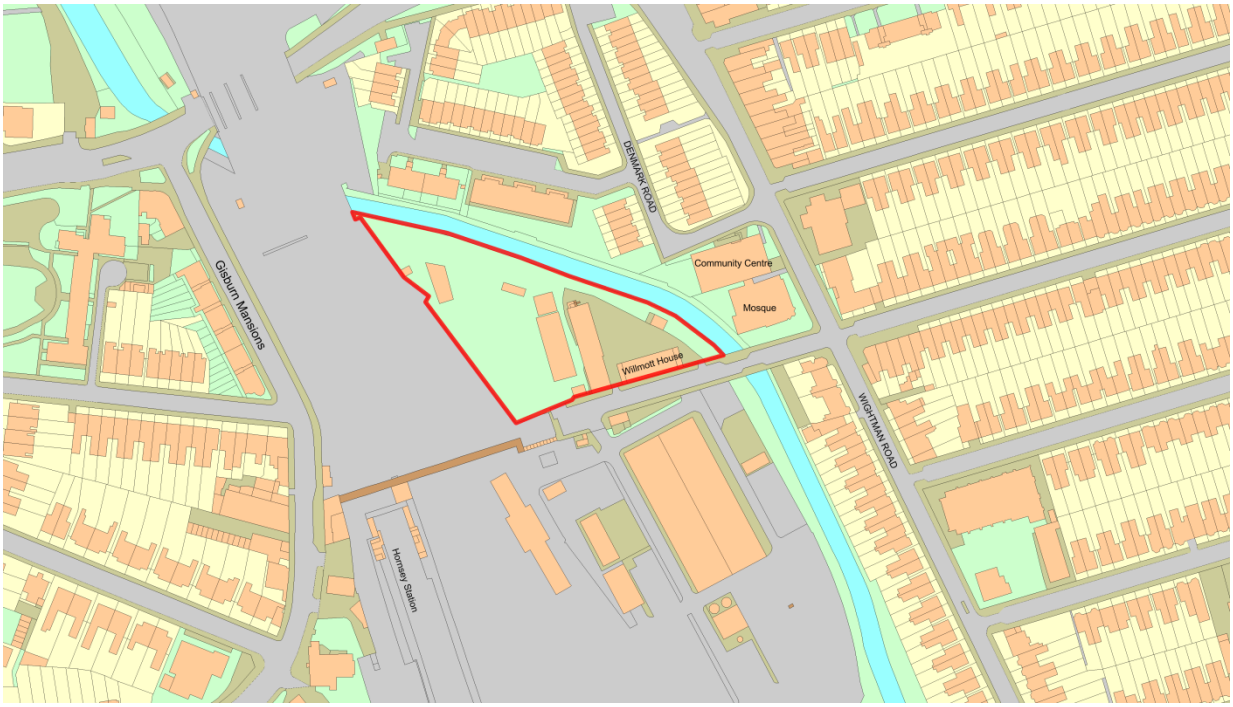
Address	Land between the New River, the Great Northern Rail Line, and Hampden Road, Harringay N8		
Site Size (Ha)	0.7	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Range of B1/B2 and Sui Generis commercial uses		
Ownership	Multiple private 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 Development Capacity	**Net residential units**	**Employment m²**	
	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	Wood Green Growth Area Wood Green Common Conservation Area Local Employment Area: Wood Green regeneration area			
Indicative Development Capacity	**Net residential units**		**Employment m²**	
	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)

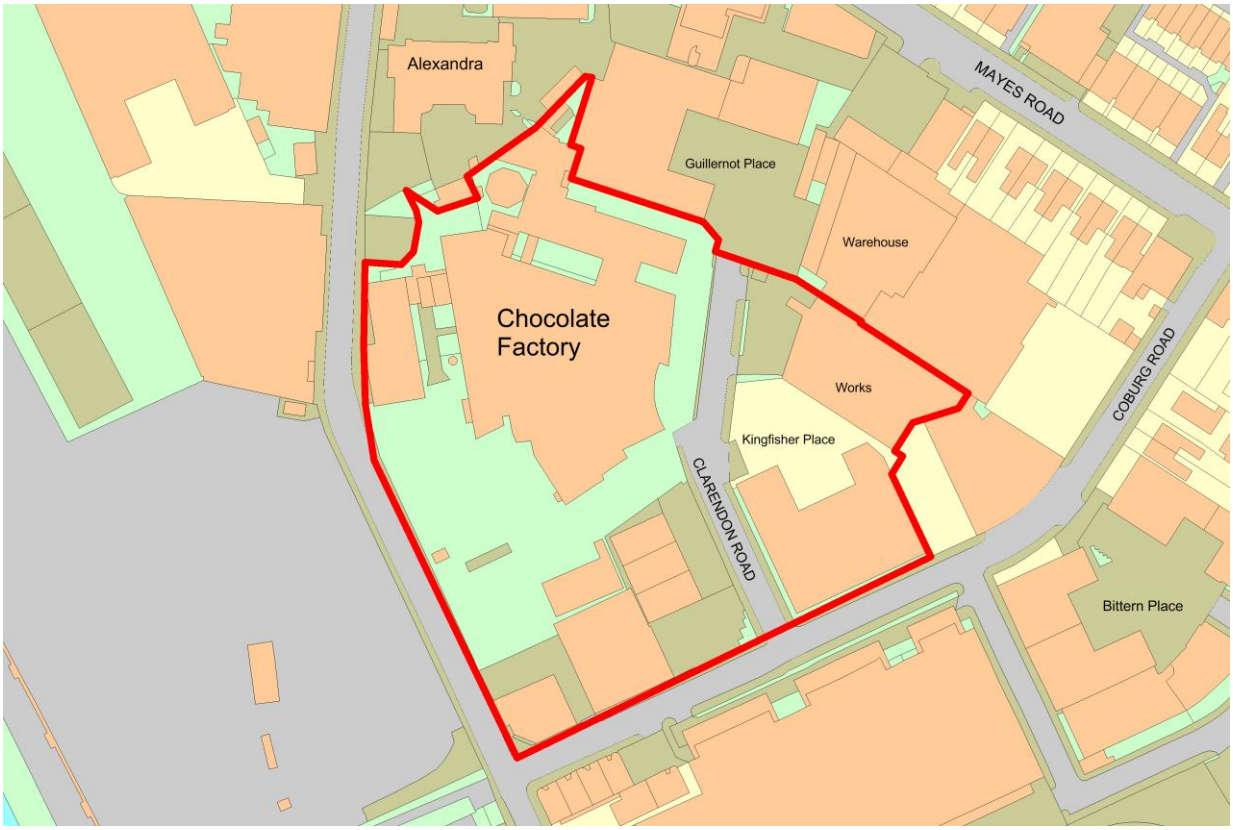
Address	Chocolate Factory, 1-3 Clarendon Rd, Mallard Place, Olympia Business Estate and John Raphael House, Wood Green N22		
Site Size (Ha)	2	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Existing Cultural Quarter		
Ownership	Mix of private 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 Development Capacity	**Net residential units**	**Employment m²**	
	355	12,243	

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 Growth Area Local Employment Area: Wood Green regeneration area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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	Wood Green Metropolitan Centre Wood Green Growth Area Local Employment Area: Wood Green regeneration area Blue ribbon network		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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 Growth Area Blue Ribbon Network Adjacent to: • Regeneration Area • Cultural Quarter • Ecological Corridor • Article 4 direction for Heartlands rail corridor			
Indicative Development Capacity (HGY/2009/0503)	**Net residential 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.

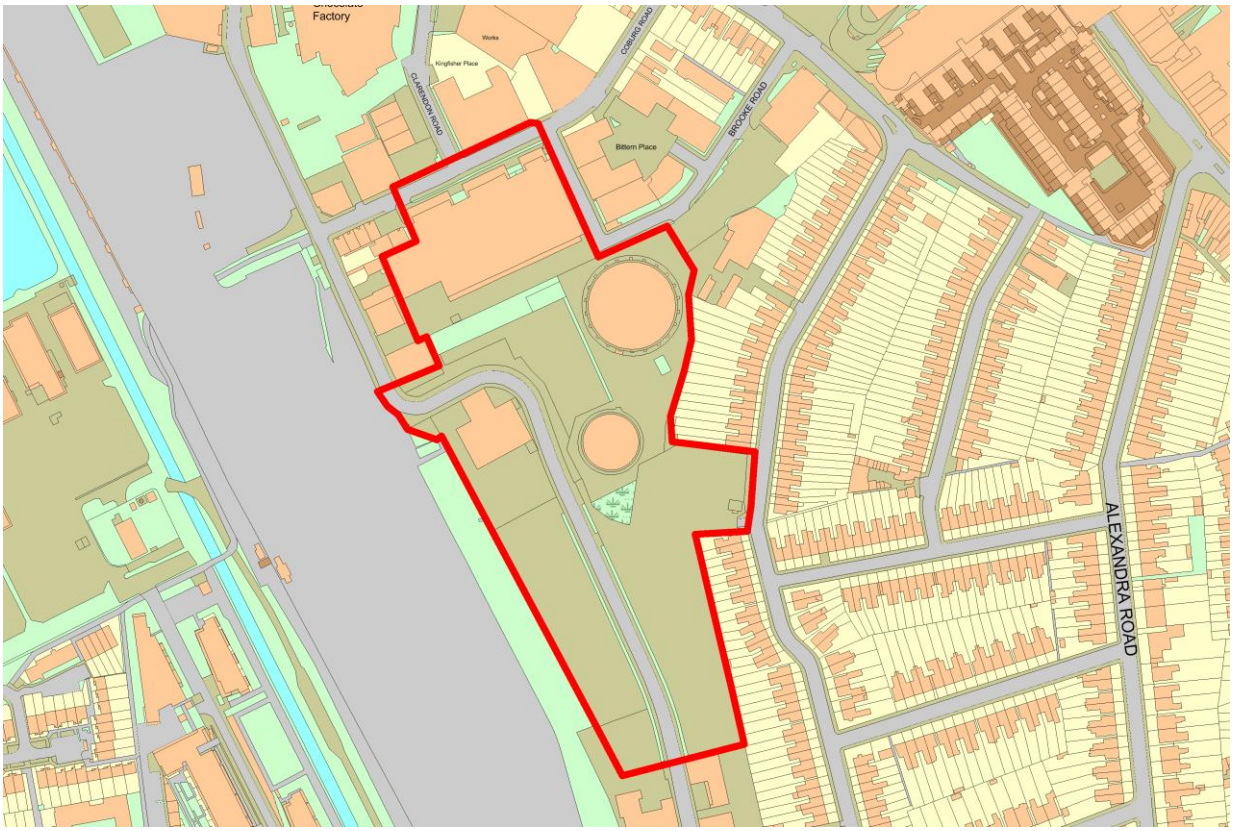
A Section 73 application relating to the enabling works to deliver this site including the dismantling of the gas holders was granted in 2014.

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 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	Wood Green growth area Ecological corridor Adjacent to: • Article 4 direction for Heartlands rail corridor • Area of Archaeological Importance		
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Other m²**
	206	5,390	5,390

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

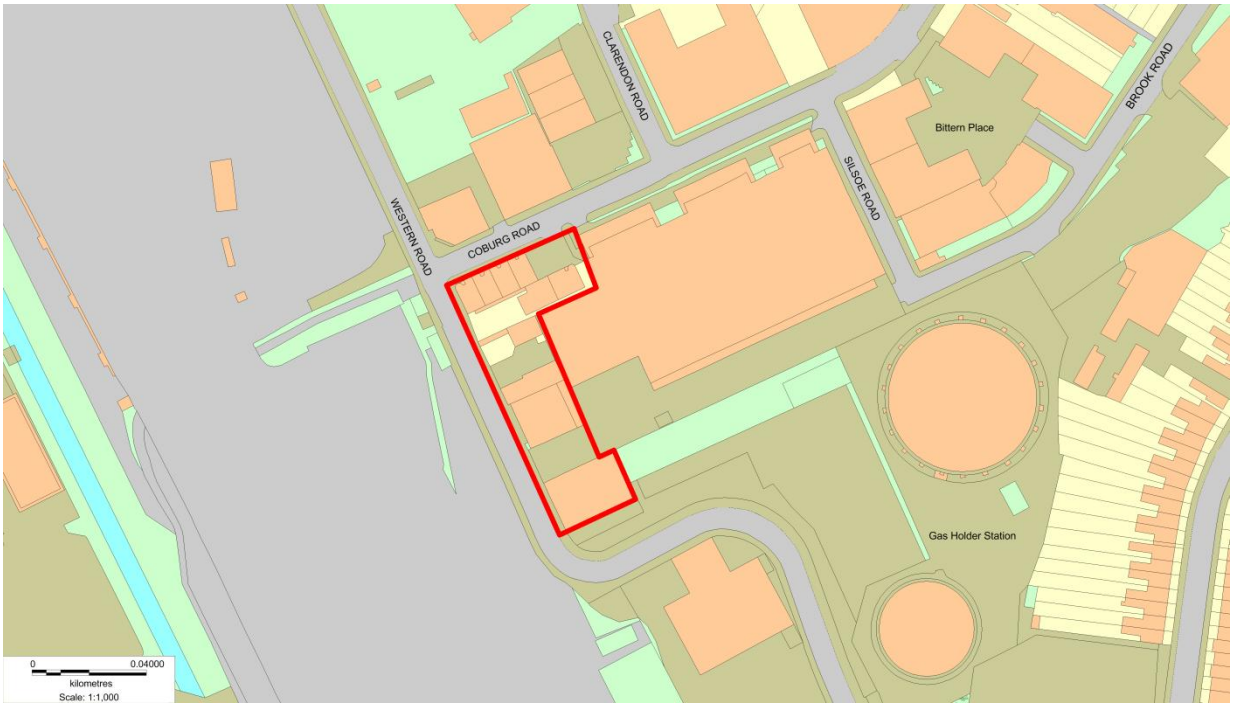
Address	70-89 Clarendon Rd & 57-77 Coburg Rd, Wood Green N22		
Site Size (Ha)	0.3	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Commercial uses		
Ownership	Multiple private leaseholds.		
How site was identified	Heartlands Development Framework		
Planning designations	Wood Green Growth Area Local Employment Area: Wood Green regeneration area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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 Roads 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	Wood Green Growth Area Ecological corridor Article 4 direction for Heartlands rail corridor			
Indicative Development Capacity	**Net residential units**		**Employment m²**	
	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.

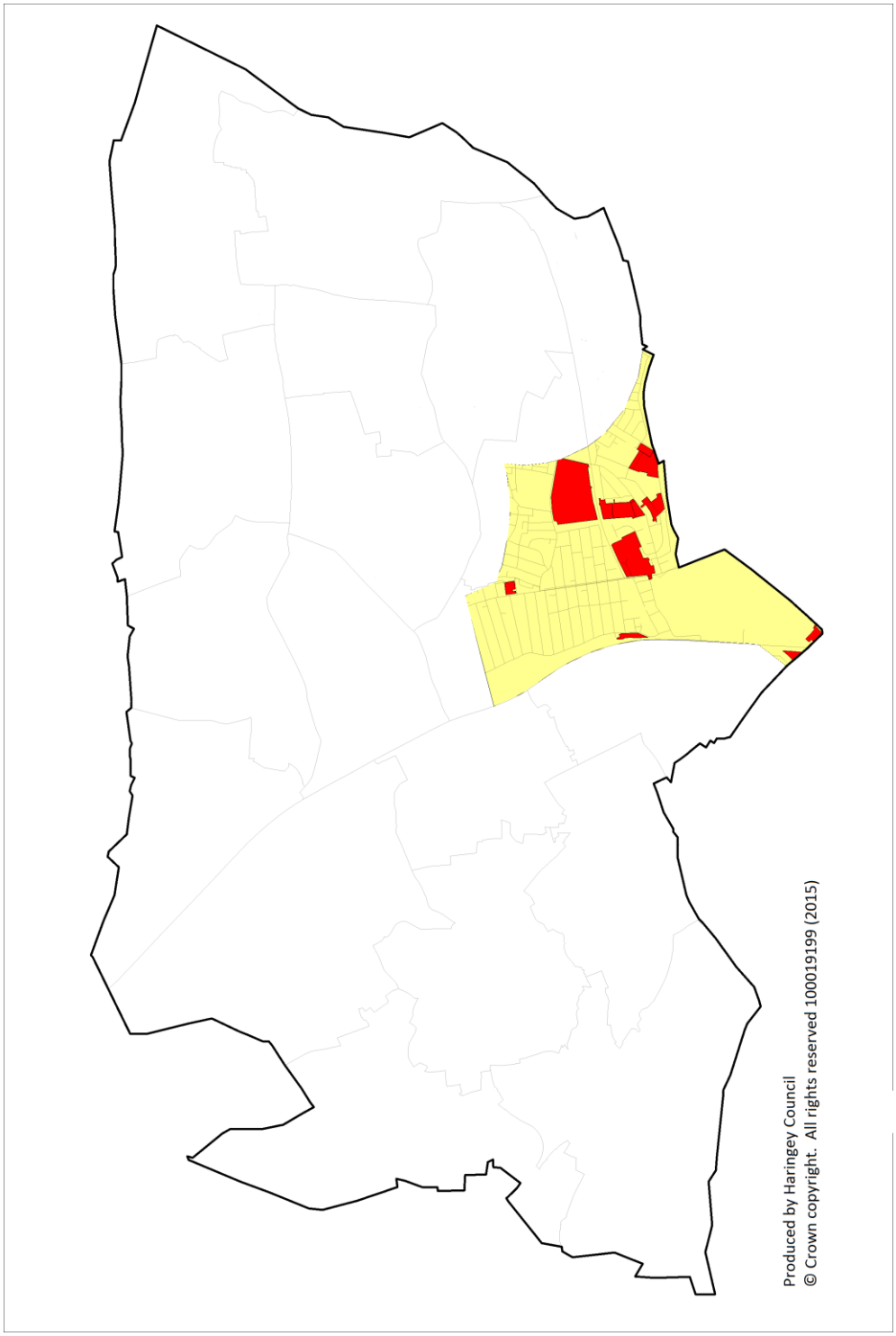
Development Guidelines

- A new building on the corner of Coburg and the Penstock path should form part of the Coburg/Western Roads 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

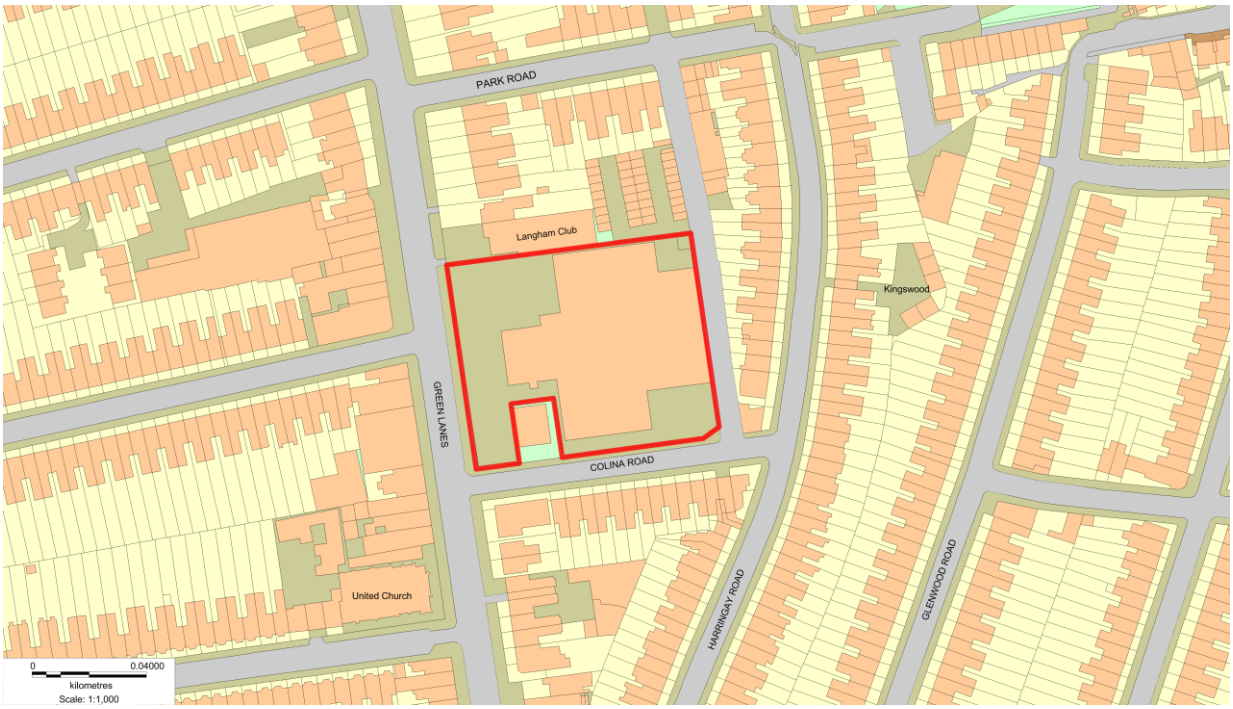
Address	Hawes & Curtis Outlet, Green Lanes, N8			
Site Size (Ha)	0.6	**PTAL Rating**		4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Retail Warehouse			
Ownership	Private freehold			
How site was identified	Call for Sites 2013			
Planning designations	Adjacent to Green Lanes District Centre			
Indicative Development Capacity	**Net residential units**		**Other uses m²**	
	73		1,500	

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.
- A new health centre at the 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 is suitable 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

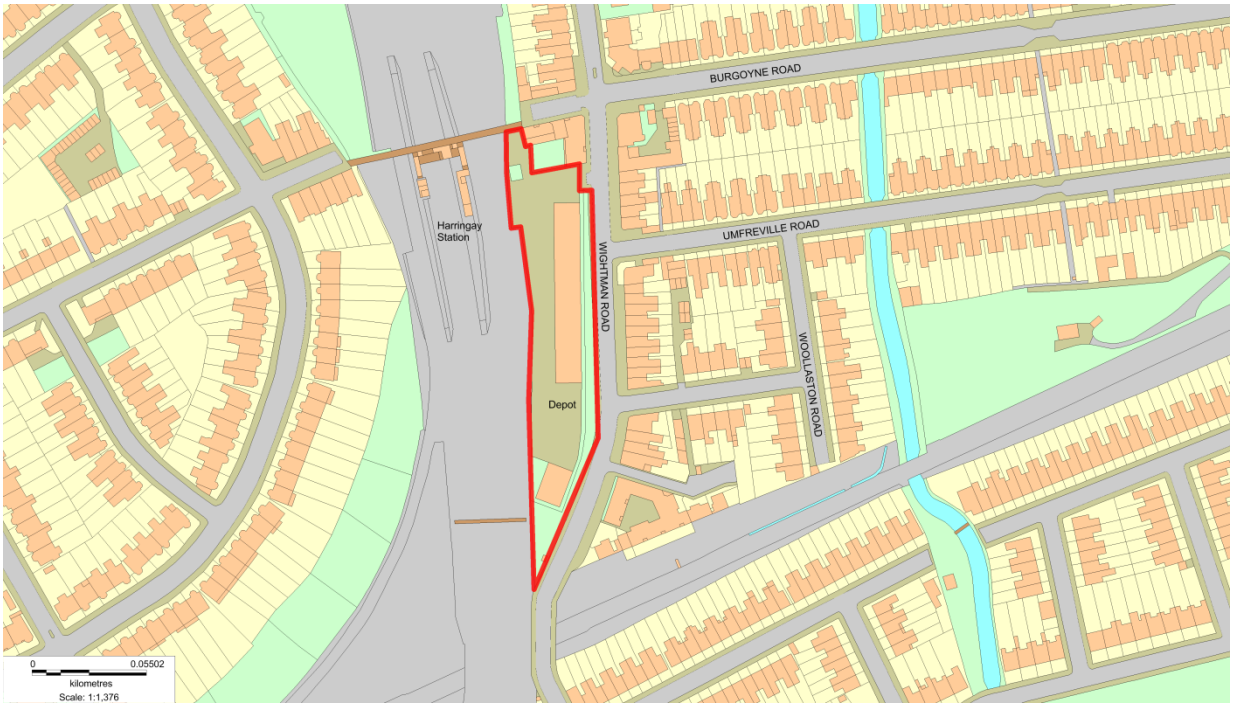
Address	Jewson's builders yard, Wightman Road, N4		
Site Size (Ha)	0.6	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard		
Ownership	Private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Adjacent to • ecological corridor • Stroud Green Conservation Area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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		

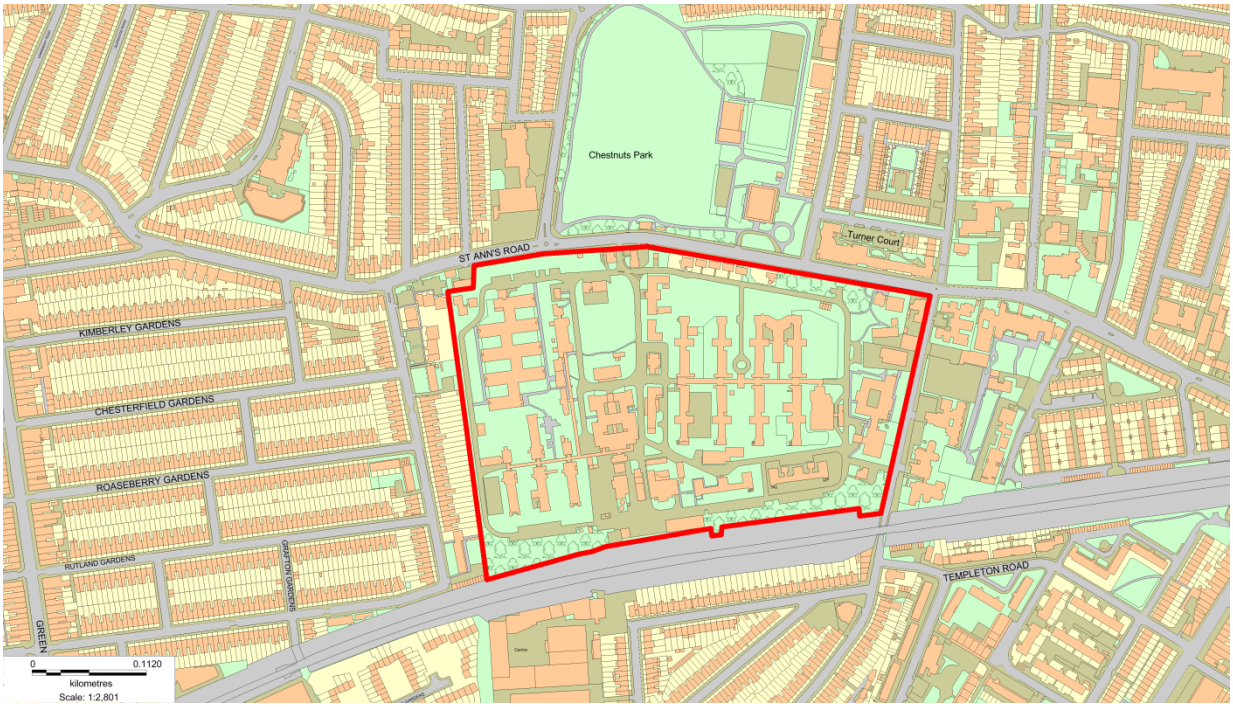
Indicative Development Capacity (HGY/2014/1691)	Net residential units	Town Centre m^2	Other m^2
	456	148	5,100

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

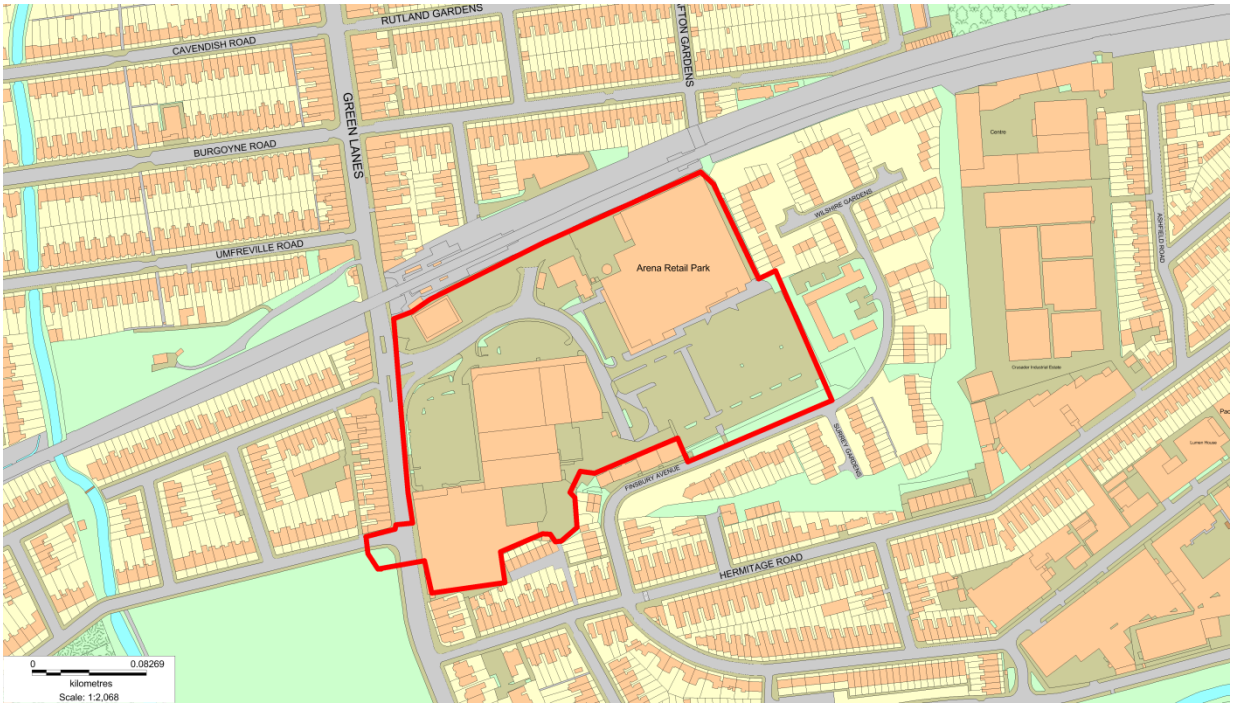
Address	Arena Retail Park, Green Lanes, Harringay, N4			
Site Size (Ha)	5.4	**PTAL Rating**		3-6
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Retail Park			
Ownership	Single Private Freehold			
How site was identified	GLA SHLAA 2013			
Planning designations	Green Lanes District Centre Secondary frontage SINC borough grade II: Harringay Stadium Slopes			
Indicative Development Capacity	**Net residential 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.



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.

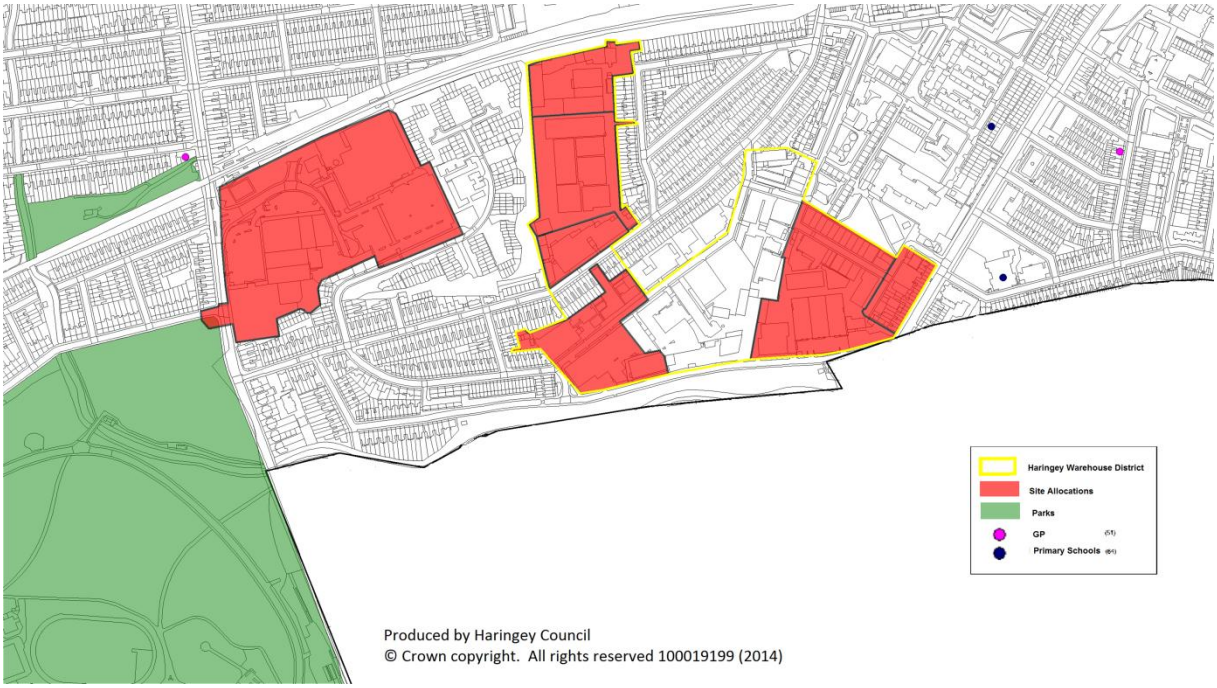


Figure 1 Harringay Warehouse District and site allocations

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 • SINC (Borough Grade II): Tottenham Railsides		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	40	1,386	

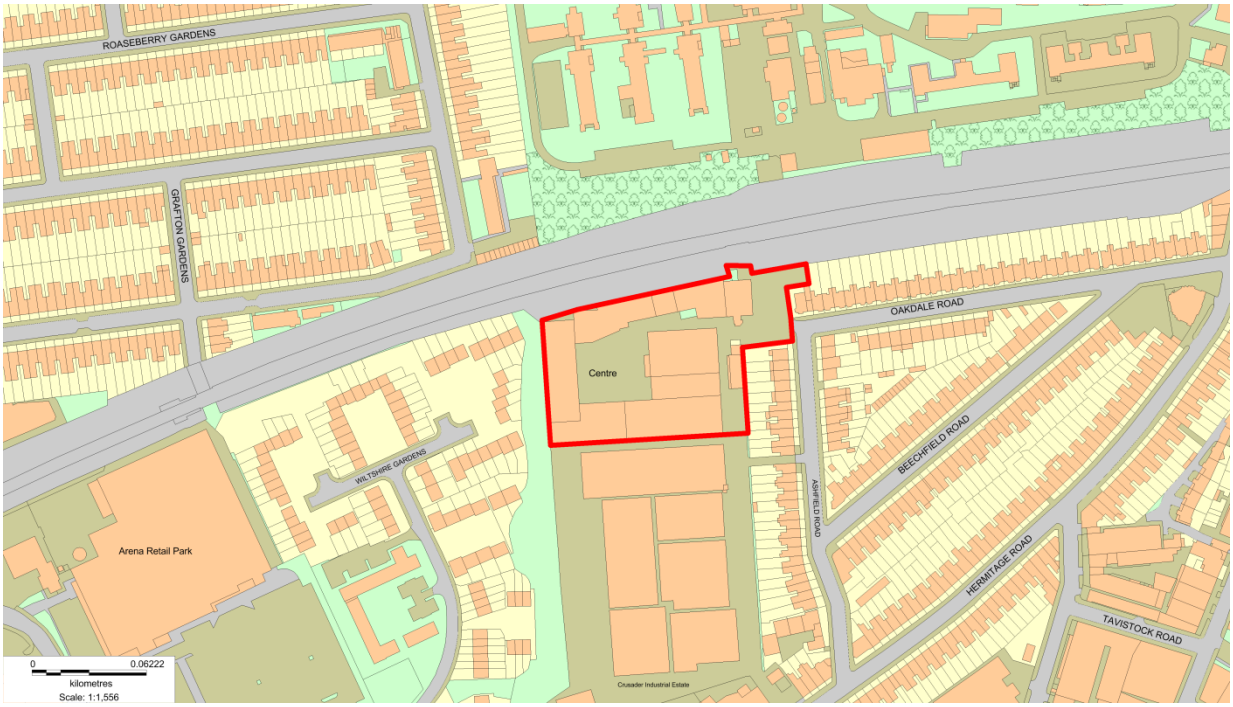
Proposed Site Allocation

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 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 of 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 to 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

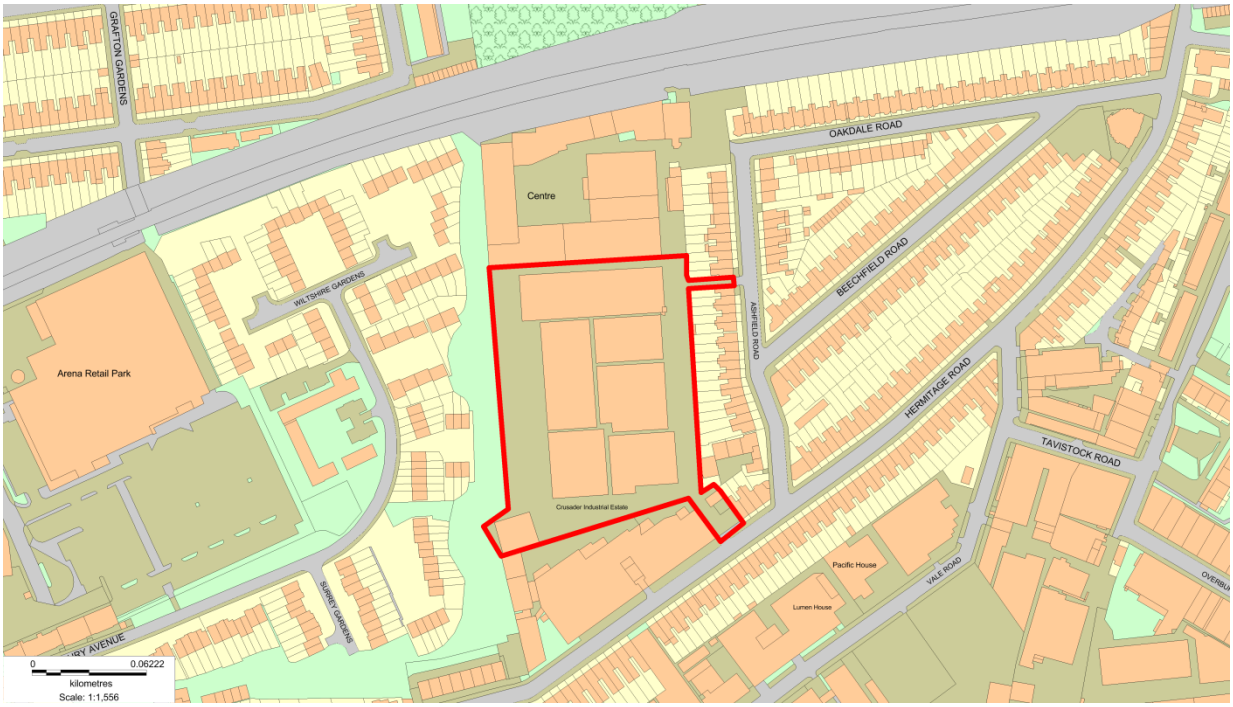
Address	Crusader Industrial Estate, Hermitage Rd, Harringay N4		
Site Size (Ha)	1.6	**PTAL Rating**	1b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Industrial		
Ownership	Private freehold		
How site was identified	Existing Designated Employment Area		
Planning designations	Locally significant industrial site: Crusader Industrial Estate Local employment area: Crusader Industrial Estate Adjacent to SINC borough grade II: Harringay Stadium Slopes		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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 Development Capacity	**Net residential units**	**Employment m²**	
	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 Development Capacity	**Net residential units**	**Employment m²**	
	101	3,465	

Proposed Site Allocation

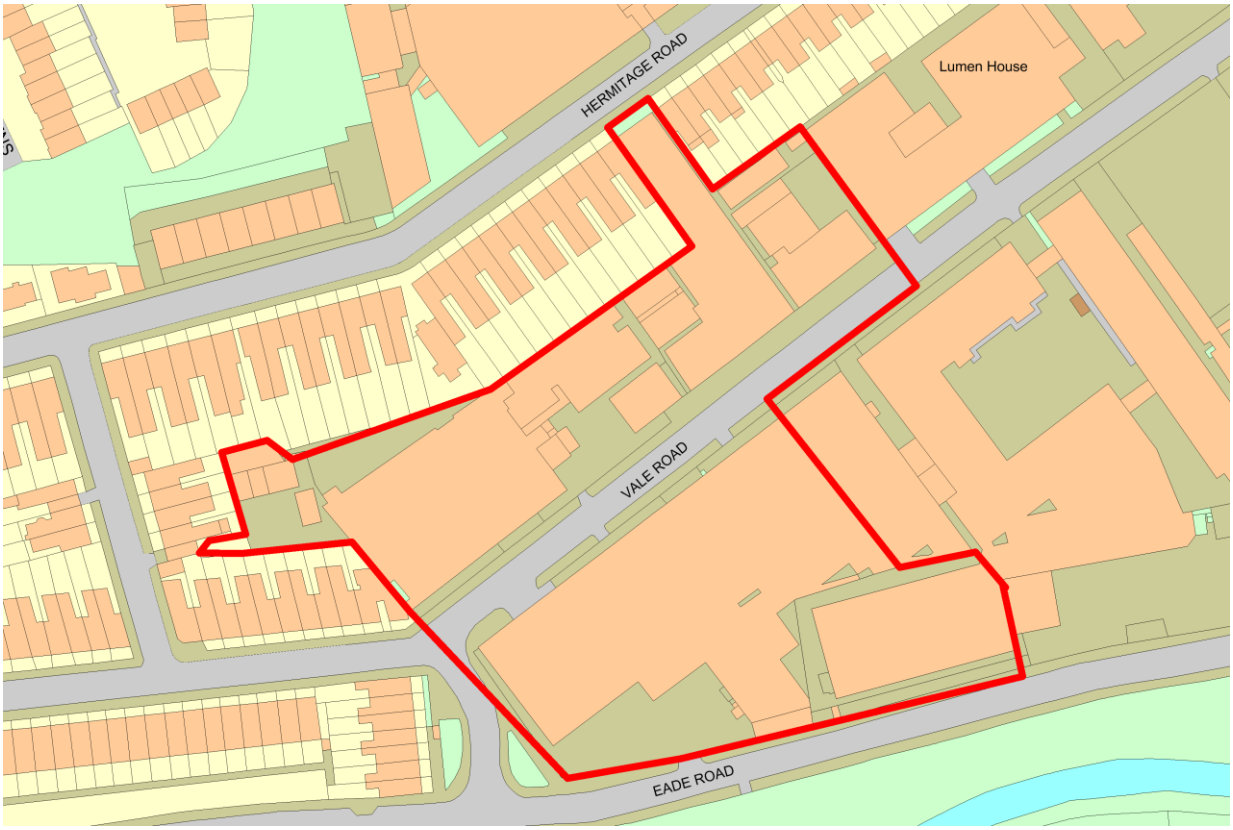
Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

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, and be surrounded by active uses providing passive surveillance.
- 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 Development Capacity	**Net residential units**	**Employment m²**	
	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 DM55.

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 Development Capacity	**Net residential units**	**Employment m²**	
	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 Finsbury Park District Centre (adjacent borough) Existing green chain		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	
	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. This should benefit from passive surveillance.
- 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 Road and Stroud Green Road 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 its 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 Road 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

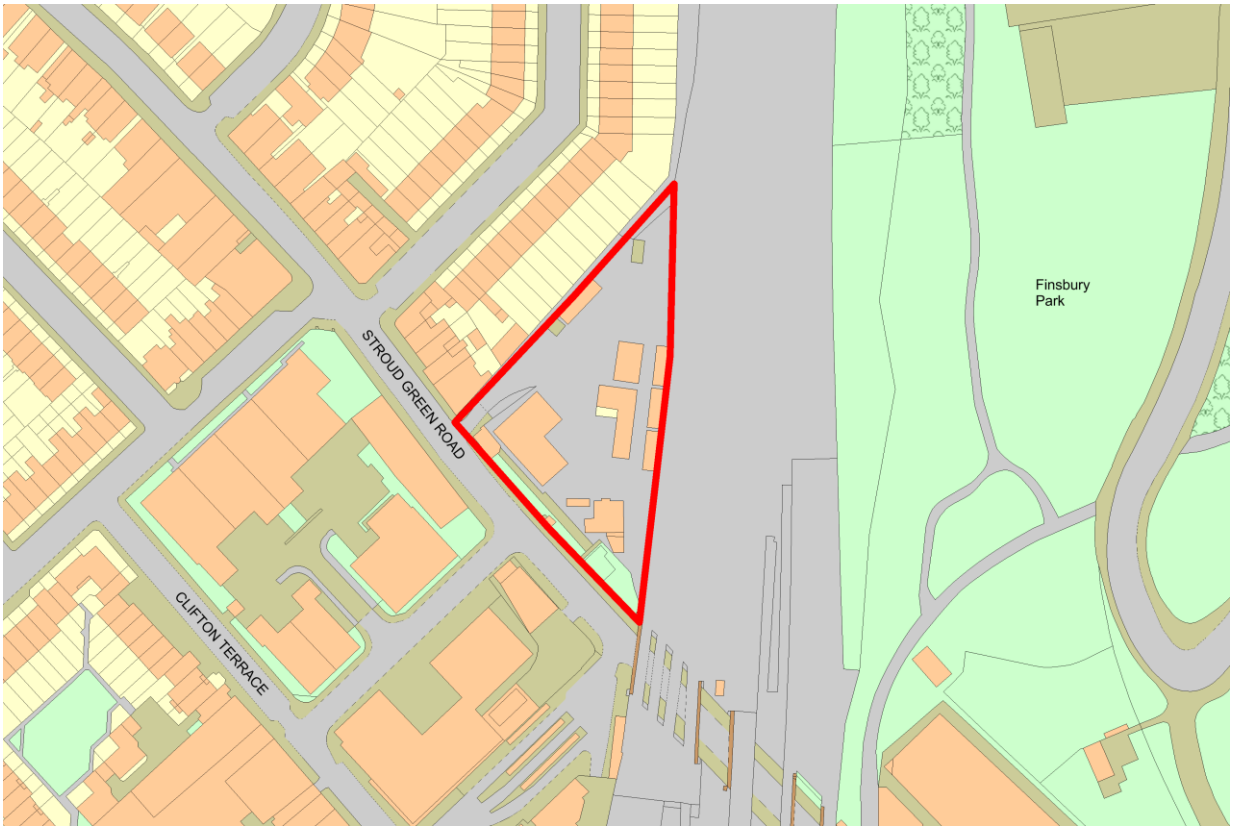
Address	18-20 Stroud Green Rd, Finsbury Park, N4			
Site Size (Ha)	0.4	**PTAL Rating**		6b
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Network Rail yard			
Ownership	Network Rail			
How site was identified	GLA SHLAA 2013			
Planning designations	Ecological corridor Adjacent to Stroud Green Conservation Area			
Indicative Development Capacity	**Net residential units**		**Town centre m²**	
	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.

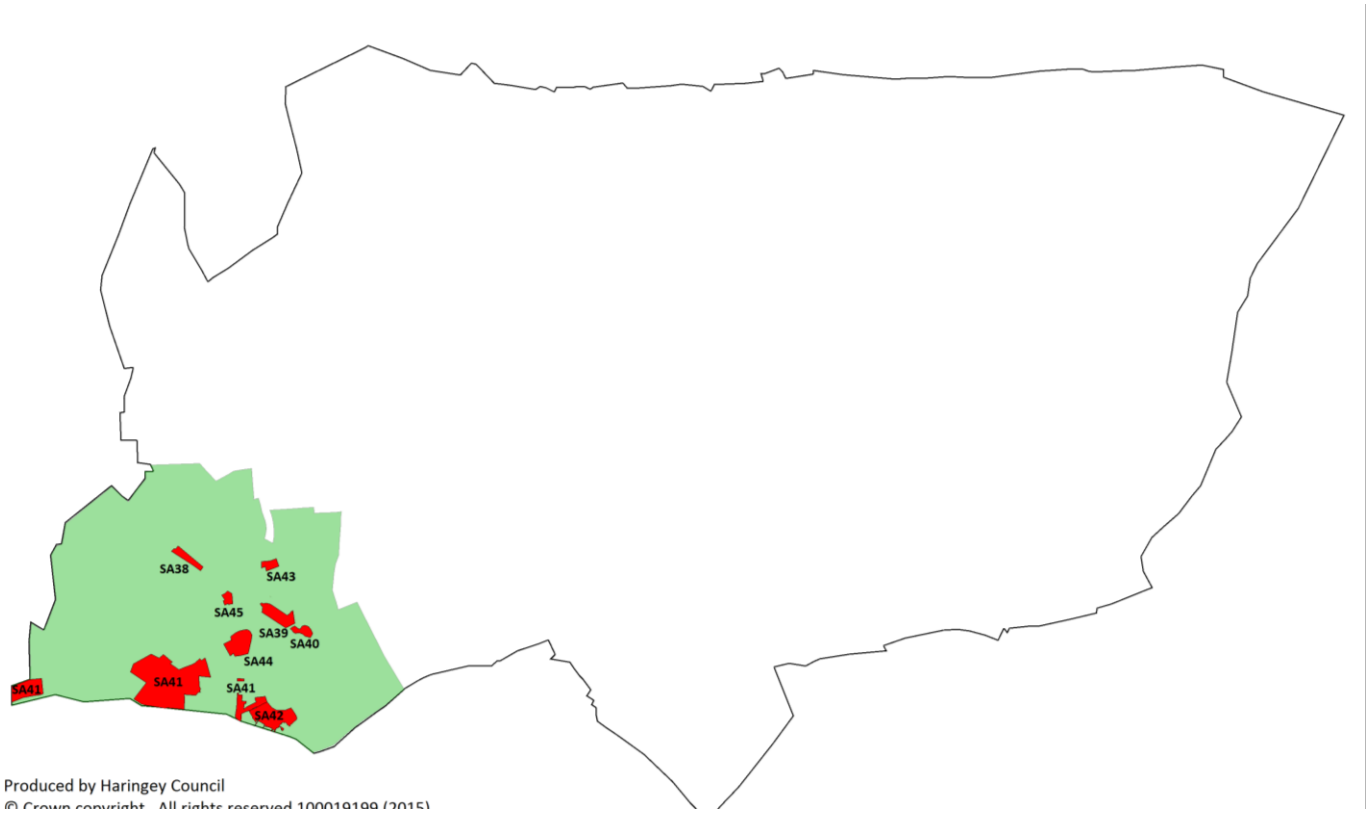
Development Guidelines

- 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


SA38
SA43
SA45
SA39
SA40
SA44
SA41
SA41
SA41
SA42
Produced by Haringey Council

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

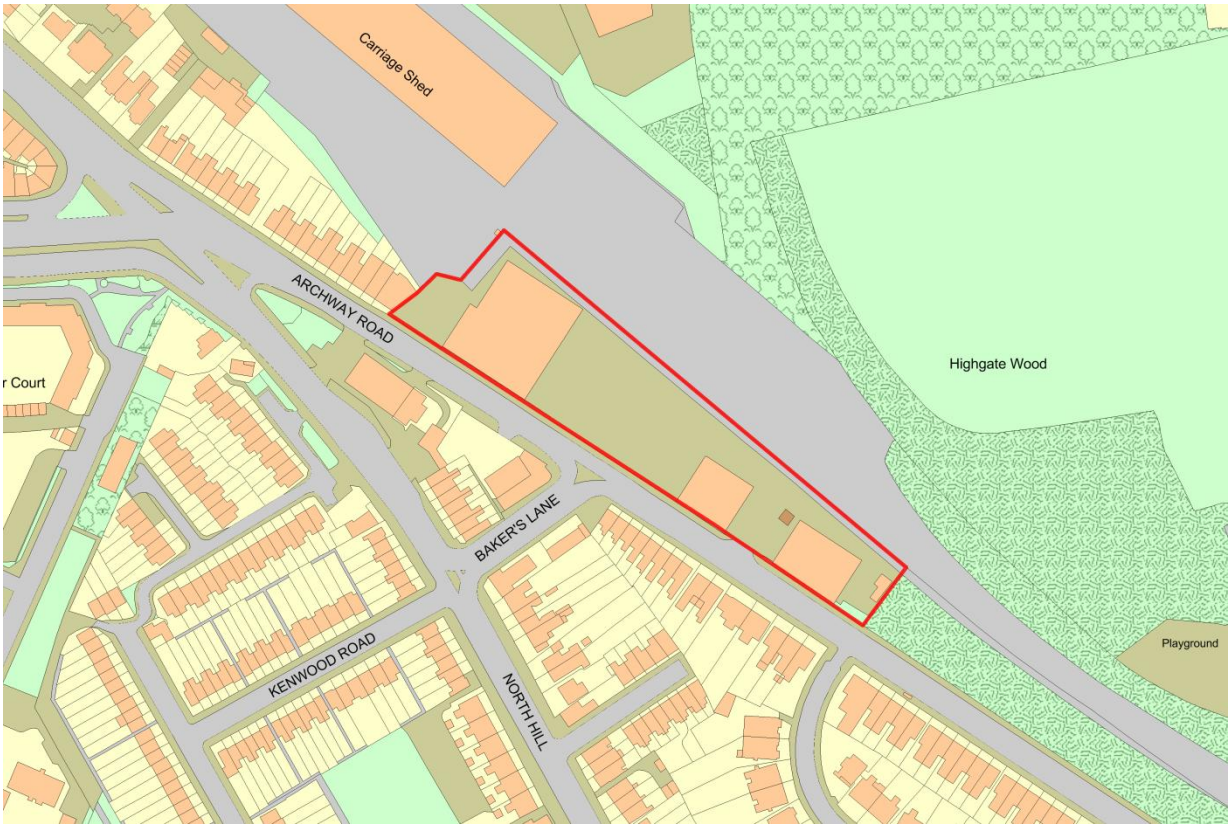
Address	460-470 Archway Rd N6		
Site Size (Ha)	0.9	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard		
Ownership	Single private freehold		
How site was identified	GLA SHLAA 2013		
Planning designations	Highgate Conservation Area Metropolitan open land: Former track bed – adjacent Highgate Wood Ecological corridor Adjacent to an Area of Archaeological Importance		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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. If deliverable, this should be designed in a manner that enables passive surveillance.
- 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	Proposed green chain Local shopping centre Highgate Conservation Area Adjacent to: • Ecological corridor • Locally listed buildings: Archway Road • SINC metropolitan grade: Parkland Walk • Metropolitan open land: Parkland Walk and Highgate Station cutting		
Indicative Dev^{t} Capacity	**Net residential 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.
- 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 will be brought forward in a phased manner which minimises disruption to the existing occupants of Goldsmith's Court.

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 SINC metropolitan grade: Parkland Walk Metropolitan open land: Parkland Walk and Highgate Station cutting Existing green chain Adjacent to • Locally listed buildings: Archway Road • Area of Archaeological Importance		
Indicative Development 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 Road, Shepherd's Hill and to Muswell Hill Road 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 Development 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.

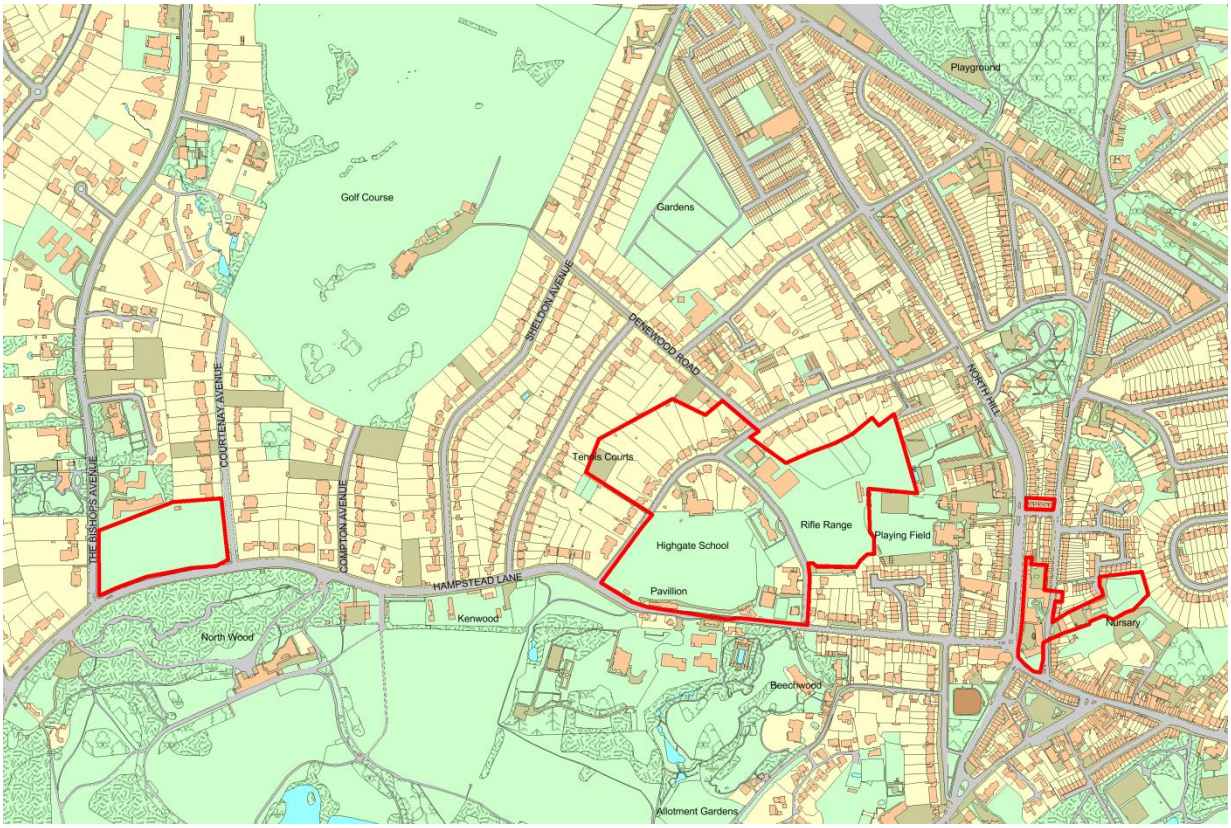
Highgate School aims to expand to continue to meet the education needs of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Site Requirements

- Development on the site shall be in accordance with a future SPD. The SPD will take the form of 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.
- 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. This will take the form of masterplans 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.
- Any Masterplanning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.
- 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.


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 Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	31	616	308	

Proposed Site Allocation

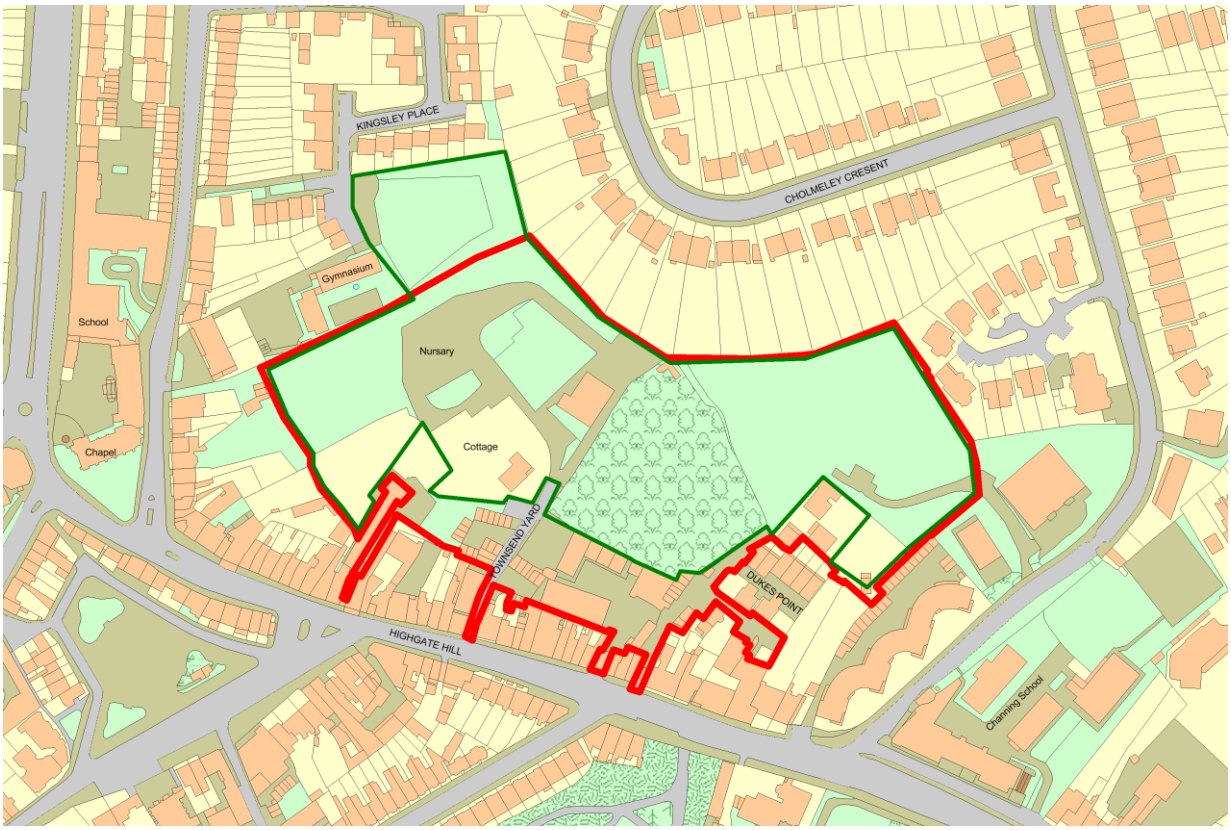
Protection of the Highgate Bowl as open space, and improvement of public access to it through limited redevelopment of Townsend and Duke's Head yards.

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. This should not involve the loss of employment floorspace on the site.
- 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.

- Development should not impact on the residential and neighbourhood amenity of the adjacent blocks.
- 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.
- Some development may be possible within the ‘yards’ but these should be in a mews style development, perpendicular to the High Street.
- 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.
- The open character of the Bowl is essential to the character of the conservation area and should be retained.
- 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.
- 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.

SA 43: Summersby Rd

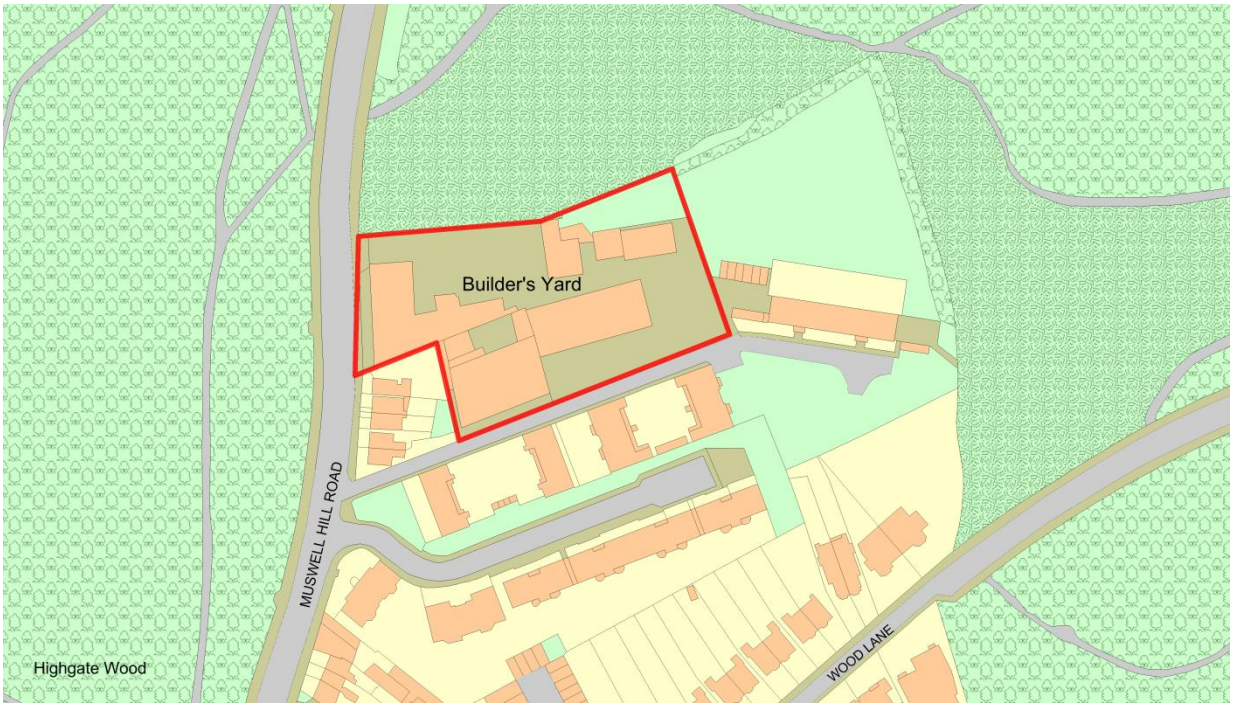
Address	Build Base, 40 Muswell Hill Rd; Summersby Rd, Highgate N6		
Site Size (Ha)	1.7	**PTAL Rating**	3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Builders yard and garden centre		
Ownership	Single private freehold		
How site was identified	Call for Sites 2013		
Planning designations	SINC metropolitan grade: Queen's Wood Adjacent to: • SINC metropolitan grade: Highgate Wood • Area of Archaeological Importance		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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. An element of employment fronting onto Muswell Hill Rd will be required.
- 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 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.
- 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, historic park, SINC, and a local nature reserve.
- Development should have regard to the site's context and surrounding woodland and its 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

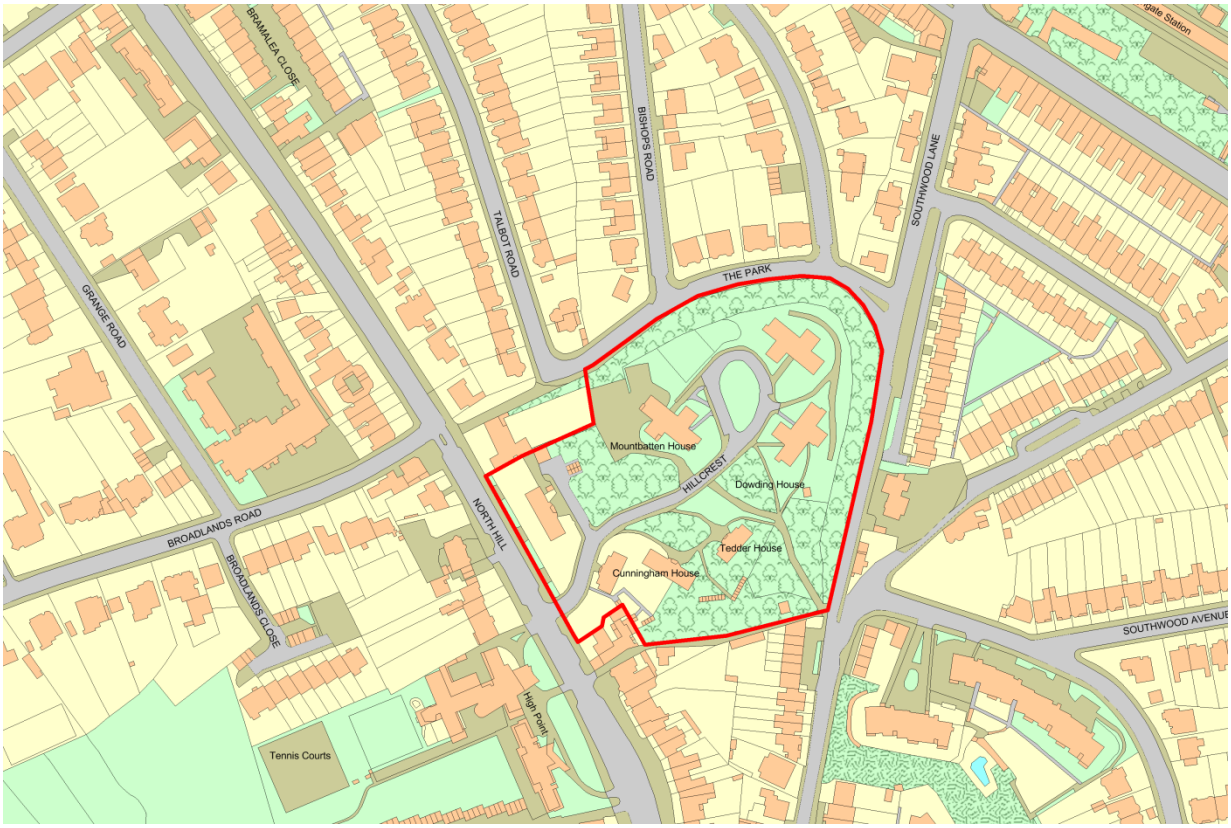
Address	Hillcrest, off North Hill, Highgate, N6		
Site Size (Ha)	2.3	**PTAL Rating**	1b-3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential		
Ownership	Single public freehold, with private leaseholds		
How site was identified	LBH Estate Renewal Programme		
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 surround the site		
Indicative Development 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.
- 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.
- Development should respond to the topography of the land and the landscaped embankment around the north and east of the site should be retained.
- 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.
- This should, however, not compromise the appearance and setting of the existing buildings and the wider Conservation Area.
- 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 Development 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.

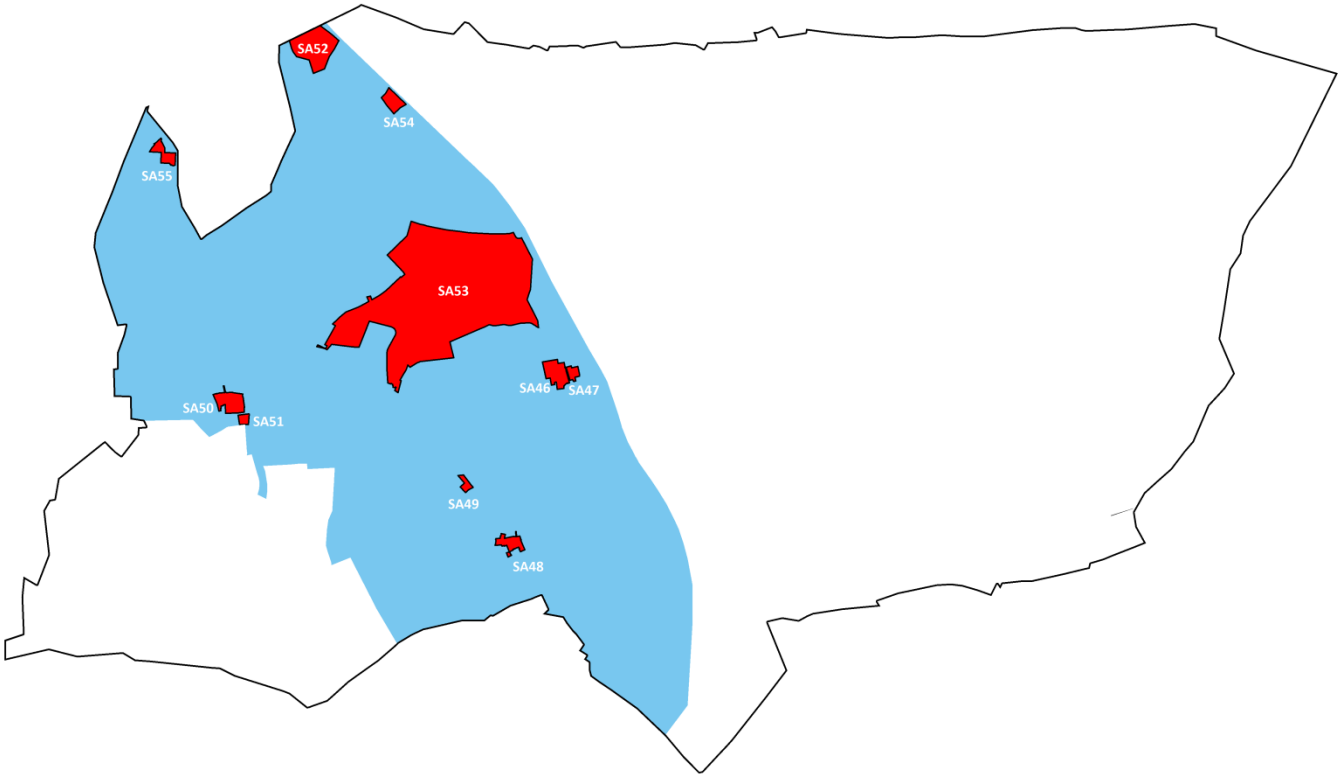
Development granted Permission (HGY/2014/2464)
Demolition of all existing buildings and construction of an apartment block and a mews block to provide 82 residential flats, including basement and undercroft car parking with 41 spaces, and comprehensive landscaping of the site.



Site Requirements

- Any amendments to the design of the scheme will be required to demonstrate how they make a positive contribution to 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 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 47: Cross Lane (p132)

Crouch End

SA48: Hornsey Town Hall (p36)
SA 49: 72-96 Park Rd & Lynton Road (p136)

Muswell Hill area

SA 50: St. Luke's Hospital site (p35),
SA 51: Cranwood Care Home (p140)
SA 52: Pinkham Way (p138)
SA 53: Tunnel Gardens (p142)

SA54: 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 Hornsey Conservation Area Hornsey Filter Beds Conservation Area Adjacent to: • Two Areas of Archaeological Importance • Regeneration Area		

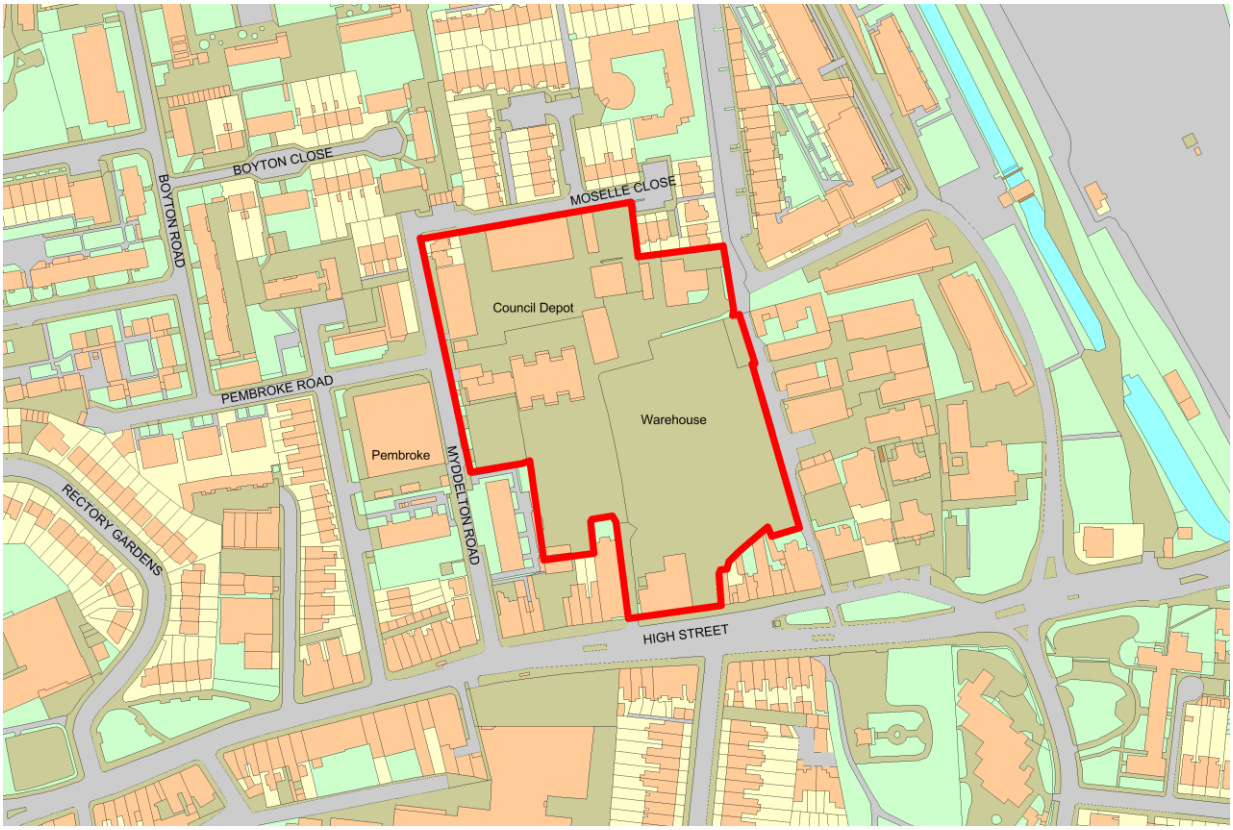
Indicative Development Capacity (HGY/2013/2019)	**Net residential units**	**Retail m^2**	**Other m^2**
	438	3,250	356

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

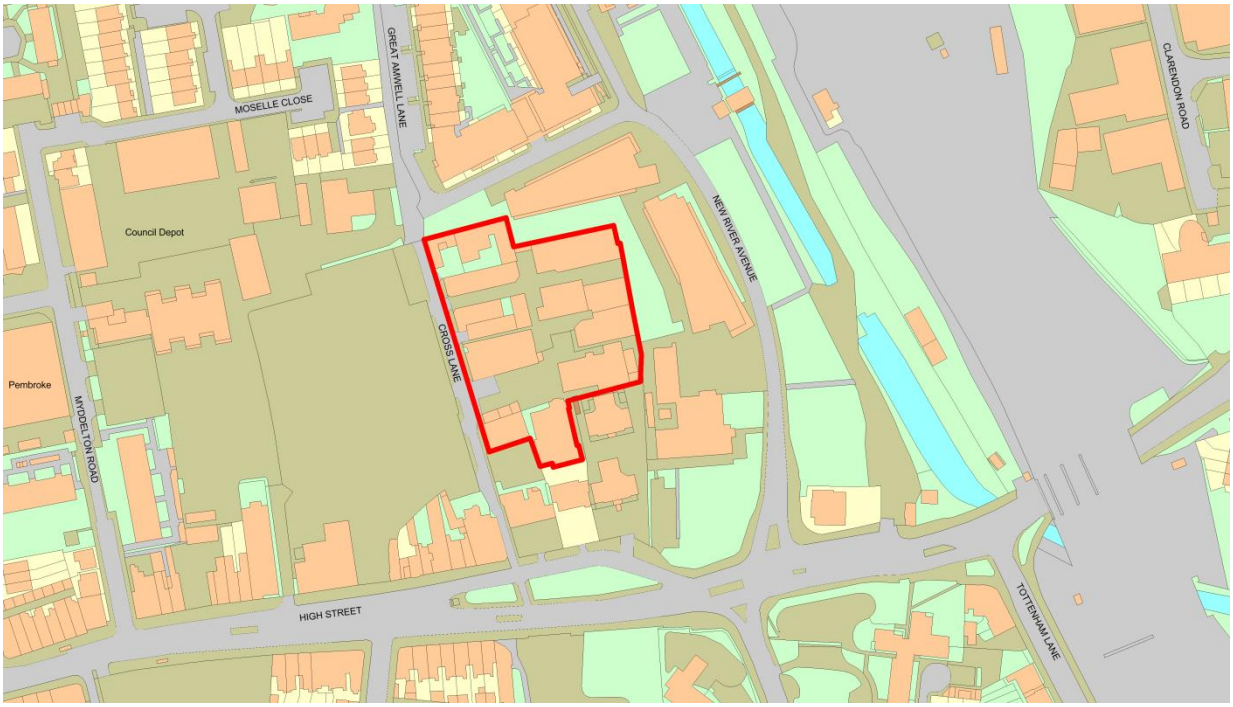
Address	Cross Lane Industrial Estate, Cross Lane, Hornsey N8			
Site Size (Ha)	0.6	**PTAL Rating**		3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Industrial estate/residential			
Ownership	Mix of private freeholds and leaseholds			
How site was identified	Heartlands development framework			
Planning designations	Hornsey Water Works and Filter Beds Conservation Area Regeneration Area Adjacent to an Area of Archaeological Importance			
Indicative Development Capacity	**Net residential units**		**Employment m²**	
	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 should respond to the scale, massing and layout of the adjacent developments such as the New River village and Hornsey Depot

- 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.

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SA 48: Hornsey Town Hall

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 Development Capacity (HGY/2010/0500)	**Commercial m^2**	**Other m^2**	**Net residential units**	
	3,600	4,200	123	

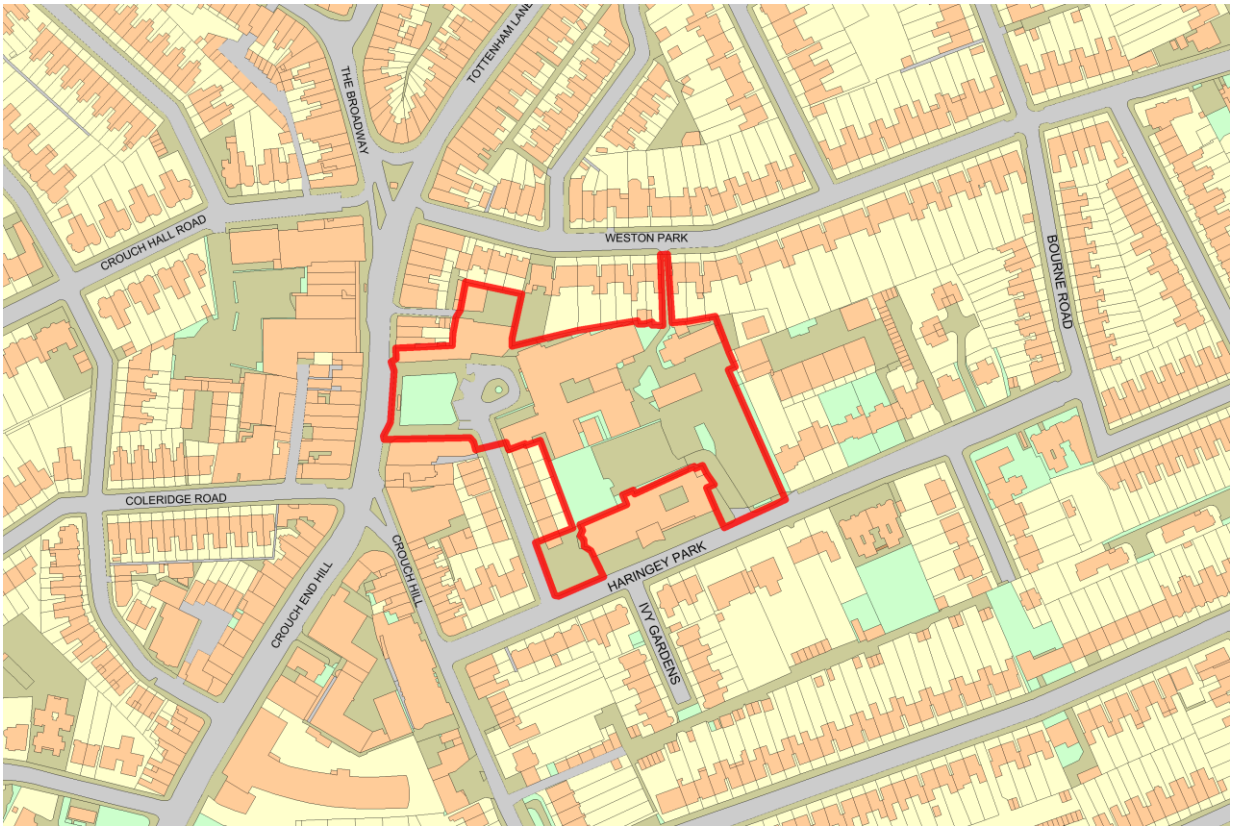
Proposed site allocation

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 Development Capacity	**Net resi units**	**Employment m²**	
	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 a mix of residential and employment uses will be permitted.
- Replacement employment floorspace will be required to be provided to replace the number of jobs on this site.
- 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.
- Attractive street frontage could be created to enhance the setting of the Conservation Area creating a ‘gateway’ to it.
- 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.
- Any jobs lost through development of the site should be reprovided on site.
- 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.
- Heights and elevation details should respond to the Park Road frontage and the established rhythm.
- 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.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

SA 50: St. Luke's Hospital

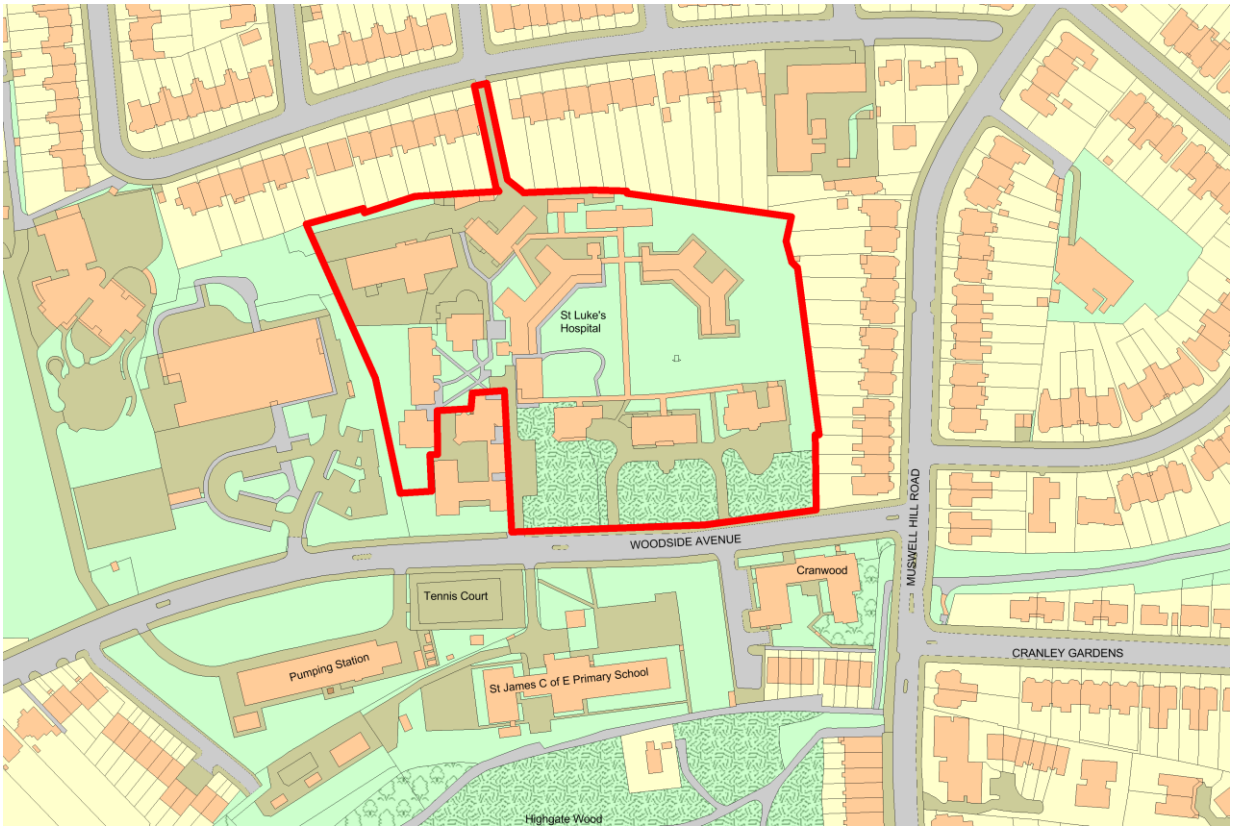
Address	St. Luke's Hospital, Woodside Ave, Muswell Hill, N10		
Site Size (Ha)	2.5	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Hospital		
Ownership	Single public freehold		
Planning designations	Muswell Hill Conservation Area Adjacent to Strategic Local Open Land Adjacent SINC (Borough Grade II) Historic Park		
Indicative Development 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 site specific proposal (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 Development 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.
- 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.
- The building line formed by the existing residences along Woodside Avenue should be maintained but can come closer to the pavement edge.

- A north-south connection linking the route through the St. Luke's redevelopment should be established to the west of the expanded school.
- 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.
- Views of Highgate Wood across the site from Muswell Hill should be maintained.
- 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.

SA 52: Pinkham Way

Address	Former Friern Barnet Sewage Works, Pinkham Way, Muswell Hill N11		
Site Size (Ha)	5.95	**PTAL Rating**	1a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Disused sewage works		
Ownership	Two 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 Development 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 Road, 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 53: Tunnel Gardens

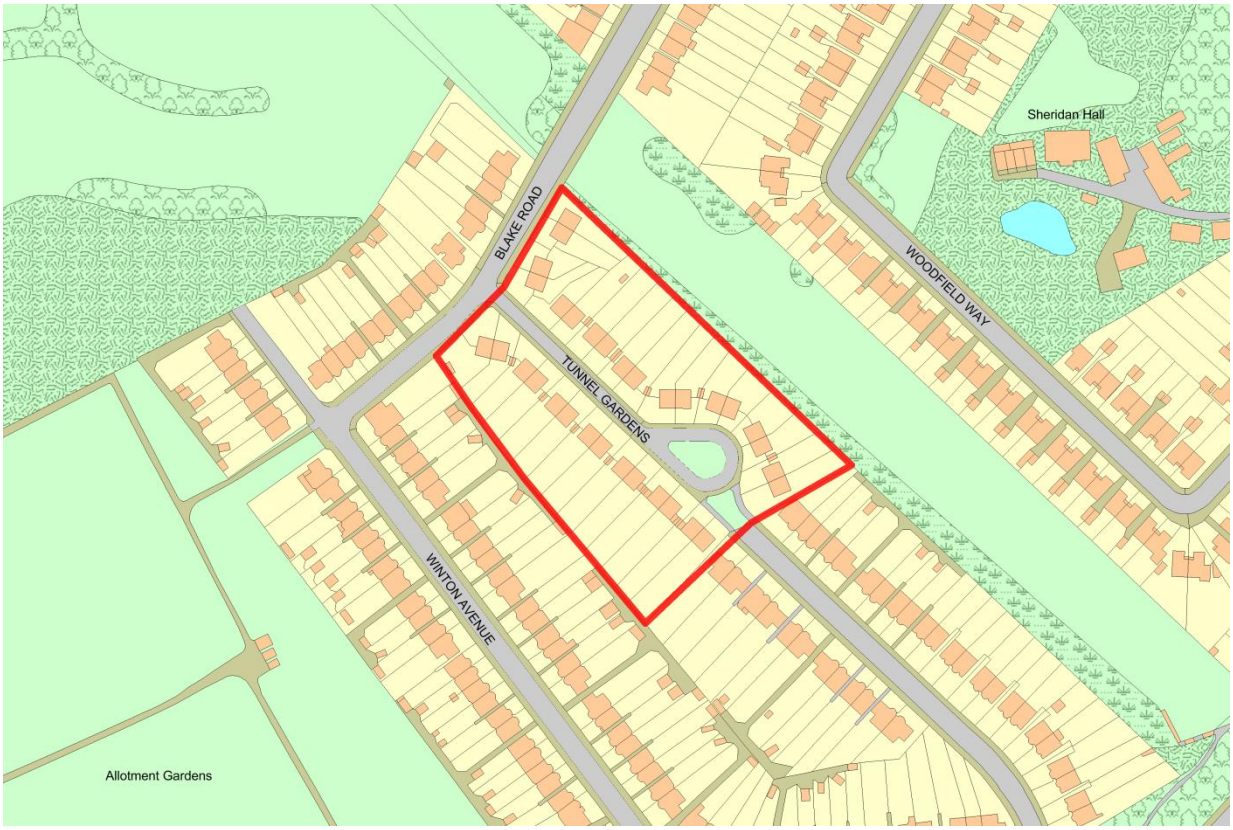
Address	Tunnel Gardens & Blake Road N11			
Site Size (Ha)	1.3	**PTAL Rating**		1-3
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Residential			
Ownership	Public freehold with some private leases.			
How site was identified	LBH Estate Renewal programme			
Planning designations	Adjacent to • SINC borough grade II: Tunnel Gardens • ecological corridor			
Indicative Development 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.
- 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.
- 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.
- The site contains a number of mature trees and these should be retained where

possible.

- 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.

SA 54: Alexandra Palace

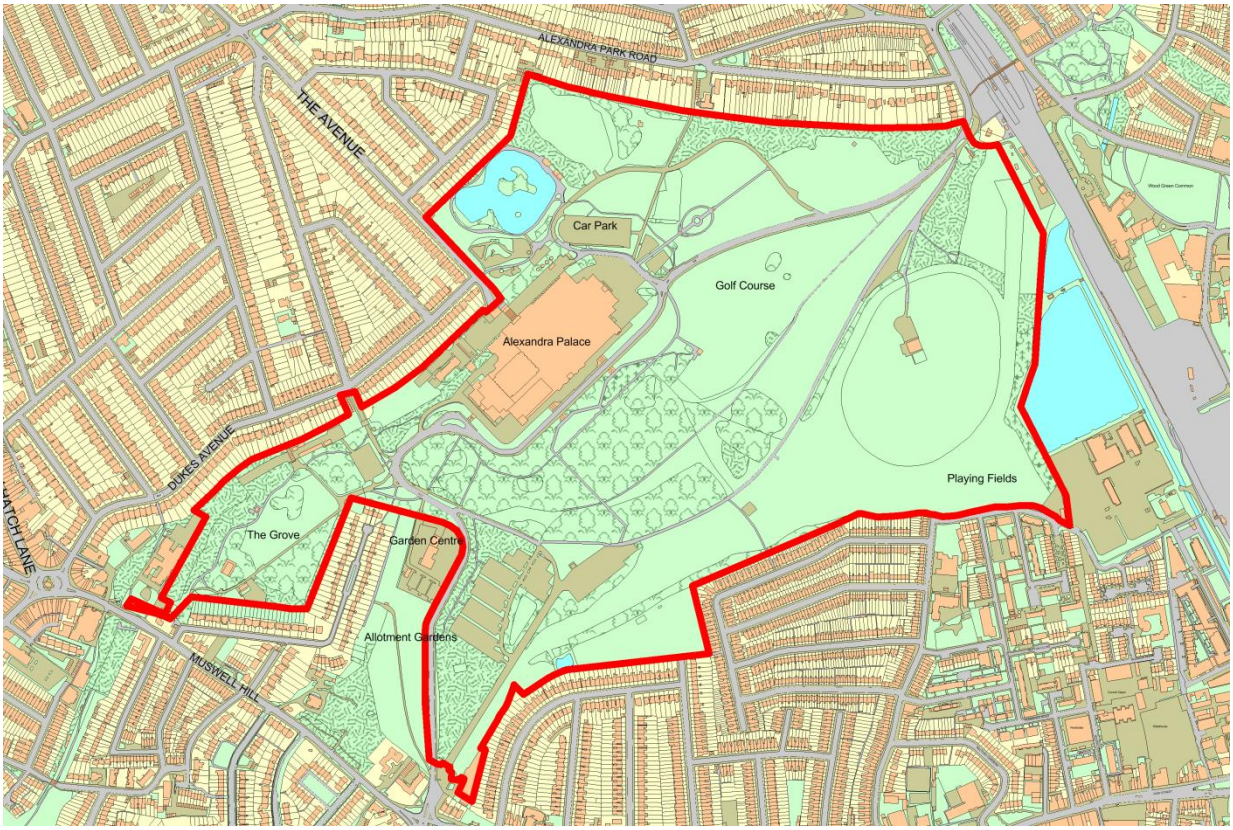
Address	Alexandra Palace, Alexandra Palace Way, Muswell Hill N8		
Site Size (Ha)	77.5	**PTAL Rating**	1-2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Events venue, range of community uses including ice rink, BBC facilities, and theatre. Grounds include multifunctional 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 Development 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 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.
- 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.
- The Central Hall will be retained as a popular venue in keeping with the original aims of the Palace.
- 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 optimised, with additional facilities being oriented to maximise this asset.
- Opportunities to make better use of the currently inaccessible basement structures will generally be supported.
- 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.
- The site is designated MOL and a SINC, and these should be supported through any future development.
- Alexandra Palace Park is a registered historic park (grade II) and opportunities to enhance its setting and significance should be explored.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.

SA 55: 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 Development Capacity	**Net resi units**	**Other m²**	
	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.



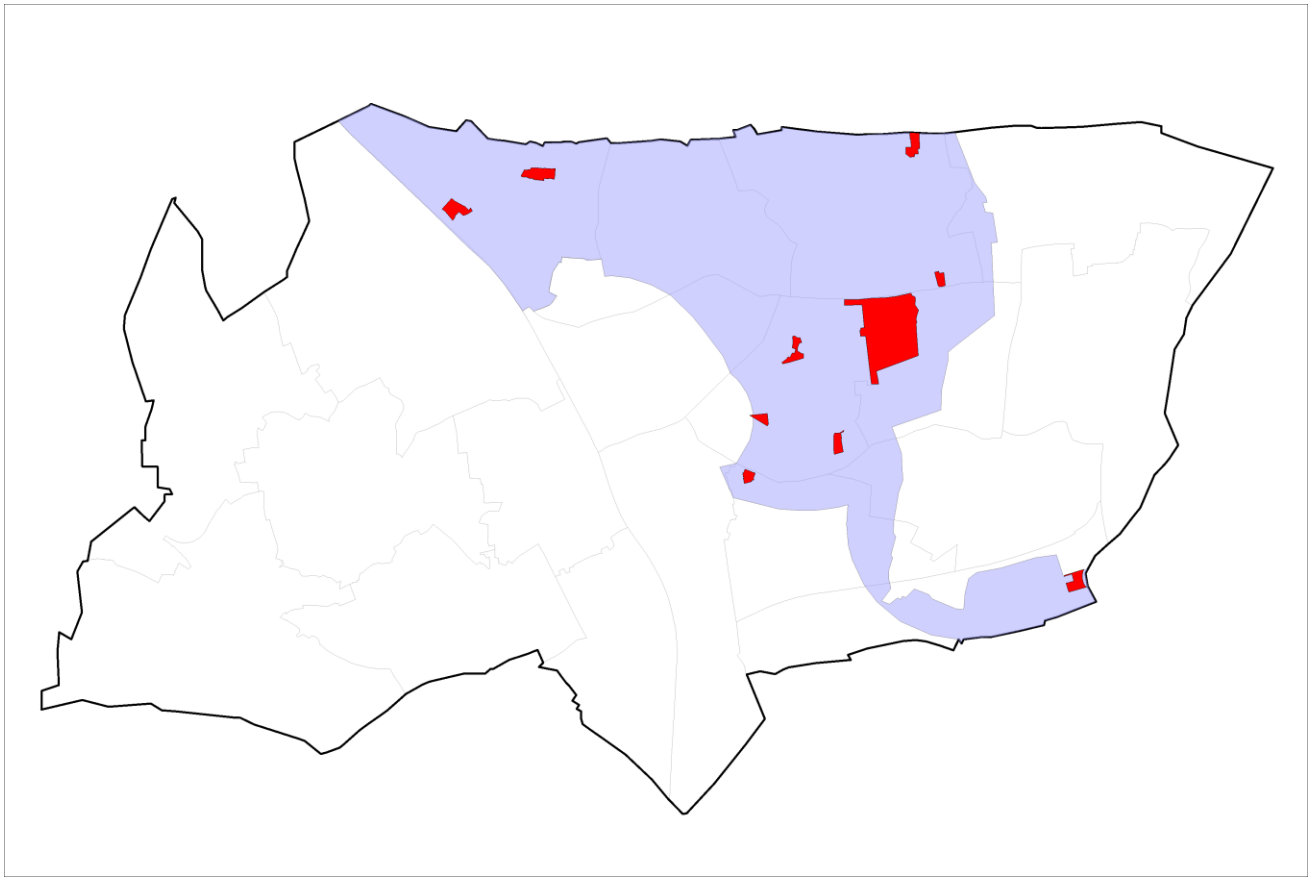
Site Requirements

- 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: Broadwater 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

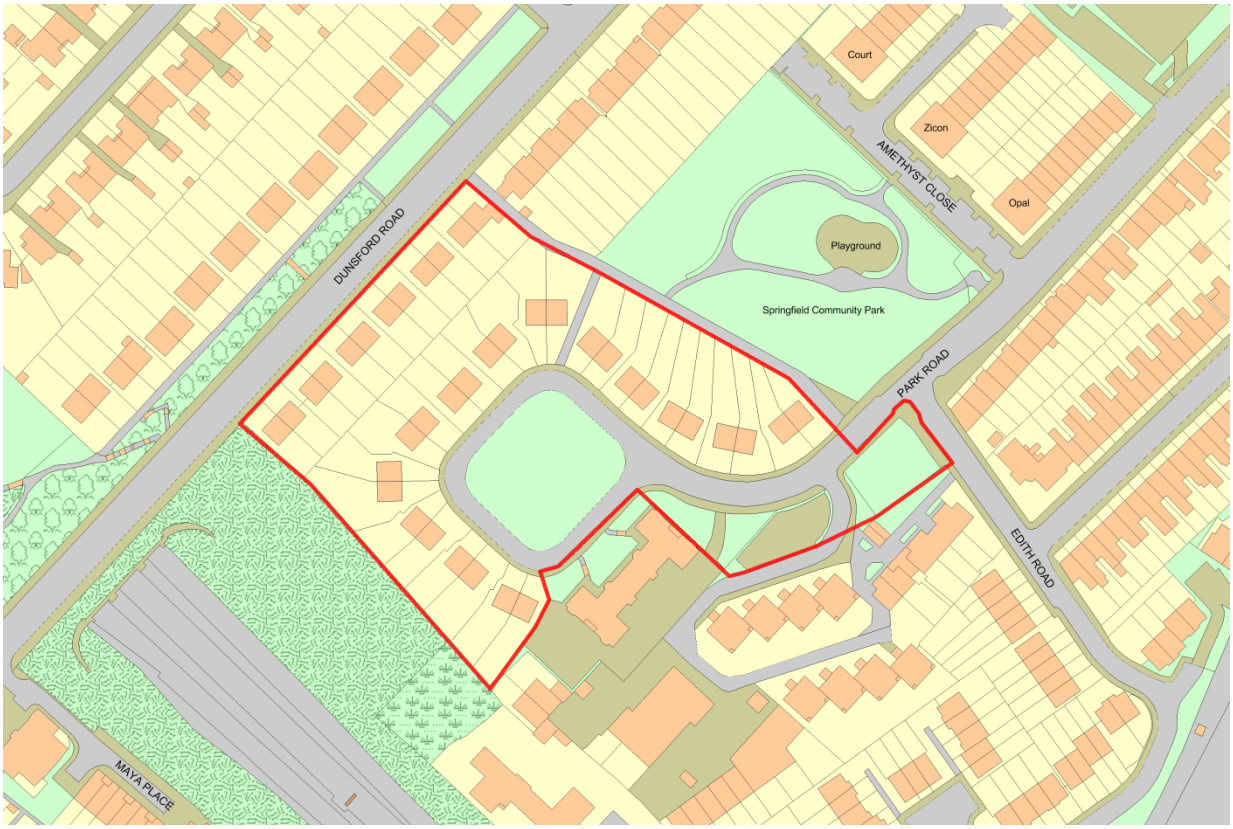
Address	1-26 Park Grove, 67-89 Durnsford Road & corner of Edith Road and Park Rd, Bounds Green, N11		
Site Size (Ha)	1.5	**PTAL Rating**	3-5
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential and car park		
Ownership	Single public freehold		
How site was identified	LBH Housing Estate Renewal Programme		
Planning designations	Adjacent to ecological corridor		
Indicative Development 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

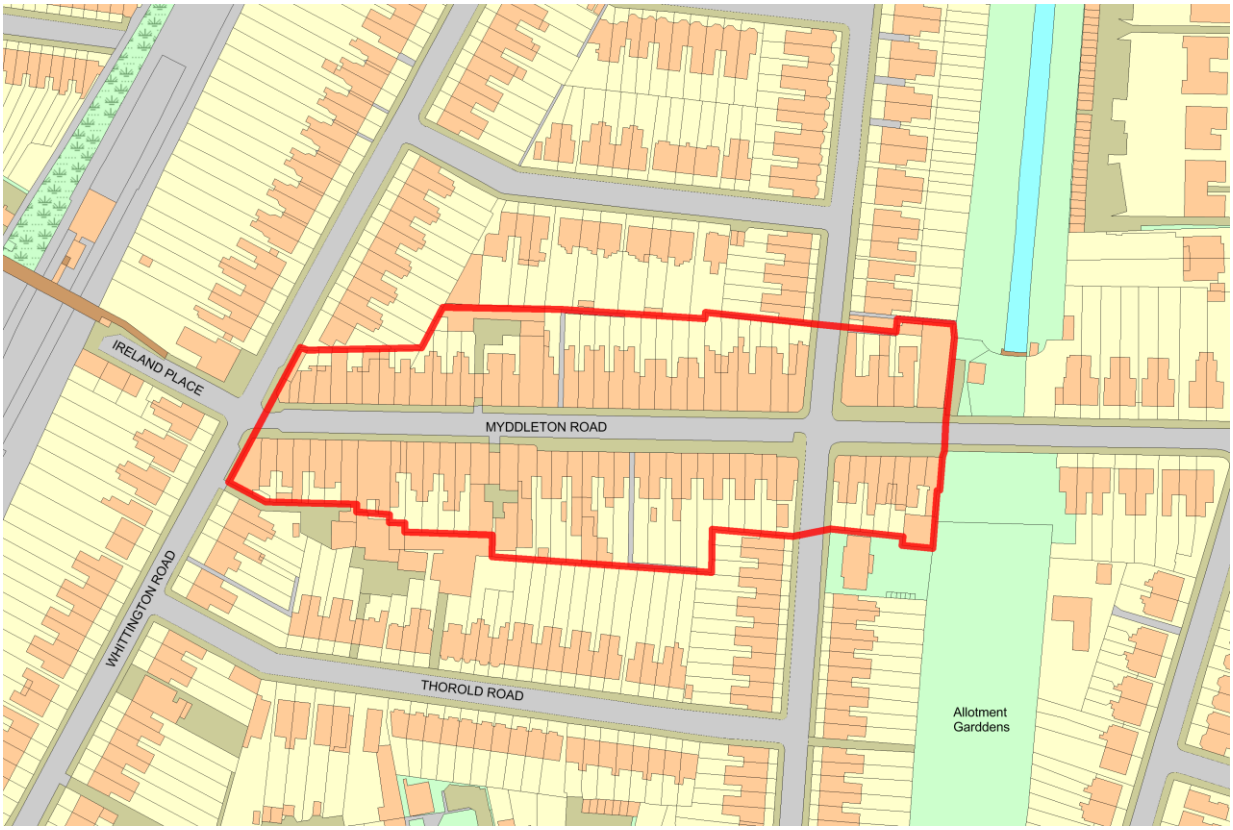
Address	Myddleton Road, Bounds Green, N22		
Site Size (Ha)	1.7	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Local shopping centre		
Ownership	Multiple private freeholds and leaseholds		
How site was identified	Local resident's group		
Planning designations	Bowes Park Conservation Area Local shopping centre Adjacent to: • Ecological corridor • SINC metropolitan: New River • SINC local: Allotments • Proposed green chain • Blue ribbon network		
Indicative Development 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 Development 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 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 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 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 Development Centre

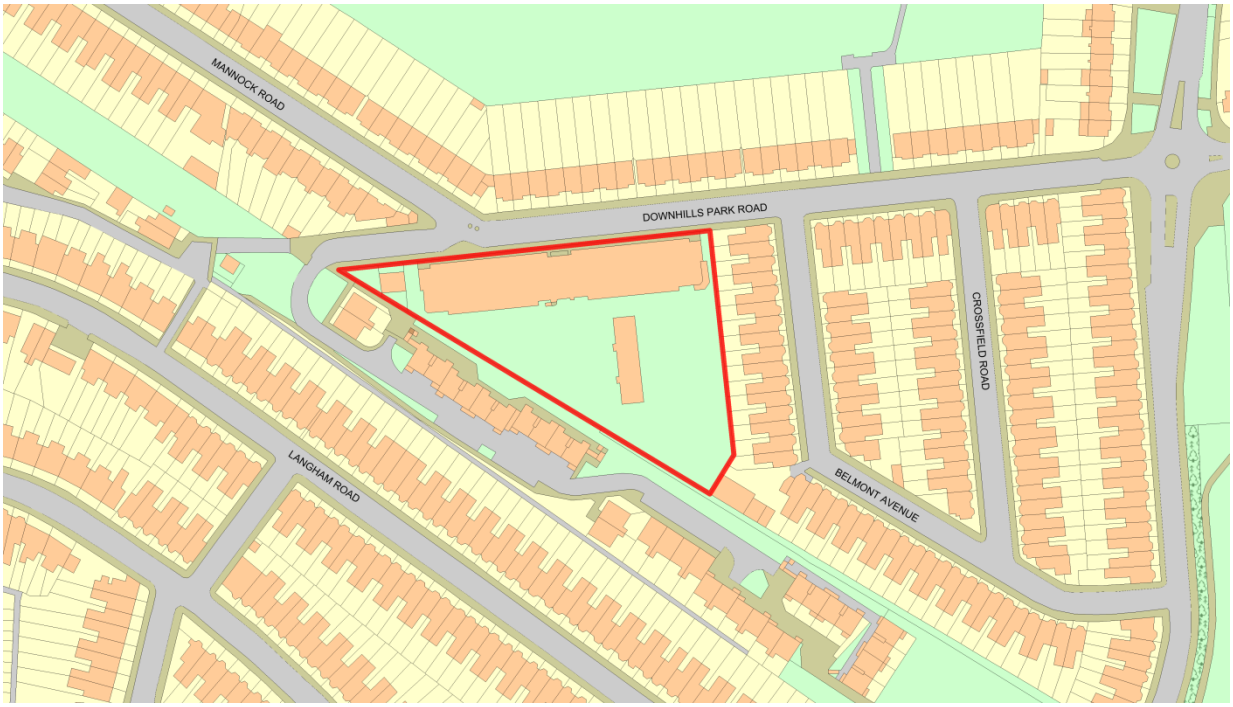
Address	Haringey Professional Development Centre, Downhills Park Rd, N17		
Site Size (Ha)	0.6	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Professional Development Centre		
Ownership	Single public freehold		
How site was identified	LBH Property Review		
Planning designations	N/A		
Indicative Development Capacity	**Net residential units**	**Other m²**	
	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 Recreation Ground and Downhills Park		
Indicative Development Capacity	**Net residential units**	**Community use m²**	
	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.
- Access to the site requiring the use of, or impacting on, any element of MOL will need to justify how the benefits provided by the benefits of the development justify any and mitigate any impact.
- 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

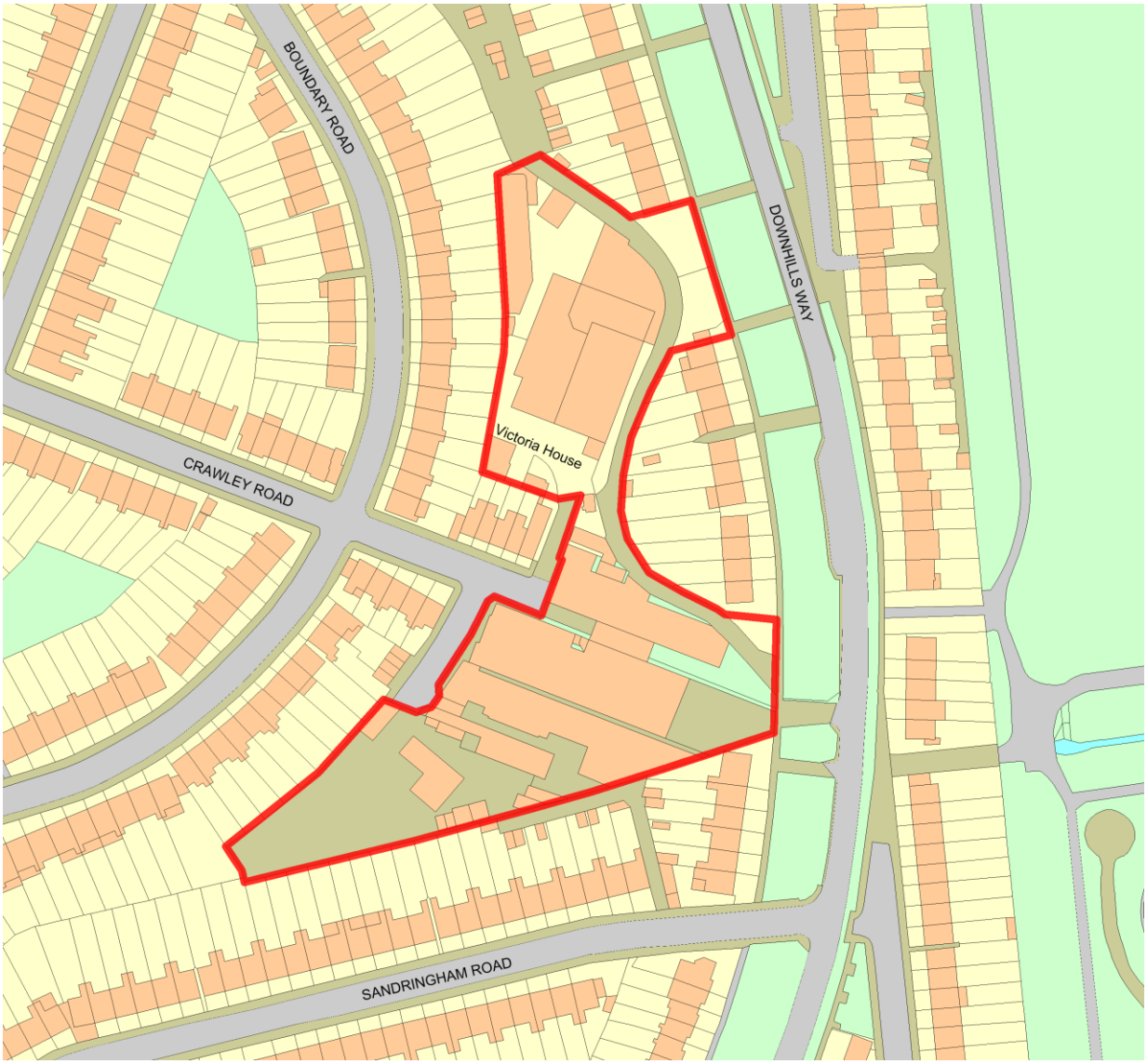
Address	Land between 113-125 and 145-147 Downhills Park Rd, and industrial land at the end of Crawley Rd, West Green, N22		
Site Size (Ha)	1.1	**PTAL Rating**	2
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Taxi care centre, mixed B2 uses		
Ownership	Mix of private freeholds and leaseholds		
How site was identified	GLA SHLAA 2013		
Planning designations	Blue ribbon network		
Indicative Development 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 Recreation Ground 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 Recreation Ground. 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 original Barber, Wilsons & Co Ltd building fronting Crawley Road should be retained on this site. It is not necessary to retain any other buildings on the site.
- Development which enables the retention of the Barber, Wilsons & Co building for its current use will be supported.
- A clear link from Crawley Rd through to Lordship Recreation Ground 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 Recreation Ground to connect with the north-south Green Grid route.

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 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.
- 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.
- 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

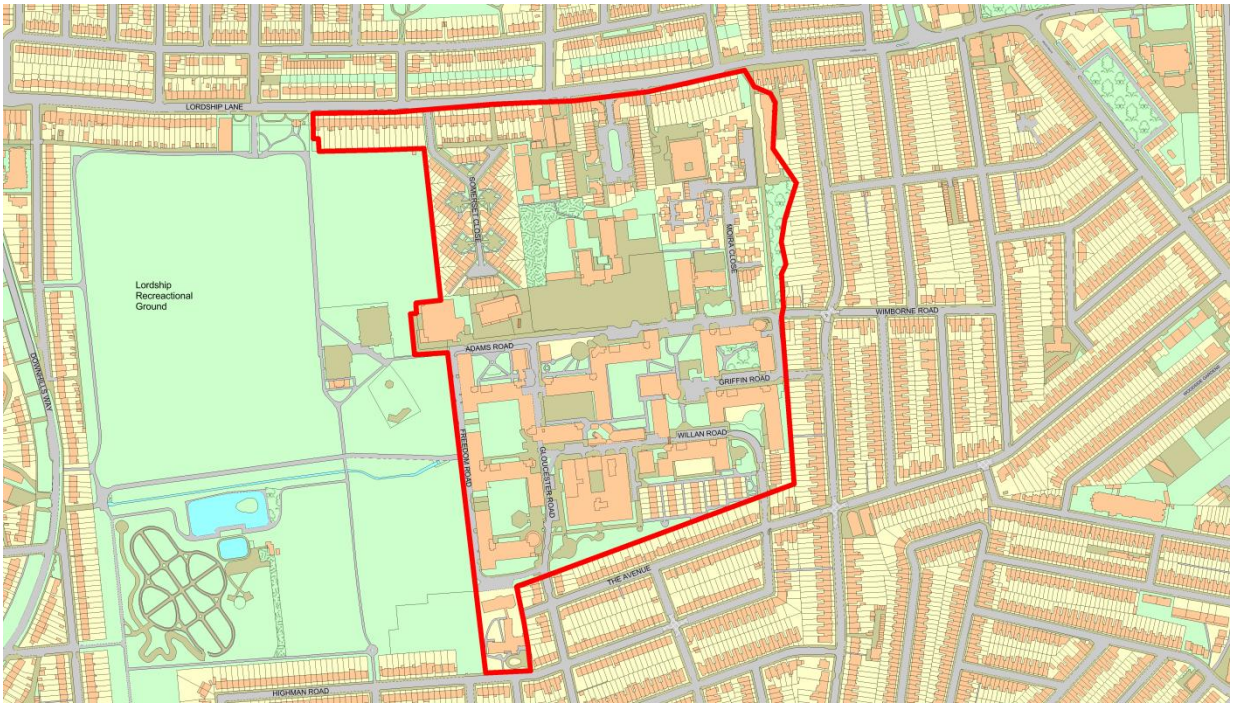
Address	Broadwater Farm housing estate, N17			
Site Size (Ha)	19.4	**PTAL Rating**		1
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**	
Current/Previous use	Residential, including education and leisure facilities.			
Ownership	LBH			
How site was identified	LBH Housing Estate Renewal programme			
Planning designations	Flood zone 1 Metropolitan open land: Lordship 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 Development 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 Recreation Ground, 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: Wier Hall Road Open Space • Local significant industrial site: Queen St		
Indicative Development 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 Blue Ribbon Network The Children's Nursery is a Locally listed building Adjacent to: • Peabody Cottages Conservation Area • Several Locally Listed buildings on Lordship Lane • Bruce Castle Park (MOL, Conservation Area, SINC Borough Grade II), • Listed building (Bruce Castle Museum)		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	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 and 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 building hosting the electricity substation on Church Lane is of some historic value, and while a comprehensive approach to the site is encouraged, a new use for this building could be considered.
- 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.
- 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.

SA 65: Leabank and Lemsford Close

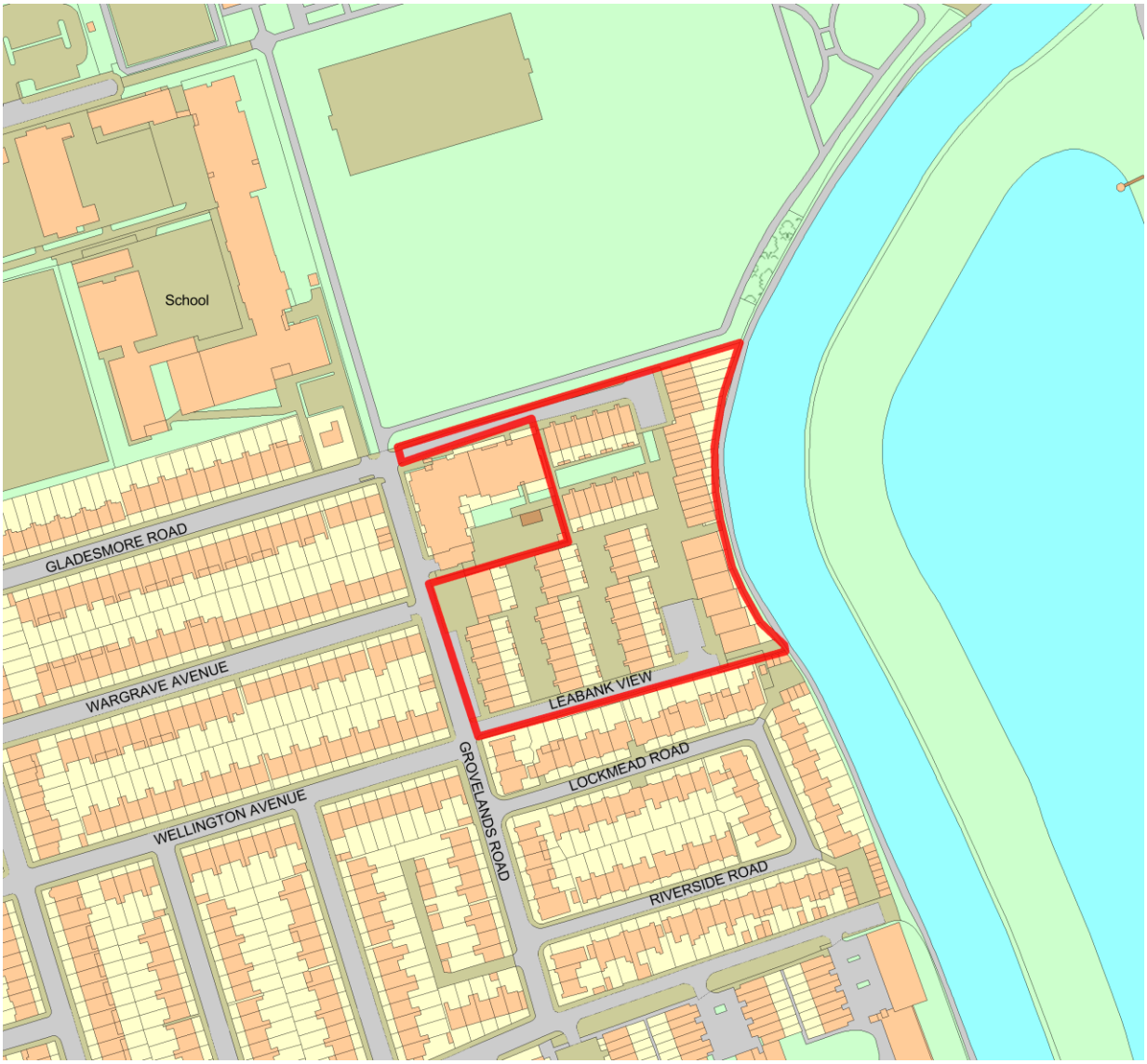
Address	Leabank View & Lemsford Close, N15		
Site Size (Ha)	1.3	**PTAL Rating**	1
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Residential		
Ownership	Single private freehold		
How site was identified	LBH Housing Estate Renewal programme		
Planning designations	South Tottenham house extension Flood zone 1 Area of Archaeological Importance Adjacent to: • SINC borough grade II: Markfield Recreation Ground • Green belt • Lee Valley Regional Park • Ecological corridor		
Indicative Development 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 site'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.

SCHEDULES

This section includes schedules of proposals and designations, which affect the use of land in the borough. These proposals and designations are illustrated on the Proposals Map. Strategic designations are listed in Table 1 of the Plan.

Schedule 1 Views of St Pauls

This schedule sets out the defined areas and their limits as included in Policy 4B.15 'London View Protection Framework' of the London Plan, as they affect the strategic view from Alexandra Palace to St Paul's, and also local view as set out in the UCS and DM5.

Schedule 2: Defined Employment Areas

This schedule lists the Defined Employment Area (DEAs) in the borough. These DEAs are divided into three categories: Industrial Locations (ILs); Employment Locations (ELs); and Regeneration Areas (RAs).

Schedules 3-5: Town Centre Primary and Secondary Frontages and Local Shopping Centres

These schedules identify the extent of the Town Centres and the Local Shopping Centres and the hierarchy of shopping frontages.

Schedule 6: Green Belt and Metropolitan Open Land

This schedule identifies the areas of the borough which are designated as Green Belt and Metropolitan Open Land. These form part of London's strategic open space network as identified in the London Plan.

Schedule 7: Significant Local Open Land

This schedule identifies locally important areas of open space in the borough, known as Significant Local Open Land.

Schedule 8: Ecologically Valuable Sites

This schedule identifies ecologically valuable sites and corridors in the borough. The schedule identifies a hierarchy of sites: Sites of Metropolitan Importance; Sites of Borough Importance (Grades I and II); Sites of Local Importance; and Green Corridors. The schedule also includes statutory Local Nature Reserves in the borough.

Schedule 9: Conservation Areas

This schedule lists the Conservation Areas in the borough.

Schedule 10: Historic Parks, Gardens and Landscapes

This schedule identifies nationally and locally registered historic parks, gardens and landscapes in the borough.

SCHEDULE 1: VIEWS (London Plan Policy 4B.15, Local Plan Policy DM5))

A. **The London Plan (Policy 4B.15)** on the London View Protection Framework sets out the viewpoints to be afforded protection.

The defined areas and their limits referred to in the Direction as they affect the view from Alexandra Palace to St. Paul's are set out below. Note that the viewing cones, including a foreground area, have been plotted and are defined on the Proposals Map. There is also a designation on the high ground around Ridge Road. In this area the height of any new buildings will have to be considered carefully, as they could potentially distract from the view.

1. **THE VIEWING CORRIDOR,** extending from the viewpoint at Alexandra Palace and increasing to a width of 300 metres at St Paul's Cathedral above a base sight line taken from the viewpoint to the lower drum of the Cathedral.

	Easting	Northing	AOD Height
Location and height of the viewpoint at Alexandra Palace	**529698.3**	**190061.1**	**92.2m**
Location and height of the lower drum of St Paul's Cathedral	**532054.4**	**181142.2**	**52.1m**

The length of the Viewing Corridor is 9224.9 metres.

2. **THE WIDER SETTING CONSULTATION AREA (WSCA),** extending from the outermost points of the viewing area at Alexandra Palace given below, to a width of 440 metres at St Paul's Cathedral above a lateral extension of the base sight line.

	Easting	Northing	AOD Height
Location and height of the western limit of the WSCA	**529549.7**	**189916.8**	**92.4m**

The viewpoint marks the eastern extent of the Wider Setting Consultation Area.

3. **THE BACKGROUND CONSULTATION AREAS (BCA),** extending as a continuation of the lines from the outermost points of the viewing area which cross and pass St Paul's Cathedral at a width of 440 metres.

	Easting	Northing
Location of Western limit of BCA (Intersection of Charleston Street and Cotham Street, SE17)	**532423**	**178624**
Location of Eastern limit of BCA (Intersection of Old Kent Road and Mason Street, SE17)	**533070**	**178903**

The depth of the BCA is defined by a line connecting the two points given above and the consultation height threshold is 50 metres AOD.

AOD heights being Above Ordnance Datum as defined by the Ordnance Survey.

Diagrams to illustrate the areas referred to above are contained within the Supplementary Regional Planning Guidance Note 3: (Guidance on Protection of Strategic Views for London).

B. The London Plan (2004) requires the protection of front and middle ground impacts on London's important views. Haringey has identified front and middle grounds as shown on the Proposals Map. Co-ordinates for the foreground are below. However, the mid-ground is based on ground levels and surrounds Ridge Road and part of the Parkland Walk, with a buffer of 150 metres.

The foreground area has been defined in order to protect the area surrounding the viewpoint. The lower edge of the foreground area follows the line of Alexandra Palace Park.

	Easting	Northing
Location of Foreground Eastern Limit		
Alexandra Palace	529714	190075
Extending to	530376	189824

	Easting	Northing
Location of Foreground Western Limit		
Alexandra Palace	529509	189883
Extending to	529468	189406

Local Views

Ref	Viewing place and assessment point from - - - to	Type of view	Level and Importance
1	Alexandra Palace - - - > Central London (City and St Paul's)	Panorama	Strategic view
2	Twyford Avenue - - - > across Fortis Mere	Panorama	Local view

	School playing fields to Enfield		
3	Alexandra Palace - - - - > to Highgate Ridge	Panorama	Local view
4	Cranley Gardens - - - - > view along street and backdrop to West Green beyond	Linear	Local view
5	Parkland Walk, bridge over St James Lane - - - - > Crouch End valley, ridge and central London landmarks beyond	Linear	Local view
6	Archway Road north - - - - > Archway Bridge	Linear	Local view
7	Archway Road south - - - - > Archway Bridge	Linear	Local view
8	Ferme Park Road at junction of Ridge Road - - - - > Alexandra Palace	Linear	Local view
9	Ridge Road at junction of Denton Road - - - - > Alexandra Palace	Linear	Local view
10	Alexandra Park Road at junction Curzon Road and Windermere Road - - - - > to Enfield and Lea Valley	Linear	Local view
11	Alexandra Palace - - - > Broomfield Park and beyond	Panorama	Local view
12	Hampstead Lane - - - - > view along the lane and towards Highgate village – glimpses between buildings	Townscape	Local view
13	Highgate Hill - - - - > view south towards Emirates and Central London	Linear	Local view
14	Alexandra Palace - - - - > Crouch End Ridge line	Panorama	Local view
15	Station Road, New Southgate - - - > Alexandra Palace	Linear	Local view
16	Broomfield Park - - - > Alexandra Palace	Linear	Local view
17	Bounds Green Road railway bridge - - - > Alexandra Palace	Linear	Local view
18	Devonshire Road, corner of Devonshire Hill Lane - - - > Alexandra Palace	Linear	Local view
19	Lordship Lane at Bruce Castle - - - > Alexandra Palace	Linear	Local view
20	Watermead Way railway bridge - - - - > Alexandra Palace	Linear	Local view
21	Downhill Park Road - - - - > Alexandra Palace	Linear	Local view
22	Adams Road - - - - > Alexandra Park	Linear	Local view
23	Corner of Seven Sisters Road, Amhurst Park and Eade Road - - - > ??	Linear	Local view
24	View along Inderwick Road	Townscape	Local view
25	View along Nelson Road	Townscape	Local view
26	Queenmore Road, Stapleton Hall Road junction - - - > Seven Sisters and Hale Village	Linear	Local view

27	Tottenham High Road - - - - > view along the road from Tottenham Green to Apex House	Townscape	Local view
28	Tottenham High Road - - - - > view along the road from High Cross Monument to Bruce Grove Station	Townscape	Local view
29	Tottenham High Road - - - - > view along the road from White Hart Lane Stadium to Swells Corner	Townscape	Local view
30	Lee Valley - - - - > from roads and foot bridges over railway north and south of Tottenham Hale	Panorama	Local view
31	Lee Valley - - - - > from Chalk Bridge over Lee navigation	Panorama	Local view
32	Lee Valley north- - - - > from Blackhorse Lane (Waltham Forest)	Panorama	Local view
33	White Hart Lane Stadium - - - - > from Northumberland Park Road and unfolding from Down Park Lane	Linear and Townscape	Local view
34	White Hart Lane Stadium - - - - > from Bruce Castle Park northern side and along Church Lane	Linear and Townscape	Local view
35	Views across open spaces of Tottenham Cemetery	Panorama	Local view
36	St Ann's Church - - - - > unfolding from St Ann's Road	Townscape	Local view
37	St Ignatius' Church - - - - > from South Tottenham Station along Tottenham High Road	Townscape	Local view

Schedule 2: Defined Employment Areas (DEA) (Policies Sp7, Sa2, Aap3)

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
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

SCHEDULE 3: TOWN CENTRE PRIMARY FRONTAGES (POLICY TCR3)

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	2-8 Stroud Green Road

SCHEDULE 4: TOWN CENTRE SECONDARY FRONTAGES (POLICY TCR3)

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, 258-278 (even) Langham Road 1-4 (cons) Wellington Terrace Adj 1 Wellington Terrace Between 56-86 High Road and Bury Road Between 26-42 High Road Wood Green High Road
	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
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 2-72 (even) Crouch End Hill
	Secondary Frontage (North/East) 27-38 (cons) Broadway Parade 45-55 (cons) Topsfield Parade
	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, N4	Secondary Frontage (South) 329-379 (odd) Green Lanes 385-405 (odd) Green Lanes
	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

Centre	Address
	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

SCHEDULE 5: LOCAL SHOPPING CENTRES (POLICY TCR4)

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 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

Number	Centre	Addresses
18a	Lordship Lane Central	342-384 Lordship Lane
19	Midhurst Parade, N10	1-6 Midhurst Parade, Fortis Green
20	Myddleton Road, N22	74-136a Myddleton Road 65-143 Myddleton Road
21	Park Lane, N17	102-126 Park Lane 161-195 Park Lane
22	Park Road/Priory Road, N8	298-316 Park Road 159-187 Priory Road
23	Philip Lane East, N15	176-208 Philip Lane
24	Philip Lane West, N15	187-211, 260-278 Philip Lane
25	Quernmore Road, N4	34-48, 41-47 Quernmore Road
26	Seven Sisters Road, N15	483-531 Seven Sisters Road 600-616 Seven Sisters Road
27	Stroud Green Road North, N4	178-202 Stroud Green Road
28	Stroud Green Road South, N4	74-104 Stroud Green Road
29	Tottenham Lane, N8 (East)	29-99 Tottenham Lane
30	Tottenham Lane, N8 (West)	121-157 Tottenham Lane
31	Tottenham High Road North, N17	793-811, 804-838 High Road 1-21 Northumberland Park
32	Turnpike Lane	1-137 Turnpike Lane, 60-84 Turnpike Lane, 8-38 Turnpike Lane
33	Westbury Avenue, N22	28-44, 57-79 Westbury Avenue
34	West Green Road Central, N15	293-341 West Green Road 1-9 Vicarage Parade 261-269 West Green Road
35	West Green Road West, N15	432-470, 437-451 West Green Road 410-430 West Green Road
36	Weston Park, N8	85-93, 96a-104 Weston Park 113/5 Inderwick Road
37	Wood Green High Road North, N22	336-362 High Road

SCHEDULE 6: GREEN BELT AND METROPOLITAN OPEN LAND (POLICY SP13)

Number	Name	Area (hectares)	Map Ref
Green Belt:			
1.	Lee Valley Regional Park	55.07	T6
Metropolitan Open Land:			
1.	Coldfall Wood and Coppetts Road Sports Ground N10	22.50	C7
2.	Highgate Golf Course, N6	33.18	B11
3.	Parkland Walk (Section from Highgate Underground Station to Finsbury Park), N4	8.83	F12
4.	Parkland Walk (Section from Muswell Hill Road to Muswell Hill), N10	2.62	E12
5.	Highgate Wood, Queens Wood, Shepherds Hill Allotments and Crouch End Playing Fields, N6	73.00	E10
6.	Alexandra Park, N22	88.59	G8
7.	Muswell Hill Golf Course, N10	52.09	F5
8.	Finsbury Park, N4	45.40	L13
9.	New River Sports Ground, White Hart Lane Recreation Ground, N17	30.43	L5
10.	Lordship Lane Recreation Ground and Downhills Park, N17	35.16	N7
11.	Tottenham Cemetery and Bruce Castle Park, N17	28.85	P5
12.	Highgate School Playing Fields, N6	8.70	C12
13.	Highgate Station Cutting, N6	1.70	E11
14.	Coldfall School and Fortismere School Playing Fields & 79 Creighton Avenue, N10	8.09	D8
15.	Former track bed - adjacent Highgate Wood, N6	1.48	D11
16.	Former railway land adjacent to Finsbury Park, N4	1.78	K13
17.	Highgate School Sports Ground, N6	2.17	D12

SCHEDULE 7: SIGNIFICANT LOCAL OPEN LAND (POLICY SP13)

Number	Name	Area (hectares)	Map Ref
1.	St Aloysius/Channing Playing Fields N8	5.88	F11
2.	Scout Park, Woodfield Way, N11	3.43	G5
3.	Crouch Hill covered reservoir N8	2.92	J12
4.	Chestnuts Recreation Ground N15	5.18	M10
5.	Frederick Knight Sports Ground N17	3.92	S4
6.	Fortis Green Reservoir and Playing Field	7.10	D9
7.	Woodside Park N22	4.15	J5
8	Down Lane Recreation Ground N17	6.93	R8
9	Priory Park N8	6.43	G9
10	Ducketts Common/Greengate Common N8	3.13	L9
11	Avenue Gardens, N22	4.57	H6
12	Chapmans Green, N22	0.76	L6
13	Civic Centre Gardens, N22	0.94	J6
14	Kings Road Public Open Space, N22	0.21	K6
15	Noel Park Recreation Ground, N22	2.00	L7
16	Paignton Park, N15	1.92	P11
17	Railway Fields, N4	1.04	L11
18	St Mary's Churchyard, N8	0.61	J9
19	Stanley/Culross Public Open Space, N15	0.60	M9
20	Tottenham Green, N15	1.12	Q9
21	Tower Gardens, N17	1.32	N6
22	Wood Green Common, N22	1.77	J7
23	Stationers Park, N8	1.61	J11

Number	Name	Area (hectares)	Map Ref
24	Weir Hall Road, N17	1.69	N5
25	Belmont Recreation Ground, N15	3.06	M8
26	Highgate Bowl, N6	2.87	E13
27	Lawrence Road, N15	0.52	P9
28	Bruce Grove Wood, N17	0.78	Q7

SCHEDULE 8: ECOLOGICALLY VALUABLE SITES (POLICY SP13)

SITE GRADING

The sites are graded into those of Metropolitan, Borough and Local Importance, definitions of which are given in chapter 4 of the GLC Ecology Handbook No.3 (pages 10-11). In summary:

SITES OF METROPOLITAN IMPORTANCE

These are identified largely on intrinsic nature conservation value from a London-wide perspective, although social value may also be taken into consideration. These sites are the highest priority for protection.

SITES OF BOROUGH IMPORTANCE

These are similarly identified, but taking a Borough-wide view, not that of the whole of London. This means that a Borough site in an ecologically-rich area like Haringey may be intrinsically better than one in a less rich area like Hammersmith & Fulham. Despite the potential variation in quality of Borough sites for different boroughs, those that are richly endowed with wildlife sites are likely to contain more Borough sites than ones which are relatively ecologically deficient. Borough sites are further divided into Borough Grade I and Borough Grade II categories; both types are of significant nature conservation value, but Borough I sites are of greater importance.

SITES OF LOCAL IMPORTANCE

Local sites are those which may be of a particular value to nearby residents or schools. In many cases these sites are already used by schools for nature study or are run by management committees mainly composed of local people. Local sites are particularly important in areas deficient in nearby wildlife sites. Areas of deficiency are here defined as those areas of built-up London which are more than a kilometre from an accessible wildlife site of at least Borough importance. If there are sites within such areas which offer at least limited interest for observing wildlife, or which have the potential to develop this interest, these will be chosen as local sites, as long as they have access or there is likelihood that this could be negotiated.

LOCAL NATURE RESERVES

Section 21 of the National Parks and Access to the Countryside Act, 1949, gave local authorities the power to acquire, declare and manage nature reserves. They are areas where the aim is to preserve manage and enhance the nature conservation interest of the selected site and provide the opportunity for study of flora and fauna of special interest.

ECOLOGICAL CORRIDORS

SITES OF METROPOLITAN IMPORTANCE		
Number	**Name**	**Map Ref**
1.	The Lee Valley near Walthamstow. Part is included in the Lee Valley Special Protection Area as listed under the EC Directive on Wild Birds.	Cross Borough
2.	The New River.	Cross Borough
3.	Parkland Walk.	Cross Borough
4.	Highgate Wood. (includes Alexandra Palace track bed), N6	D10
5.	Queens Wood, N6	E10
SITES OF BOROUGH IMPORTANCE (GRADE I)		
6.	Coldfall Wood, N10	C7
7.	Railway Fields Nature Reserve, N4	L11
8.	Alexandra Park (inc. Nature Conservation Area), N22	G8
9.	Former Friern Barnet Sewage Works includes Alexandra Road Depot, N10	E4
10.	Bluebell Wood and Muswell Hill Golf Course, N10	F5
11.	Crouch End Playing Fields Complex, N8	F10
12.	Scout Park, N11	G5
13.	Wood Green Reservoirs, N22	H7
14.	Tottenham Marshes, N17	T5
SITES OF BOROUGH IMPORTANCE GRADE II		
15.	Fortis Green Covered Reservoir and playing field, N10	C9
16.	Tottenham Cemetery and Bruce Castle Park, N17	P5
17.	Former Railway Lands, Park Avenue, N22	J7
18.	Grove Lodge, Muswell Hill, N10	F9
19.	Tunnel Gardens, N22	G5
20.	Highgate Golf Course, N6	B11
21.	Finsbury Park (excluding New River and Parkland Walk), N4	L12
Number	**Name**	**Map Ref**
22.	Tottenham Railsides.	Cross Borough
23.	Markfield Recreation Ground, N15	R10
24.	Tottenham Hale to Northumberland Park Railsides.	Cross Borough
25.	Harringay Stadium Slopes, N4	M11
26.	Stroud Green Railway Bank, N4	K11
27.	Holickwood Park, N10	E4

SITES OF LOCAL IMPORTANCE		
28.	Rhodes Avenue Spinney and Albert Road Recreation Ground, N10	F6
29.	Lordship Lane Recreation Ground and allotment gardens, N17	N7
30.	Harrington Site, N6	E13
31.	Southwood Lane Wood, N6	D12
32.	St Ann's Hospital Grounds, N15	M10
33.	Downhills Park, N17	M8
34.	St Mary's Churchyard, Hornsey, N8	J9
35.	New River Sports Centre, White Hart Lane Recreation Woodside Park and allotment gardens, N17.	L5
36.	Nightingale Gardens and Avenue Gardens, N22	H6
37.	Priory Park, N8	H9
38.	Paignton Road Open Space, N15	P11
39.	Land adjacent to Fortismere School, Creighton Avenue, N10	C7
40.	Muswell Hill Playing Fields, N10	C6
41.	Down Lane Recreation Ground, N17	R8
42.	North Bank, Pages Lane, N10	D8
43.	Allotments, Myddleton Road N22	J5
44.	Allotments, Devonshire Hill Lane, N17	N4
45.	Allotments, Rivulet Road, N17	M5
Number	**Name**	**Map Ref**
46.	Allotments, Stockton Road, N17	M5
47.	Allotments, Gospatrick Road, N17	M5
48.	Allotments, Courtman Road, N17	M5
49.	Allotments, Marsh Lane, N17	T6
50.	Allotments, Millmead Road, N17	S8
51.	Allotments, Coppetts Road, N10	D7
52.	Alexandra Palace Allotments, N22	F8
53.	Allotments, Yeatman Road, N6	C11
54.	Shepherd’s Hill Allotments, N6	F11
55.	Tower Gardens, N17	N6
56.	Granville Park Wood, N4	J11
57.	Bruce Grove Wood, N17	Q7
58.	Rear of 3 Fairfield Road, N8	H10
59.	Chestnuts Recreation Ground, N15	M10

LOCAL NATURE RESERVES		
A.	Railway Fields, N4	L11
B.	Queens Wood, N6	E10
C.	Parkland Walk.	Cross Borough
D.	Coldfall Wood	C7
E.	Alexandra Palace Park	G7
ECOLOGICAL CORRIDORS		
1.	Northern Line Railsides, Alexandra Palace track bed and Highgate Station Cutting	D11
2.	Great Northern Line Railsides from Finsbury Park to Bowes Park and New Southgate stations and Wood Green Tunnel Gardens.	Cross borough
3.	Stroud Green to Tottenham Railsides, including South Tottenham Triangle	Cross borough
4.	West Anglia Route Railsides	Cross borough
5.	Southbury Loop Railsides	Cross Borough
GREEN CHAINS		
1.	New River, including Nightingale Gardens	Cross borough
2.	Parkland Walk (Section from Highgate Underground Station to Finsbury Park	F12
3.	River Lee and Tottenham Marshes	Cross borough
4.	Wood Green	J6

SCHEDULE 9: CONSERVATION AREAS

Number	Name	Area (hectares)	Map Ref.
1	Highgate	229.22	D12
2	North Tottenham*	15.45	Q5
3	Muswell Hill	103.66	E8
4	Fortis Green	9.72	C9
5	Crouch End	93.76	G11
6	Bruce Castle	19.86	P6
7	Rookfield	11.89	F9
8	Tottenham Cemetery	21.31	P5
9	Tottenham Green*	18.31	Q9
10	Wood Green Common	12.85	J7
11	Tower Gardens	25.22	N6
12	Trinity Gardens	16.89	J6
13	Alexandra Palace and Park	76.17	G7
14	Hornsey High Street	6.13	H9
15	Hornsey Water Works & Filter Beds	14.78	J8
16	Noel Park	30.93	L7
17	St Anns	12.37	N10
18	Scotland Green*	1.51	Q7
19	Clyde Circus	20.70	P9
20	Lordship Lane	0.95	L6
21	Peabody Cottages	2.83	P6
22	Bruce Grove*	5.92	Q7
23	Bowes Park	22.28	H5
24	Campsbourne	6.06	H8
25	Hillfield	4.91	J9
26	Seven Sisters/Page Green*	7.55	Q10
27	South Tottenham High Road*	4.74	Q11
28	Stroud Green Conservation Area	72.54	J12
29	Vallance Road	19.90	F7

* Tottenham High Road Historic Corridor

SCHEDULE 10: HISTORIC PARKS, GARDENS AND LANDSCAPES (POLICY SP13)

National Register of Parks and Gardens of Special Historic Interest			
Number	**Name**	**Address**	**Map Ref**
2.	Alexandra Park	Alexandra Palace Way N22	G7
10.	Finsbury Park	Seven Sisters Road N4	L13
Register of Public Parks, Gardens, Squares, Cemeteries and Churchyards of Local Historic Interest			
Number	**Name**	**Address**	**Map Ref**
1.	All Hallows Churchyard	Church Lane N17	P6
3.	Avenue Gardens	Park Avenue N22	H7
4.	Bruce Castle Park	Church Lane N17	P6
5.	Chapman's Green	Lordship Lane/Perth Road N22	L6
6.	Crescent Gardens and Memorial Garden	High Road N22	J6
7.	Downhills Park	Downhills Park Road N17	N8
8.	Ducketts Common	Green Lanes N8	L9
9.	Finsbury Gardens	Finsbury Road N22	J5
11.	The Grove	Alexandra Palace Way N22	F8
12.	Grove Lodge Garden	Muswell Hill N10	F9
13.	Highgate Wood	Muswell Hill Road N6	D10
14.	Highpoint	North Hill N6	D12
15.	Lordship Recreation Ground Model Traffic Area	Lordship Lane N17	M8
16.	Nightingale Gardens	Bounds Green Road N22	J6
17.	Page Green Common	High Road N15	Q10
18.	Priory Park	Priory Road N8	G9
19.	Queen's Wood	Muswell Hill Road N10	E10
20.	Rectory Gardens	High Street N8	H9
21.	Riversdale Gardens	White Hart Lane N22	K6
22.	St Luke's Hospital	Woodside Avenue N10	D9
23.	St Mary's Churchyard	High Street N8	J9
24.	Seven Sisters Gardens	Seven Sisters Road N15	N11
25.	Southwood Hall Estate	Muswell Hill Road N6	E11

26.	Southwood Hospital	Southwood Lane N6	D12
27.	Southwood House Estate Communal Garden	Southwood Lane N6	D11
28.	Southwood Park	Southwood Lawn Road N6	D12
29.	Tottenham Cemetery	Church Lane N17	P5
30.	Tottenham Green and Tottenham Green East	High Road N15	Q9
31.	Tower Gardens	Risley Avenue N17	N6
32.	Trinity Gardens	Trinity Road N22	J6
33.	West Green Memorial Garden	Spur Road N15	N9
34.	White Hart Lane Estate and The Roundway	The Roundway N17	N6
35.	Wood Green Common	Station Road N22	J7
36.	Woodside Park	High Road N22	J5

Appendix A: Methodology for Assessing the Capacity of Allocated 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.

Assumptions

On sites where planning permission has already been granted for major development (10+ Units or 1,000m^2), but where material works have not been completed, 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 floorspaces that may be achieved on a 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.

Methodology

- Residential unit size (GIA) is assumed to be 70m^2 per unit, providing an average of smaller and family-sized units;
- Town centre/ community ground floors uses as part of a mixed use development are generally assumed to be 10% of floorspace;
- Employment floorspace as part of a non-town centre site allocation is modelled at 33%, but may be decreased if there are additional uses identified on the site,

such as community facilities, town centre uses, or if abnormal viability concerns are identified;
- 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: 25% commercial, 25% community (other) 50% residential
Total developable floorspace: 21,560m^2
Therefore estimated capacity of the site is **145 new homes, 5,390m^2 community floorspace, and 5,390m^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 Statement

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):

2011/12	2012/13	2013/14	2014/15 (estimate)	4-year Total

1395	1150	493	947	3,985

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.

10,624 new homes are planned for within the Tottenham Area Action Plan (including 1,700 which are already complete on Hale Village). Thus the residual target is 6,893 net additional units within the Site Allocation area (ie Haringey not including Tottenham). The sites in this document are estimated to include capacity for 7,698 net additional units.

Windfall development

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

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**

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	0.25	0	0.25	0.50
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	Coppetts 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

Site Capacities

Ref	Site Name	M^2 Emp	M^2 TC	Net Resi
Sites in Wood Green Metropolitan 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	1,080
SA 23	Clarendon Rd South	5,390	-	154
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	Gonnermann Antiques	-	284	37
SA 40	Former Highgate Rail Station	-	-	-
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 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**
SSP4	Haringey Heartlands, Hornsey Depot and Hornsey Waterworks, including Alexandra School, a large site in central Haringey East and West of the railway line	2016
SSP5	Former Friern Barnet Sewage Works, Pinkham Way, N10	2016
SSP6	Former Hornsey Central Hospital, Park Road N8	2016
SSP8	Greenfield School, Coppetts Road, N10	2016
SSP9	Hornsey Town Hall, The Broadway, N8	2016
SSP10	Part of Lymington Avenue N22	2016
SSP12	Former Petrol Station site, 308 West Green Road, N15	2016
SSP14	St Ann's Hospital, St Ann's Road, N15	2016
SSP16	341 - 379 Seven Sisters Road, N15	2016
SSP17	Arena Business Centre, N15	2016
SSP23	Highgate/Church Road Clinic, N6	2016
SSP25	Cranwood Home for the Elderly adjacent to St. James School, Woodside Avenue, N10	2016
SSP26	Texaco Garage, Tottenham Lane, N8	2016
SSP29	Omega Works, Hermitage Road, N15	2016
SSP30	Civic Centre, High Road Wood Green, N22	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 opens 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 learn 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 C: 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

TOTTENHAM AREA ACTION PLAN

Regulation 19

Proposed Submission Version

November 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.

Currently we are still in the early stages of preparing this Plan, so there is still significant scope and opportunity for local people and stakeholders to get involved and influence the final document.

Since we last consulted the community on the broad options for change, we have been working with our delivery partners and the community to better understand the strengths of the area that need to be built upon, the opportunities that exist that need to be realised, and the existing issues that need to be addressed.

Taking account of the comments received to consultation in January 2014, this document sets out the Council's Preferred Option for how we believe the Tottenham area should be developed. In particular, this document establishes a shared future vision for the area – building on the responses received to the 'Tottenham's Future' consultation and outlined in the Strategic Regeneration Framework (March 2014) – and details how that vision will be delivered through policies aimed at managing specific issues and through proposals for development on specific sites.

To progress the document to its next stage, we now want your views on whether you think the vision for the area is the right one, and whether the suggested policies and site proposals are a sufficient and adequate guide to development to achieve that vision.

We want the Area Action Plan to be more than just a policy document. 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, if you are a local resident, business owner, or just have an interest in how this area should be developed in the future, we strongly urge you to get involved and have your say in shaping the content of this important Plan for Tottenham and the Borough.



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 nine 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/tottenham-area-action-plan

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.

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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.

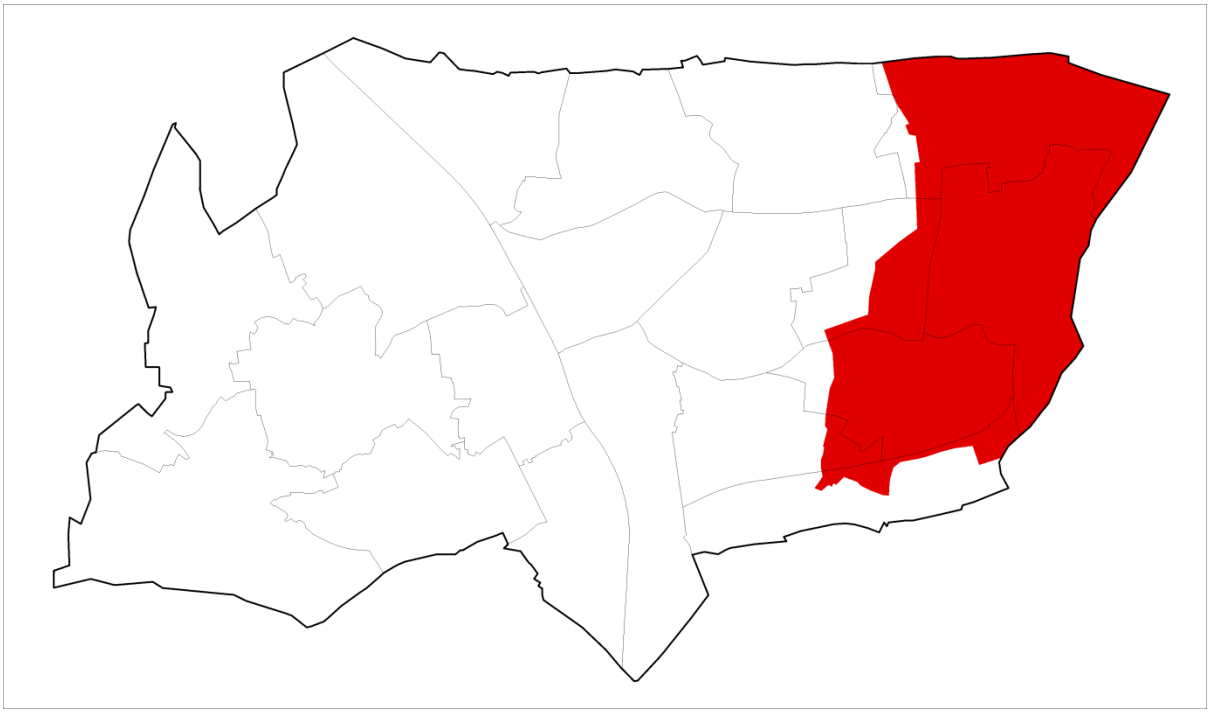


Figure 1.0: Tottenham AAP Area

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.

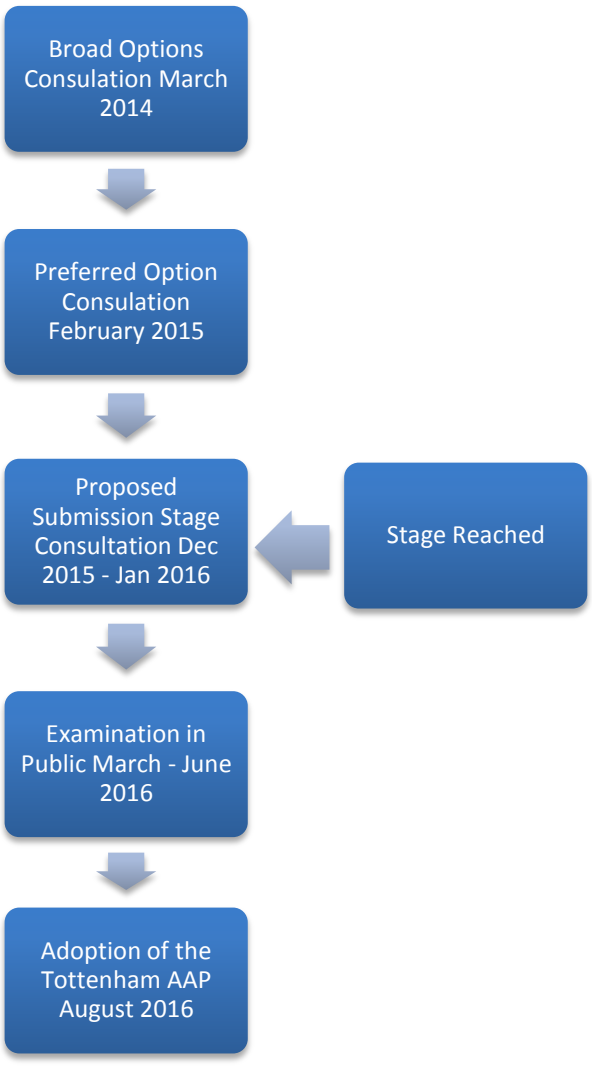


Figure 1.2 Plan development process

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

[1] A list of the evidence base studies used to inform the preparation of the AAP is set out on the Council's website.

- 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.

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.

The key proposals being advocated for Tottenham through the AAP are summarised in Figure 1.3.

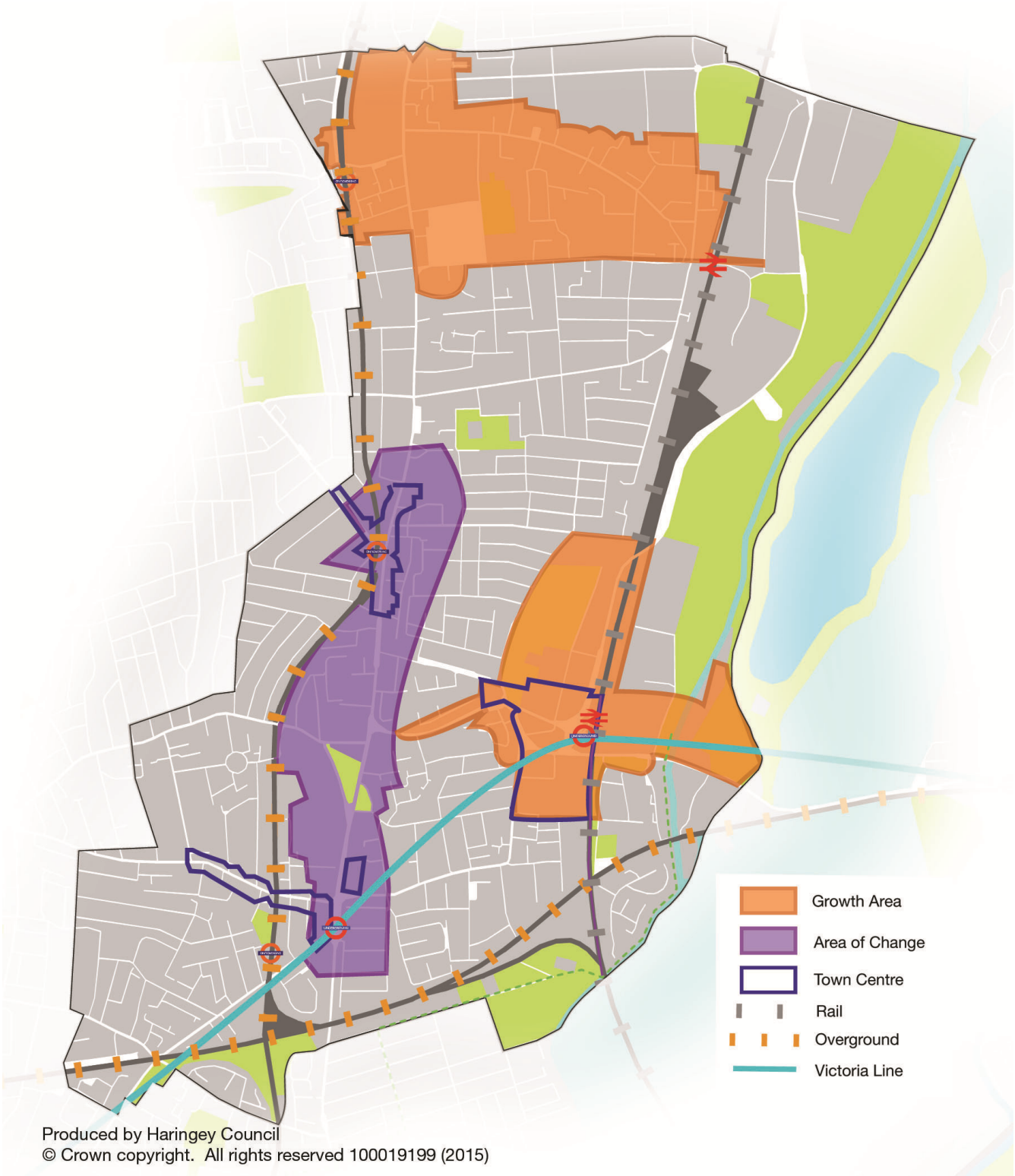


Figure 1.3: Tottenham Area Action Plan Key Diagram

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. 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).

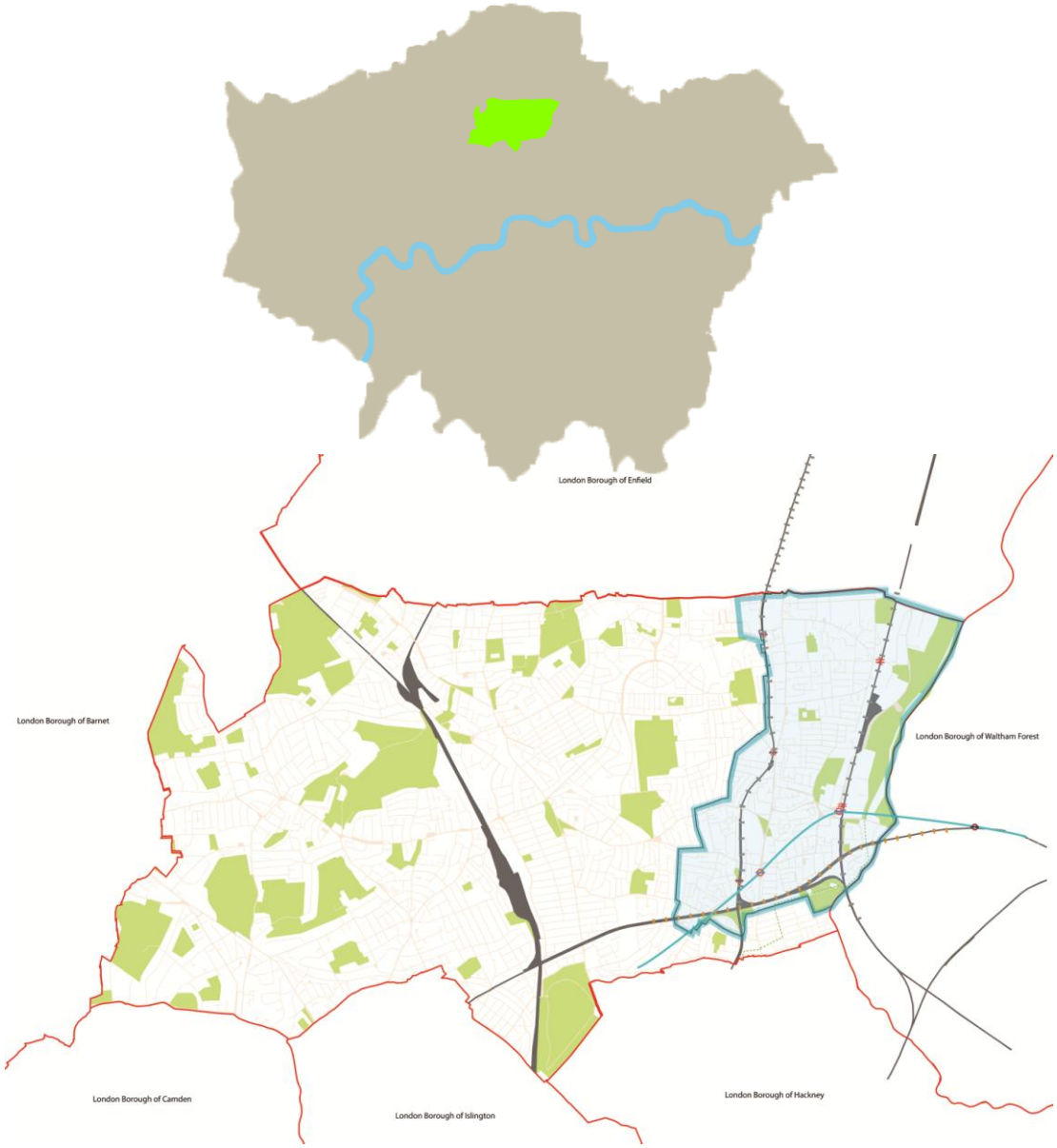
Following the consultation, copies of all responses received during proposed submission publication will be forwarded to the Planning Inspectorate for consideration alongside the submission AAP, together with a summary of key issues setting out the Council's response to points raised. In contrast to 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

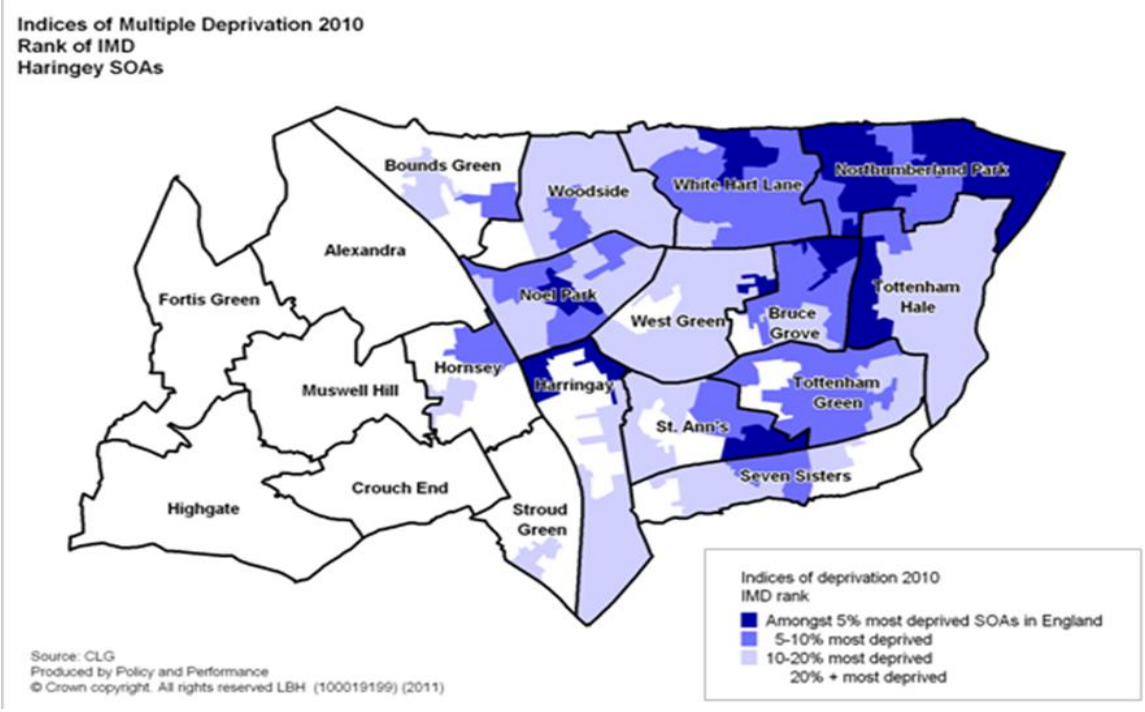
[4] GLA (2012) *GLA Ward-Level Population Projections 2012 Round, SHLAA-Based, Trend-Constraint Variant* http://data.london.gov.uk/dataset/gla-2012rnd-trend-ward-proj/resource/bdc2c3d8-3feb-44ba-a5dd-13ad9e54ea7b

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.

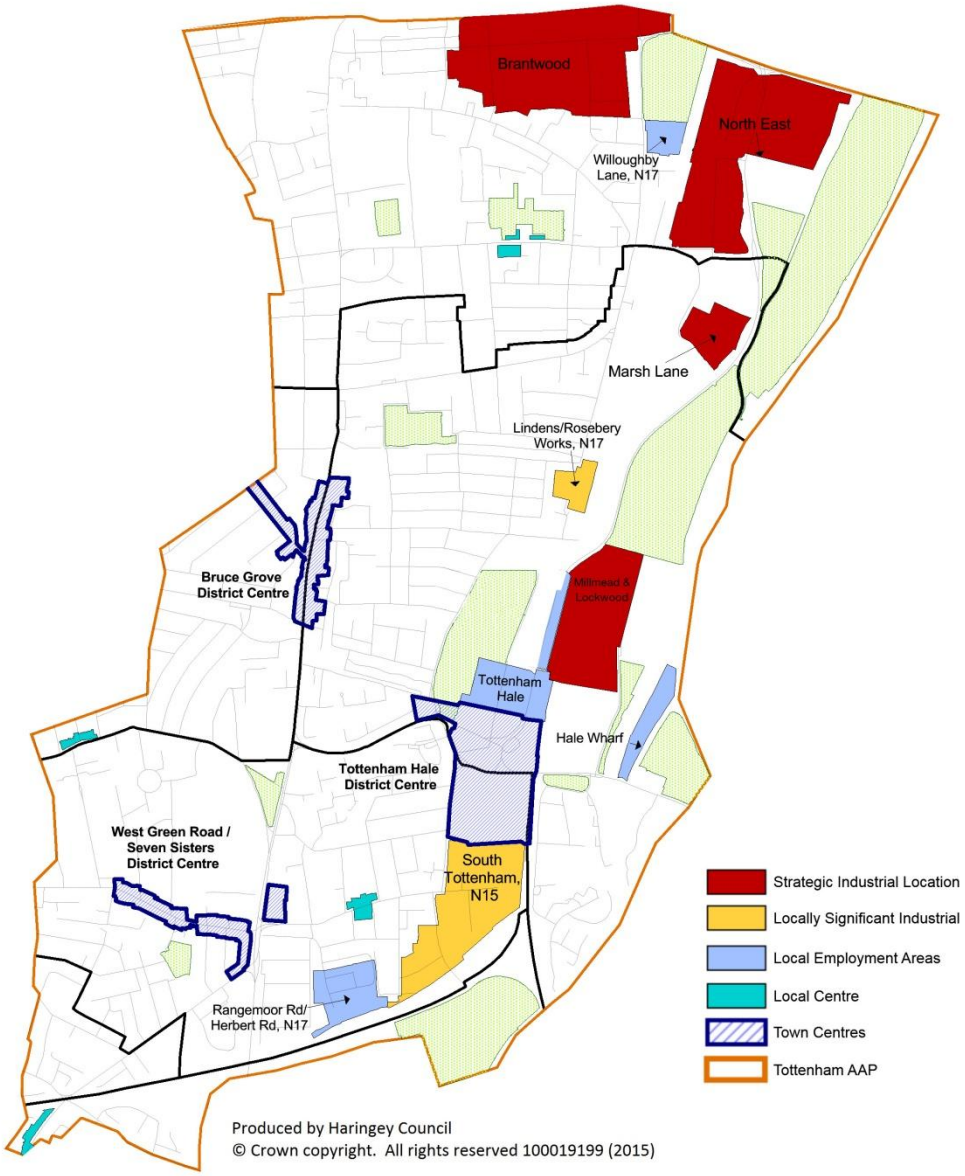
Strategic Industrial Land	Locally Significant Industrial Land
Brantwood Rd Industrial Estate,	South Tottenham Industrial Estate

North Tottenham
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
Lindens/Roseberry Works, 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



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 of 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.

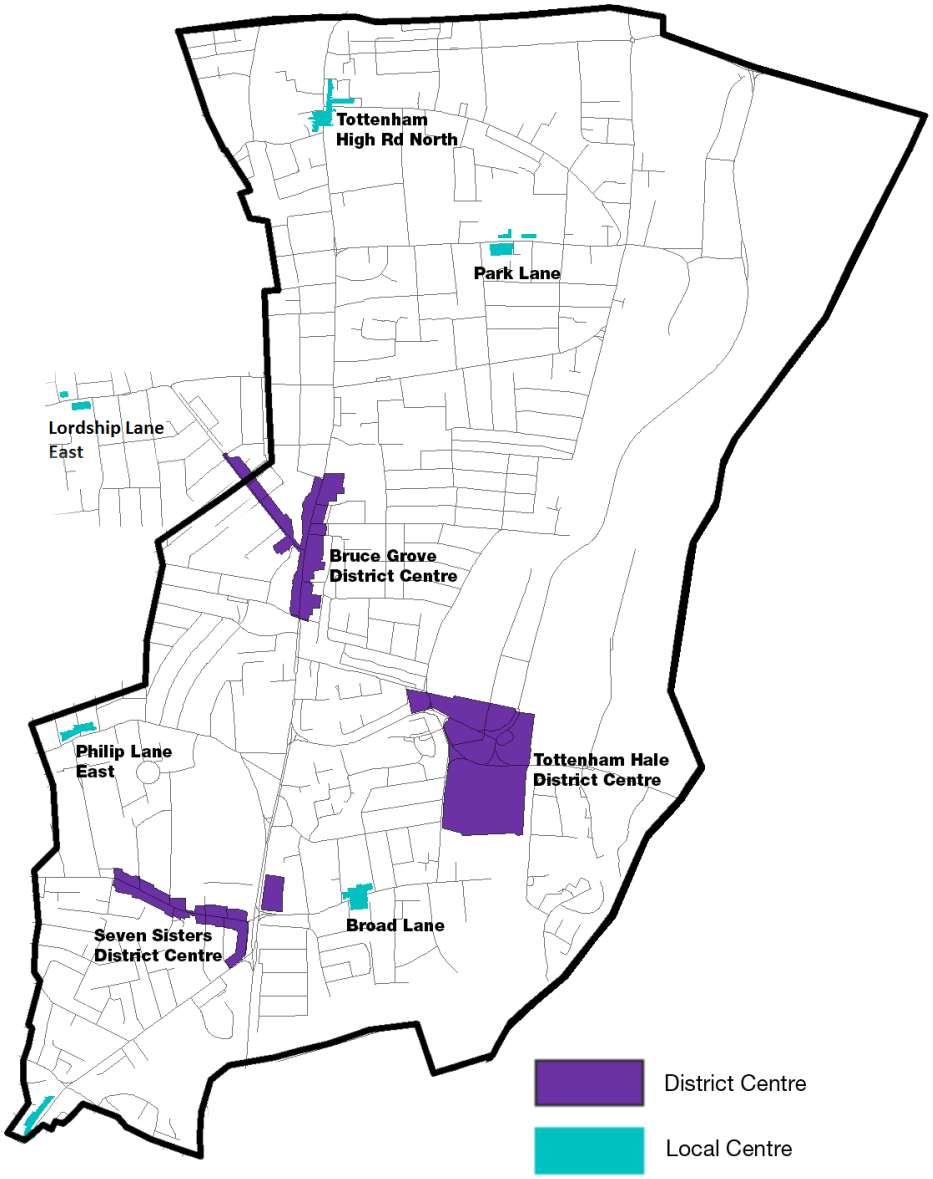
Shopping centres can be amended, including reducing in size the primary shopping area to encourage a wider range of uses to move into the periphery of centres to help attract visitors, and concentrate shopping activity. This would allow well-known retailers to congregate in Tottenham's retail cores, 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.



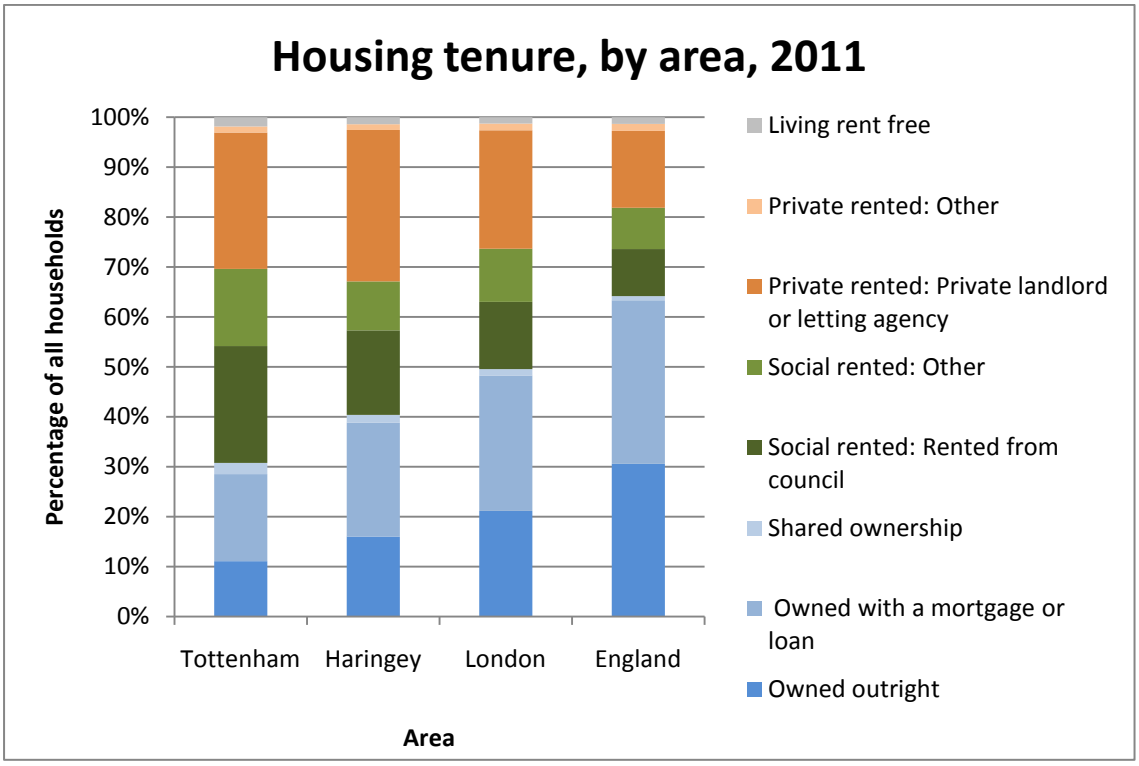
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Housing

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.



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.

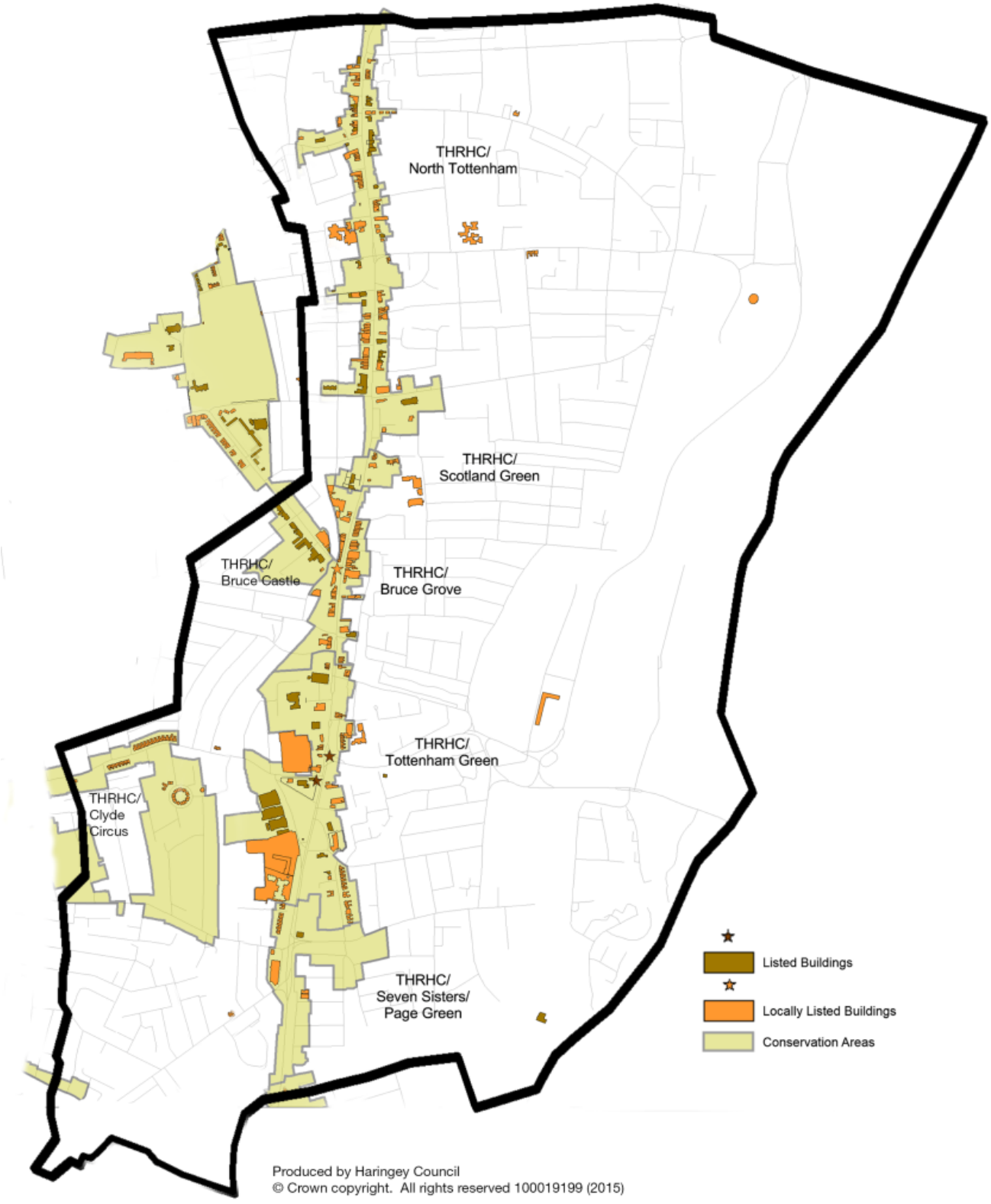
To meet the housing needs of the growing population, Haringey must provide a minimum of 19,800 new homes across the Borough between 2011 and 2026. Tottenham is expected to contribute half of this, i.e.10,000 new homes. This is on the basis of the availability of developable strategic Brownfield sites, 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 opportunities presented by regeneration, some sites are also under severe development pressure and are in danger of being lost completely. Recognising this, Historic England has 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 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

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 land 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 borough's 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.

Policy AAP4 Employment

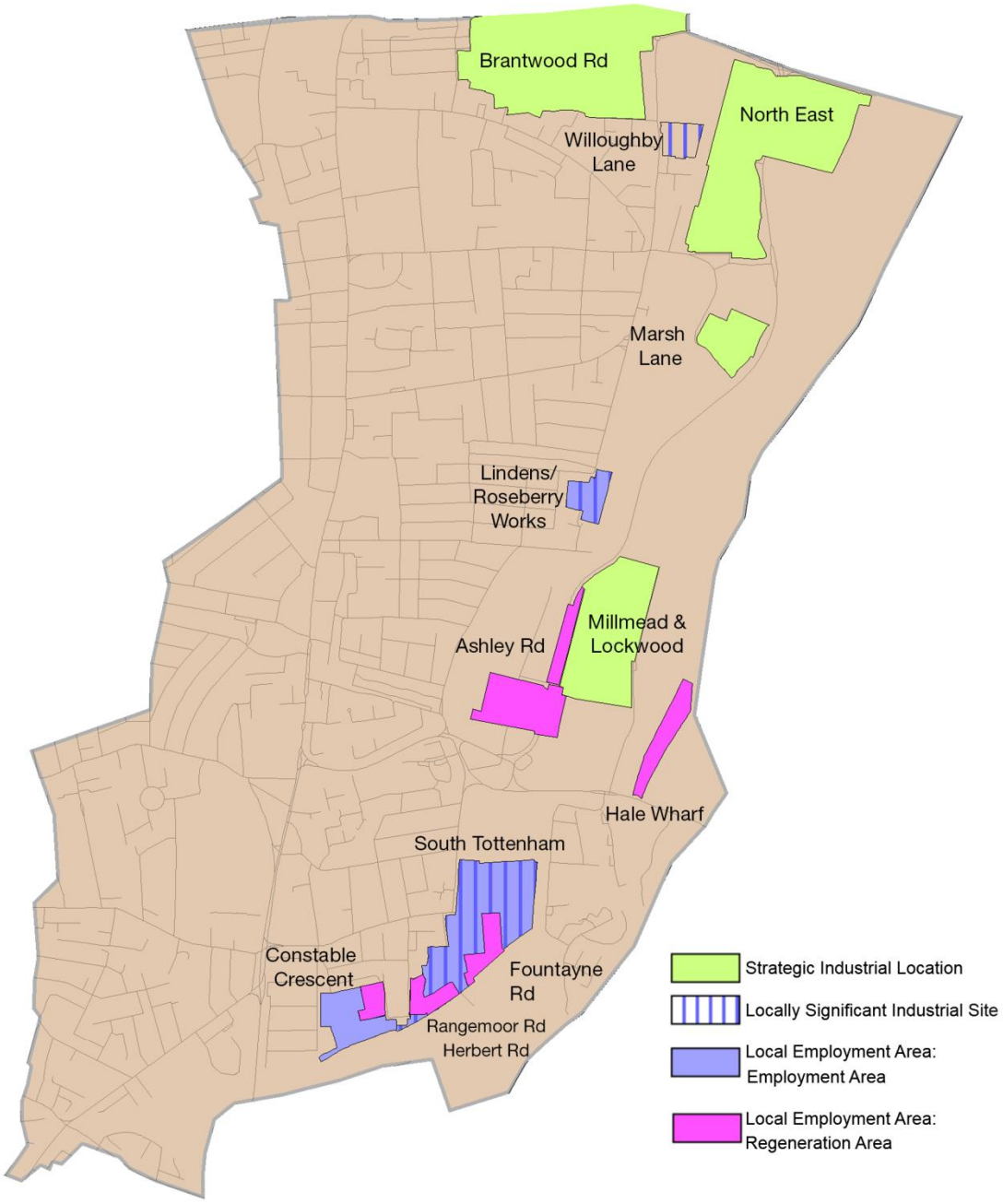
A. Within the Tottenham AAP area, the Council will facilitate the regeneration and renewal of selected Designated Employment Areas (DEAs) through a reconfiguration of the local employment offer in order to intensify land uses, maximise the amount of business floorspace and premises, and to increase the 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



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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; and

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 loss of significance of heritage assets is proposed, the Council must be satisfied that all opportunities to enhance the existing asset have been considered, and that there is significant public benefits which outweigh the substantial harm.

Policy 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 Change. At their boundary, development is expected to transition between these areas and the suburban areas of the AAP through appropriate transition/scaling of heights.**

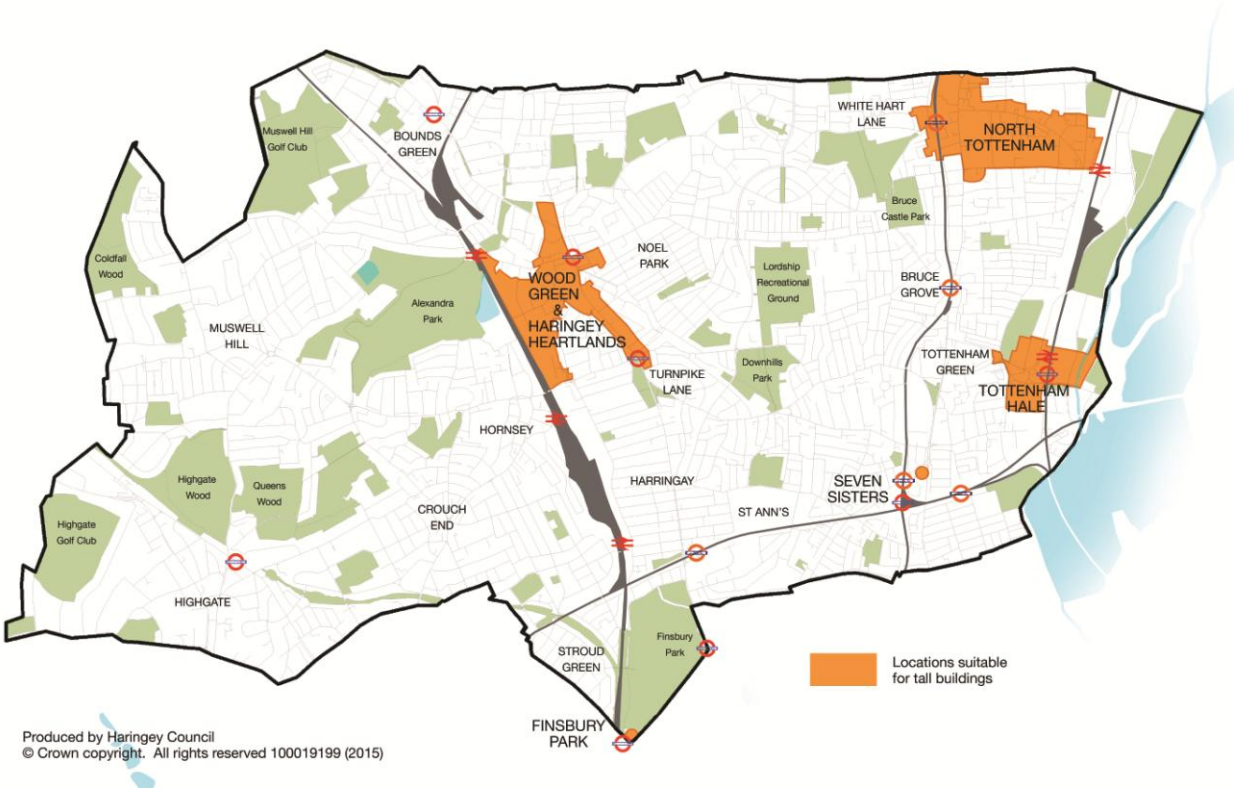
E. **The recommendations of the Urban Characterisation Study will ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration in order to help create legible neighbourhoods.**

F. **Taller buildings will be appropriate along (parts of) Tottenham High Road, Park Lane, Lordship Lane, Northumberland Park, Broad Lane, Lawrence Road, West Green Road, Seven Sisters Road, Monument Way, Ferry Lane, and within existing mid-rise residential areas, responding to the prevailing mid-rise character, and in some cases promoting intensification, increasing heights from low-rise to mid-rise where appropriate.**

G. **Retained suburban areas will be protected from inappropriate development, with taller development only being permitted where it can be demonstrated that the existing character of the area will not be compromised.**

H. **The impact of new development, and particularly tall buildings should be considered against the requirements to protect Local Views as asset out in DM5: Locally significant views and vistas.**

I. Where proposals fall within 500m of a Special Protection Area/ RAMSAR areas, specific measures should be set out to ensure there is no adverse effect on ecological integrity. Applicants are encouraged to engage with Natural England during pre-application discussions.



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, mean 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.

Policy 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 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 forecourts.

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.

Policy 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.**

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 its 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, and 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.



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Policy 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.

Policy 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.**

4.53 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.

4.54 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.

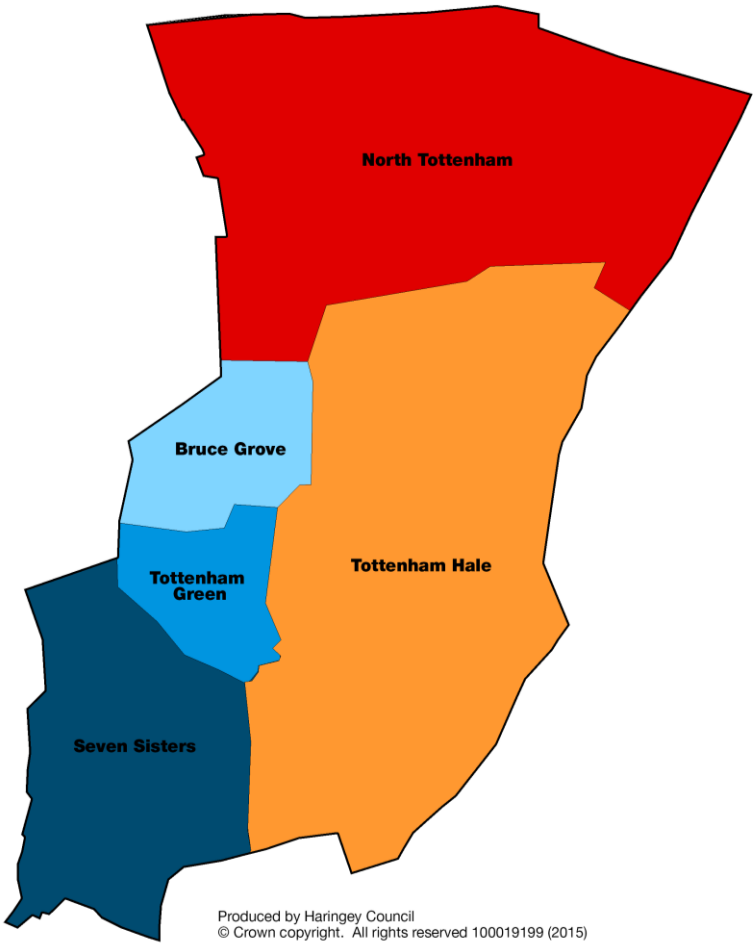
4.55 Part of the economic strategy for the borough is to seek to encourage tertiary education providers to locate in Tottenham. This could be through the addition of a new university, or through the introduction of a college that will support local resident's ability to secure new skills that will help 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

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, three 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.



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.

This 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.

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.

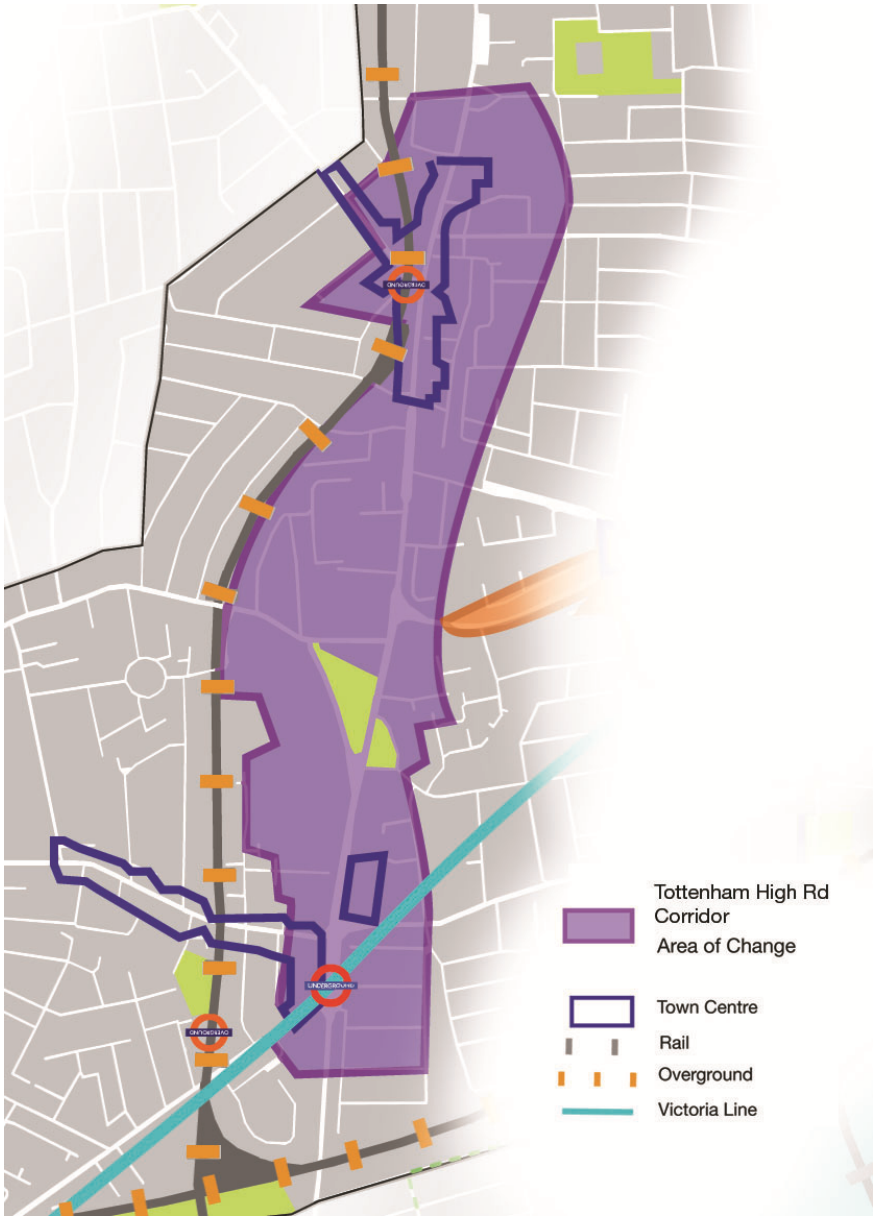
For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. There is then a list of Site requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy-compliant proposal. Following this there are “Development Guidelines” which offer further guidance on the most appropriate development on each of the sites.

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 Neighbourhood Area

This neighbourhood area is formed of three sub areas:

- Seven Sisters/ West Green Rd
- Tottenham Green
- Bruce Grove



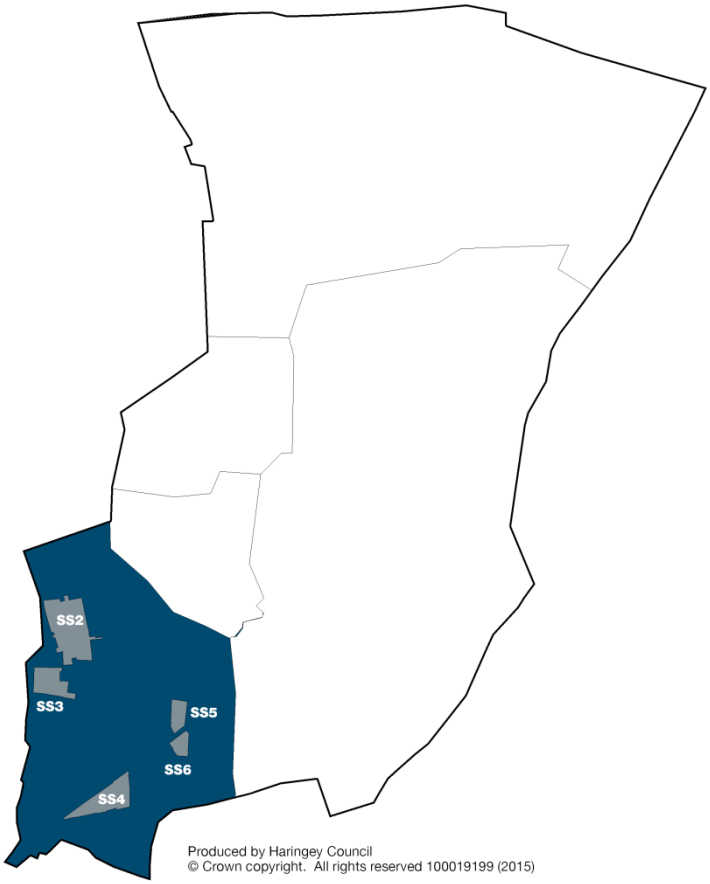
These areas are addressed separately below, including the Site Allocations in each section. Their capacities are set out together below.

Site		Net residential units	Commercial m^2	Town Centre m^2	Other m^2
SS2: Lawrence Road	HGY/2012/1983	264	500	0	0
	Phase 2	178	1,390	0	0
SS3: Brunel Walk and Turner Avenue		0	0	0	0
SS4: Gourley Triangle		191	6,600	0	0
SS5: Wards Corner		163	0	3,700	0
SS6: Apex House & Seacole Court		63	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
BG2: Bruce Grove Station		11	100	100	0
BG3: Bruce Grove Snooker Hall and Banqueting Suite		49	0	900	0
BG4: Tottenham Delivery Office		48	370	0	0
Total		**1,031**	**10,160**	**6,800**	**2,400**

Seven Sisters/ West Green Rd sub area

Vision

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.*



Key neighbourhood sub 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 outside this neighbourhood area 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 sub 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
- 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 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 have 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

- SS1: Seven Sisters/West Green Rd District Centre

Site Allocations in this neighbourhood sub area

5.2 The site allocations in this neighbourhood sub area are:

- SS2: Lawrence Road
- SS3: Turner Avenue and Brunel Walk
- SS4: Gourley Triangle
- SS5: Wards Corner
- SS6: Apex House & Seacole Court

Infrastructure

5.11 The infrastructure projects for the neighbourhood sub 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
- New improved SLOL at Lawrence Rd

SS1: Seven Sisters and West Green Rd District Centre

A. **The Council will support planning applications for development within the Seven Sisters and West Green Rd District Centre as indicated in Map X to promote the positive regeneration of the area.**

B. **Development proposals will be resisted where they involved the amalgamation of individual shop units, in order to preserve the historical streetscape rhythm and preserve opportunities for independent traders.**

C. **To retain the viability of the shopping area, the primary retail frontages will be adjusted as follows:-**

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;**

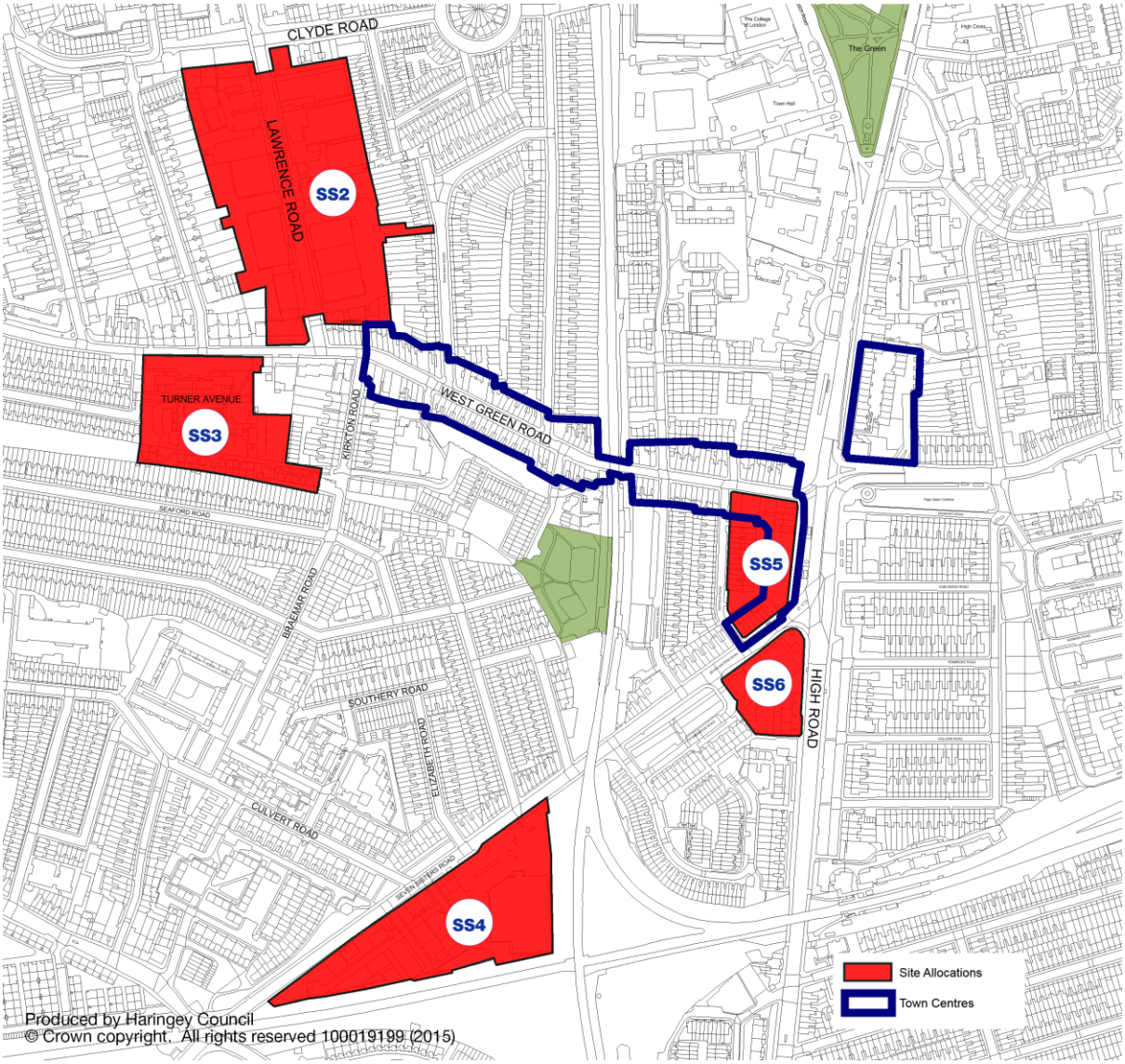
E. **Small floor plate units a near the underground station are appropriate to create activity and vibrancy and security;**

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.**



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.

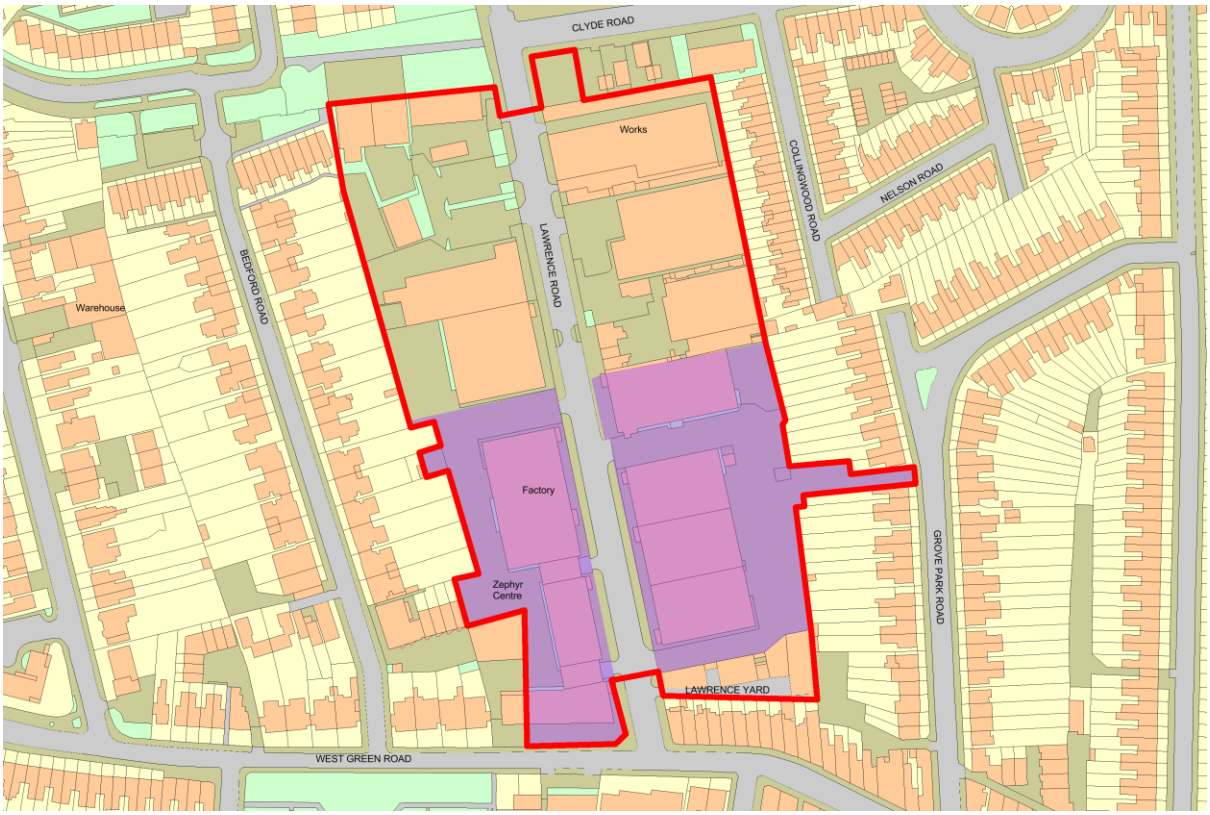
It is recognised that West Green Road provides an important local shopping destination, particularly to residents west of the High Road. There is an opportunity to improve the quality of many of the shops within the centre, with much of the buildings and shop fronts suffering from poor maintenance due 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 Development Capacity	**HGY/2012/1983**		**Site Allocation (Phase 2)**	
	Net Residential units	**Commercial m^2**	**Net Residential units**	**Commercial m^2**
	264	500	178	1,390



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

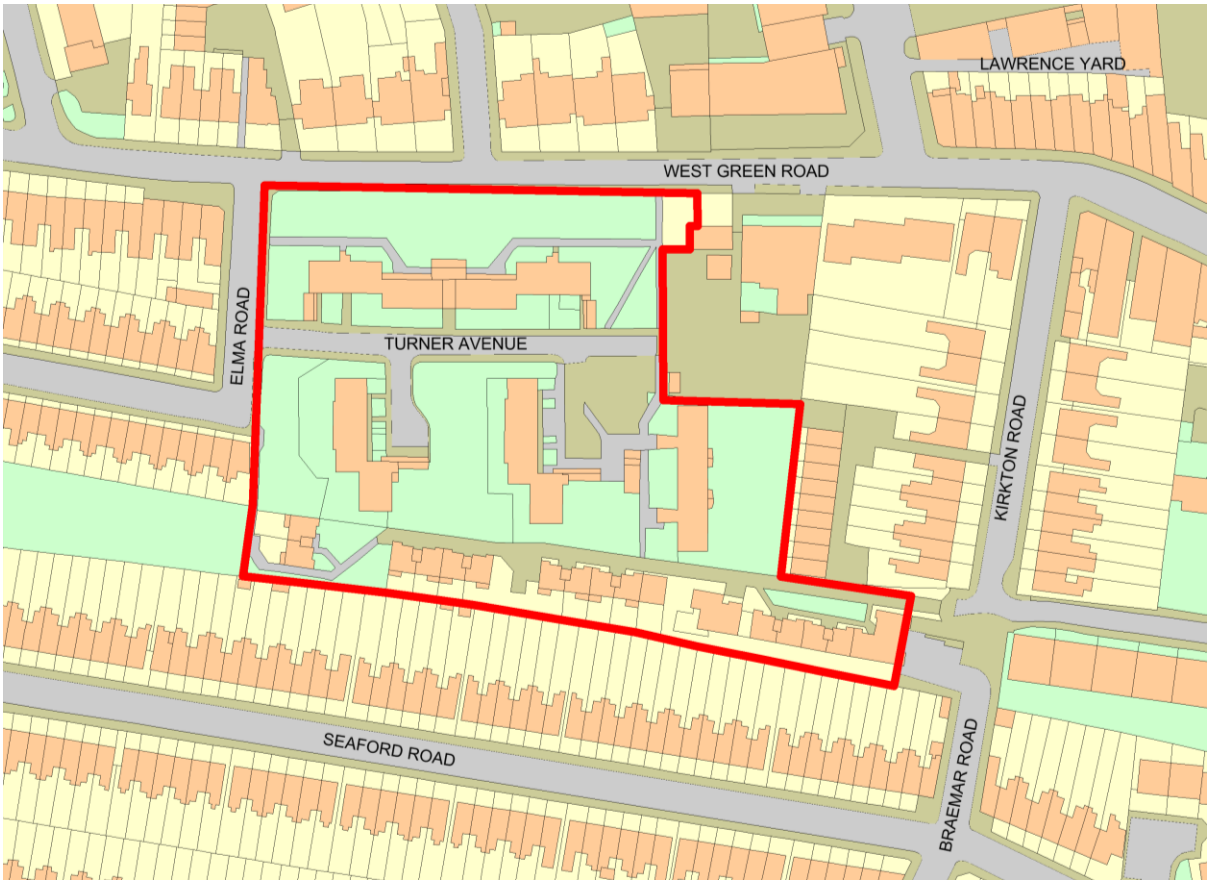
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- Re-provision of employment floorspace at ground floor level along Lawrence 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 Development 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

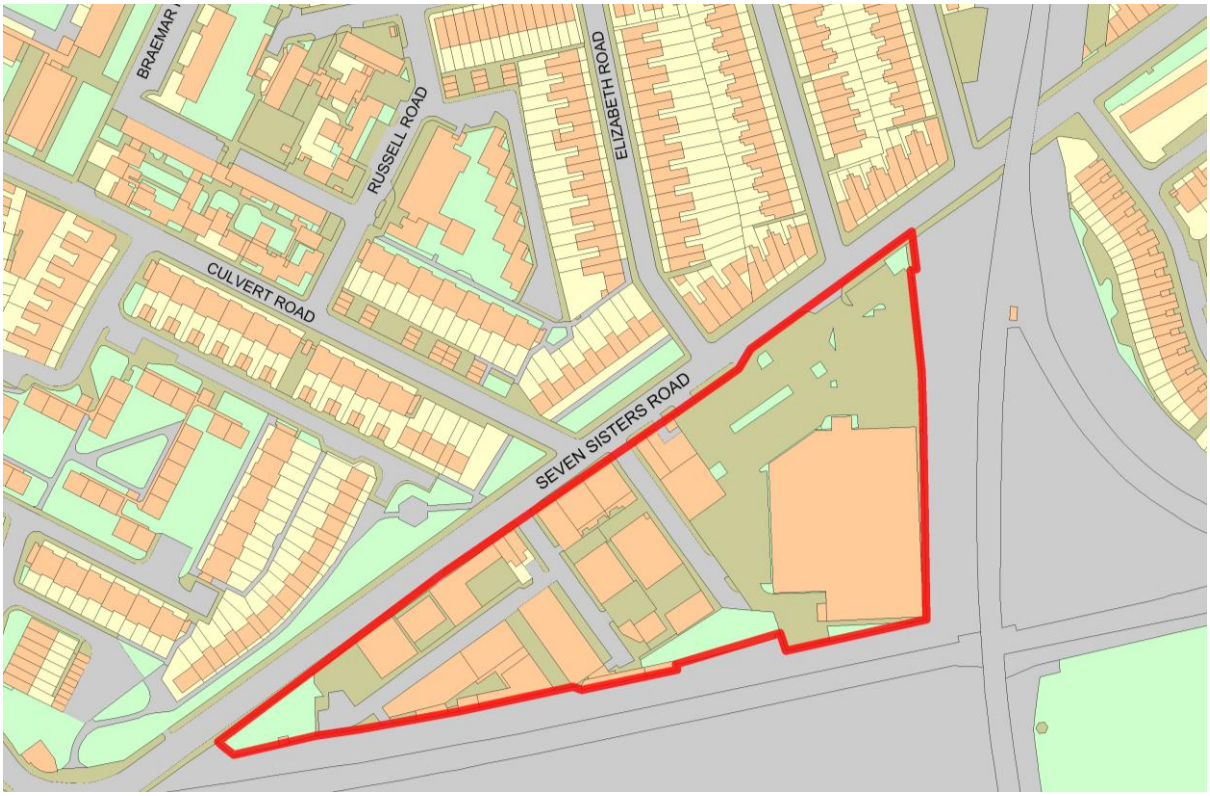
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- Existing buildings do not need to be retained, although refurbishment of the existing blocks with limited infill of the Turner Avenue part of the site should be considered.
- Design should take 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: Tottenham Railsides • Ecological corridor		
Indicative Development Capacity	**Net residential 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 West Green Road /Seven Sisters District Centre Primary shopping area Primary frontage Locally listed buildings: High Road west side			

Indicative Development Capacity	**HGY/2012/0915**		**HGY/2011/1275**	
	Net Residential units	**Town Centre m^2**	**Net Residential 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 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, and maximizes regeneration benefits for the area.
- 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 Development Capacity	**Net residential units**	**Town Centre m²**	
	63	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

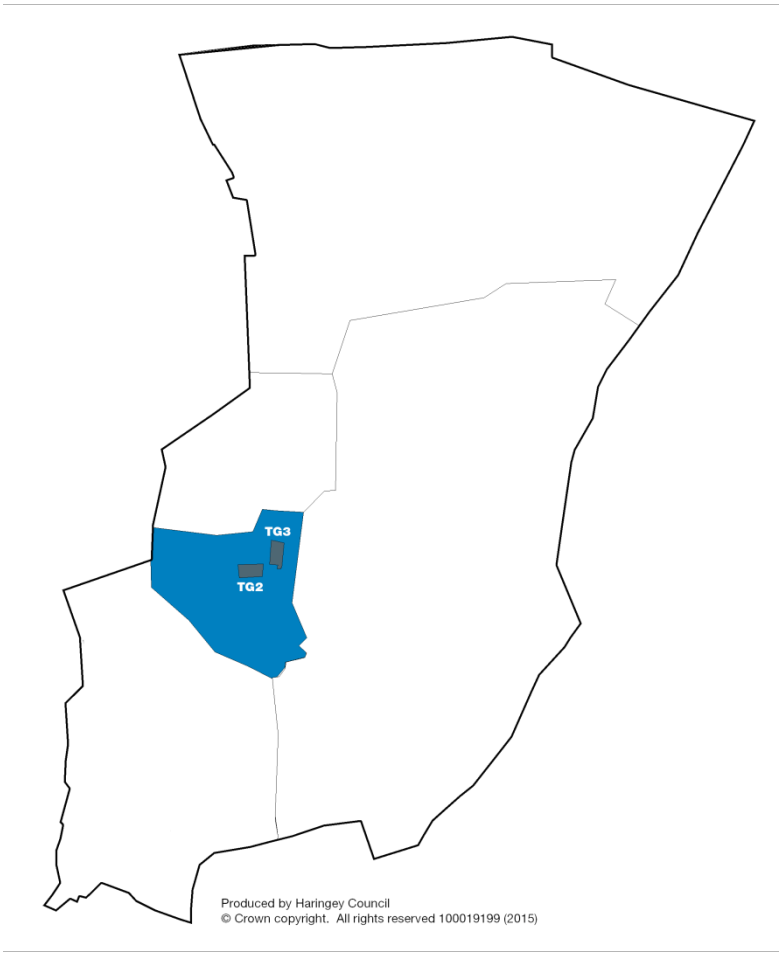
- To help facilitate a coordinated approach towards development along the High Road and in particular Wards Corner, these two sites should combine to create a high quality public realm and positively enhance the significance of this important location within the conservation area.
- The Council will 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 sub area

Vision

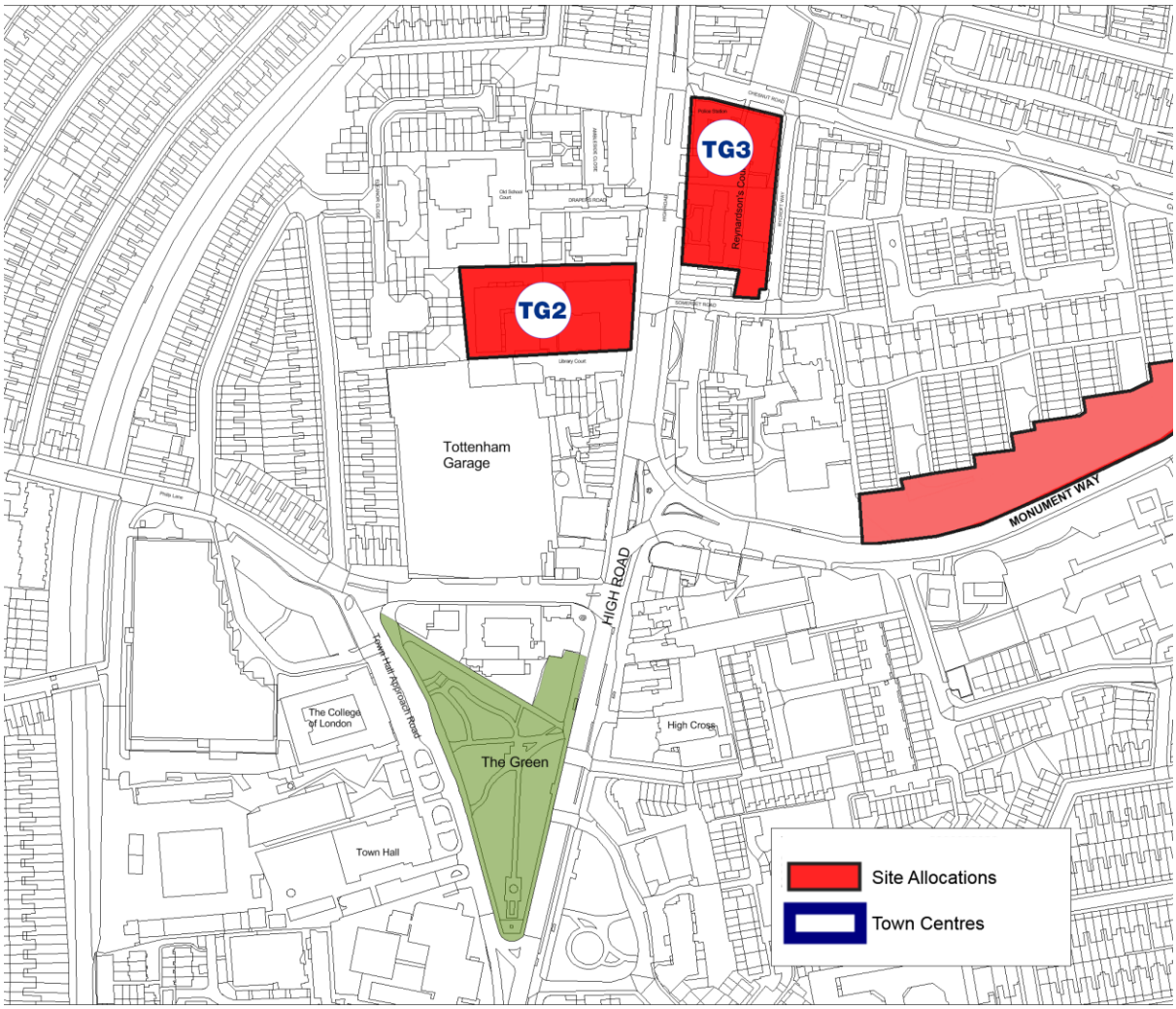
5.12 *Consolidation of community facilities into the area surrounding Tottenham Green, including improvements to the Green to maximise community use, and ensure it remains the civic heart of Tottenham.*



Key neighbourhood sub area objectives

The key objectives for the neighbourhood sub 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



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 sub area

5.13 The site allocations in this neighbourhood sub area are:

- TG2: Tottenham Chances & Nicholson Court
- TG3: Tottenham Police Station & Reynardson Court

Infrastructure

5.14 The infrastructure projects for the neighbourhood sub area are:

- 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
- Potential improvement to facility currently located at Tottenham Chances.

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 boundary shown)



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

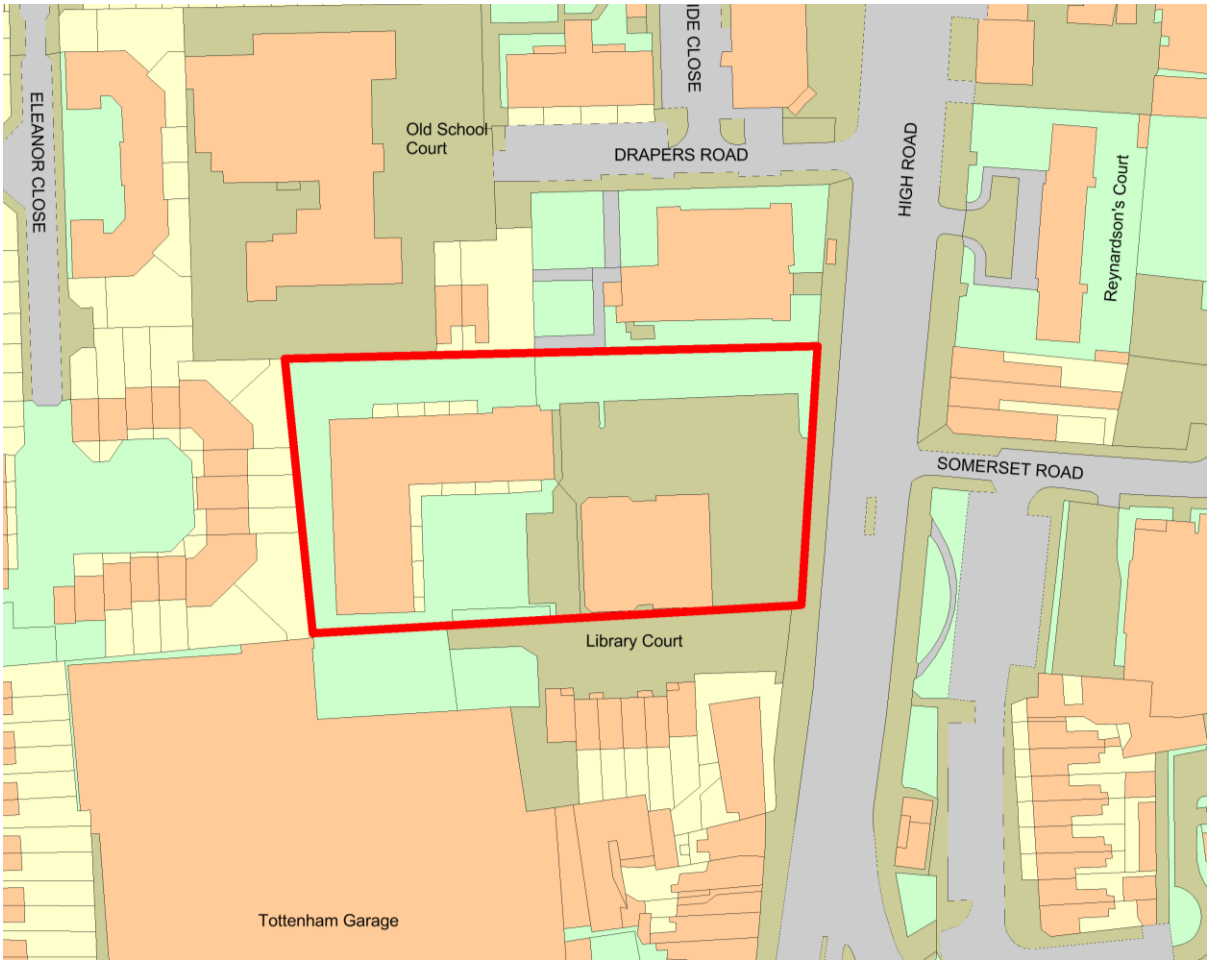
Address	399 High Road, N17		
Site Size (Ha)	0.5	**PTAL Rating**	6a
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Community venue, residential		
Ownership	Multiple private/charitable freeholds		
How site was identified	Planning Application		
Planning designations	Tottenham Green conservation area Tottenham High Road Corridor Archaeological priority area Listed building: The British Legion Club Adjacent to locally listed buildings		
Indicative Development Capacity	**Net residential 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 Development Capacity	**Net residential units**	**Commercial m^2**	**Town Centre m^2**	
	30	1,230	490	



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.

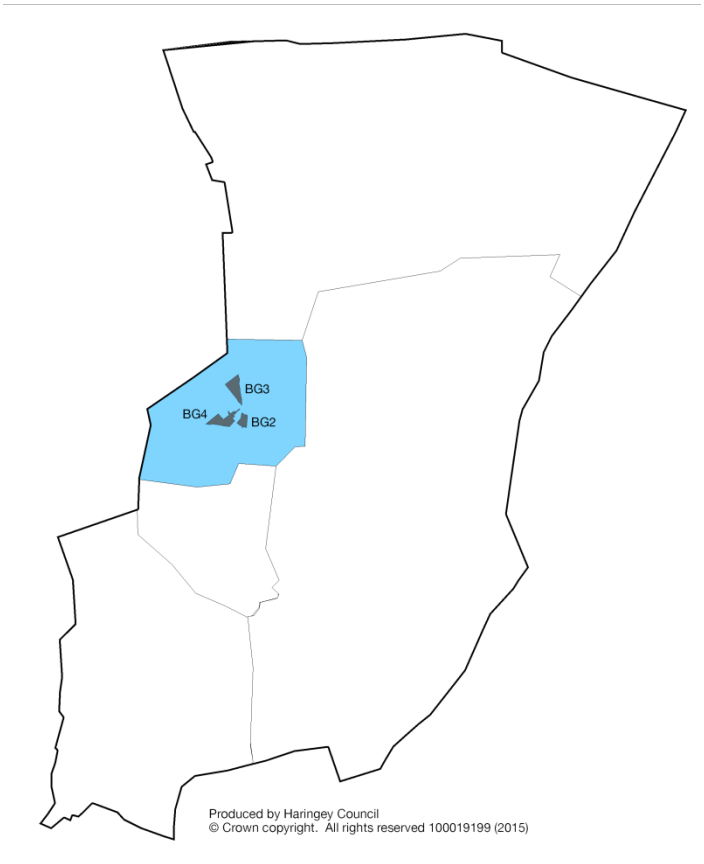
Development Guidelines

- 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 Sub Area

Vision for the neighbourhood sub area

5.15 *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.*



Key neighbourhood sub area objectives

The key objectives for the neighbourhood sub 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.

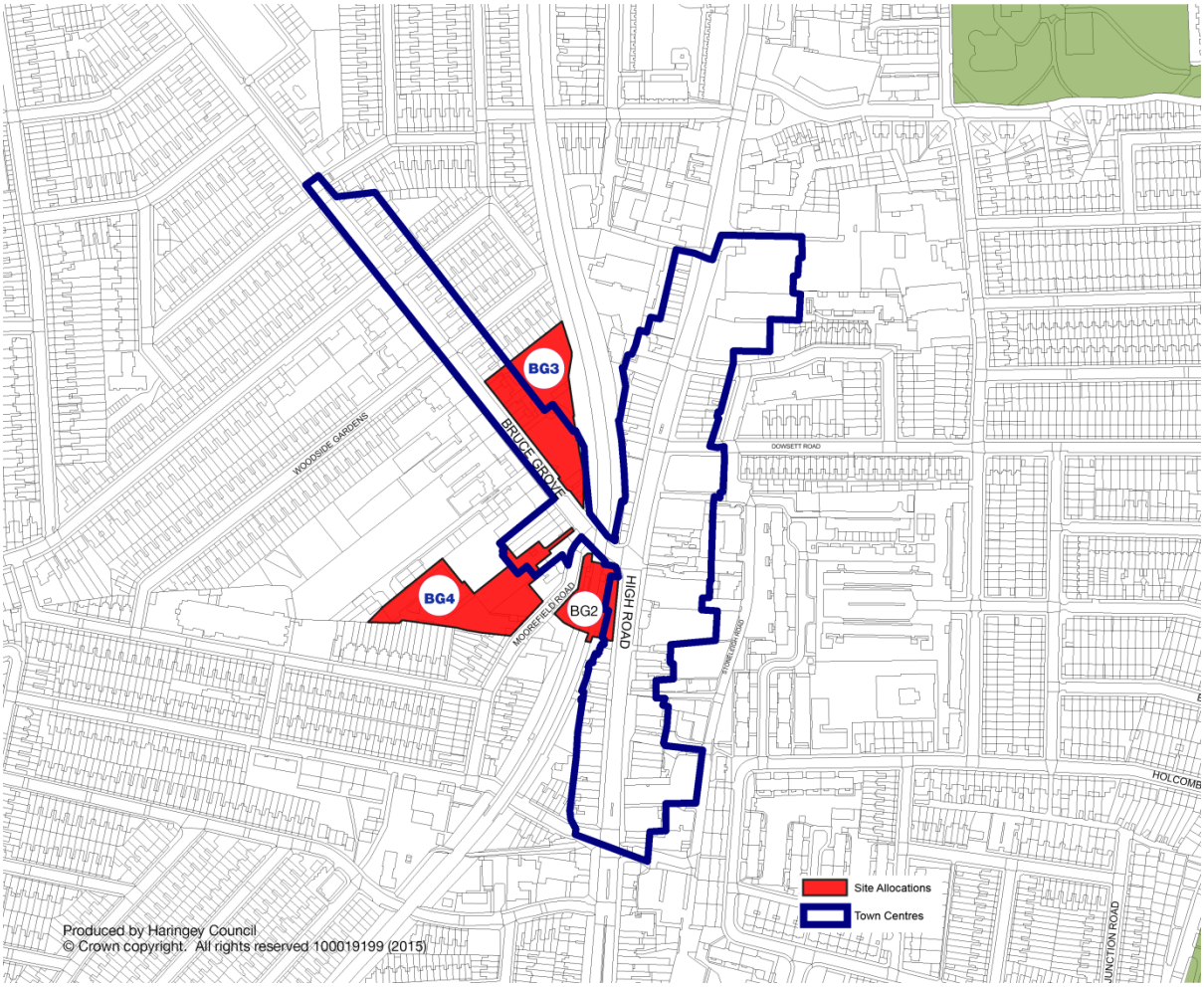
- The enhancement and legibility of Bruce Grove's heritage assets which complement the town centre's character and as a place for smaller floor plate commercial and community uses celebrating the area's heritage, such as Bruce Castle.
- Public realm improvements and transport projects which facilitate 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.



Urban realm improvements:

5.10 The urban realm improvements for the neighbourhood sub 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

Site Allocations in this Sub Area

5.16 The site allocations in this neighbourhood sub area are:

- BG2: Bruce Grove Station
- 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 provides 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 have 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

5.17 The infrastructure projects for the neighbourhood sub area are:

- 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
- New improved SLOL at Bruce Grove Wood

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 Bruce Grove / Tottenham High Road District Centre Listed building: Public Toilet Bruce Grove Adjacent to locally listed buildings		
Indicative Development Capacity	**Net residential units**	**Town Centre m²**	**Employment m²**
	11	100	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

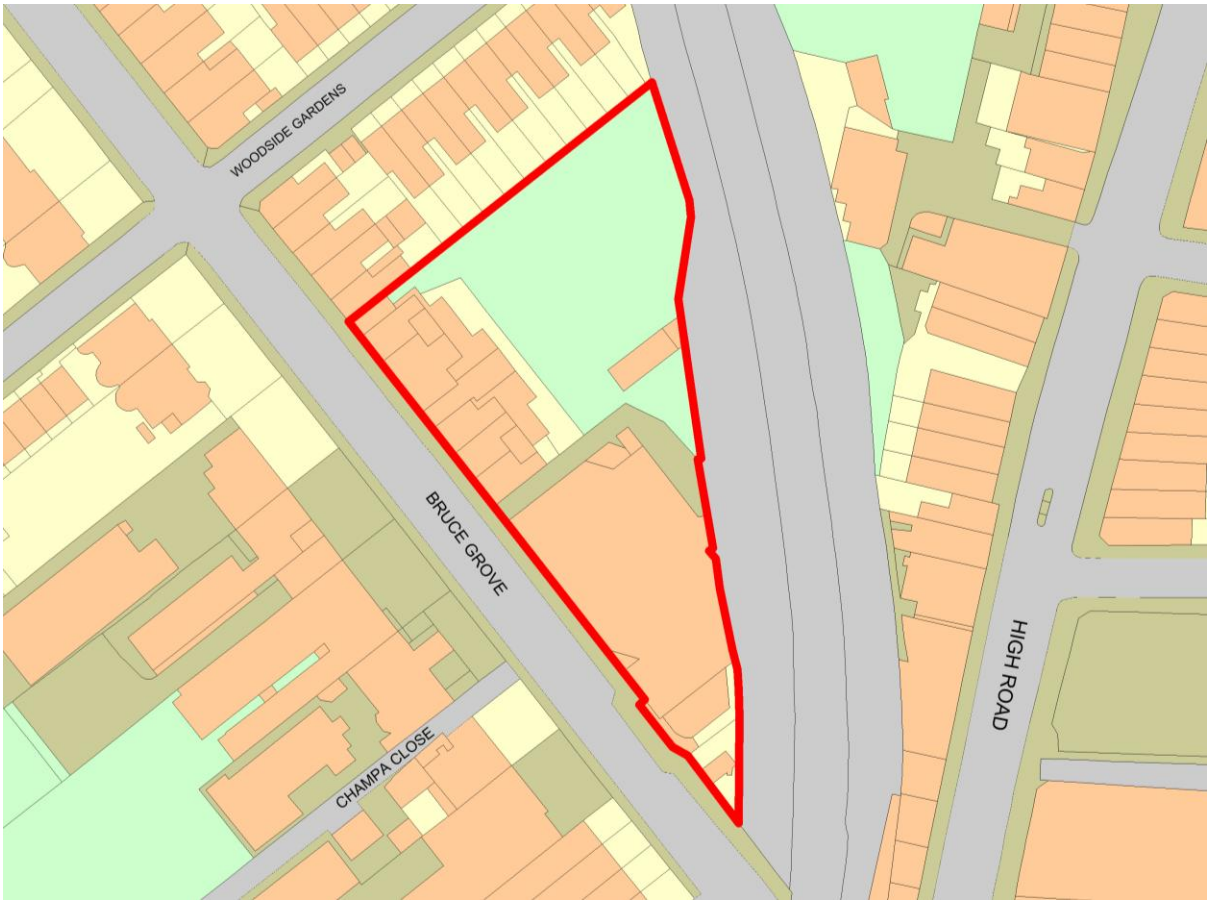
- An extension for high quality retail or restaurant use facing the High Road.
- Development will be required to demonstrate how it:
    - Enhances the locally listed station building and the conservation area, highlighting this important location,
    - Improves the public realm outside of the station,
    - 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 Bruce Grove / Tottenham High Road District Centre Listed building: Public Toilet Bruce Grove Adjacent to locally listed buildings		
Indicative Development Capacity	**Net residential units**	**Town Centre m^2**	
	49	850	



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

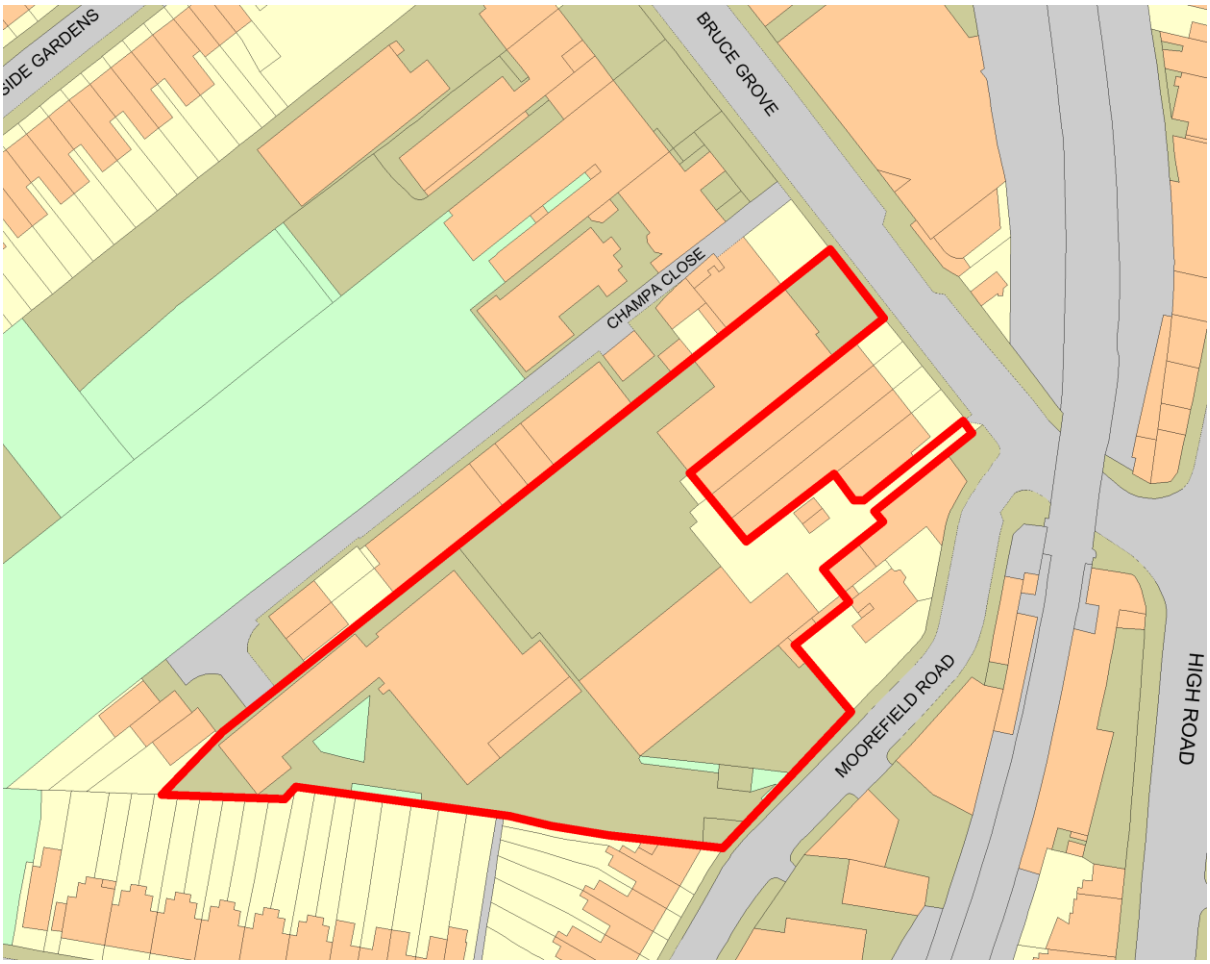
- Development will be required to demonstrate through the submission of a site-wide masterplan demonstrating how the proposed development will complement development of the remainder of the site including reference to:
    - Retained buildings
    - Extant permissions
    - Future development potential.
- 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 Bruce Grove / Tottenham High Road District Centre Adjacent to listed buildings: x3		
Indicative Development Capacity	**Net residential units**	**Commercial m^2**	
	48	370	



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.

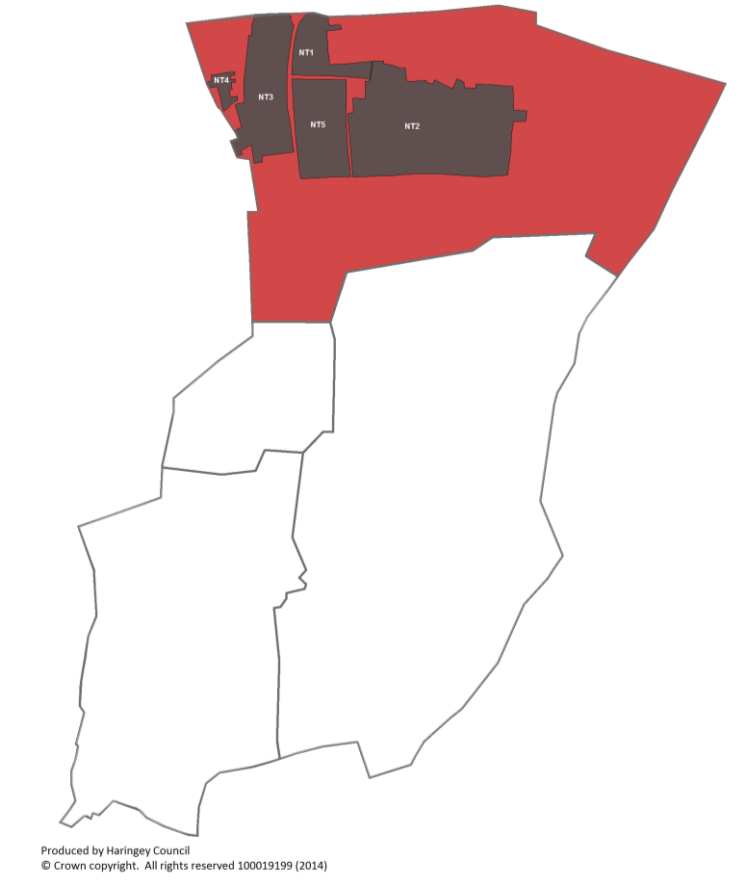
Development Guidelines

- 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.



Key neighbourhood area objectives

5.18 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.

5.19 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.

5.19.1 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.

5.19.2 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.

5.19.3 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:

5.20 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 Regional 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 Regional 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, consisting of a sequence of six conservation areas, 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.

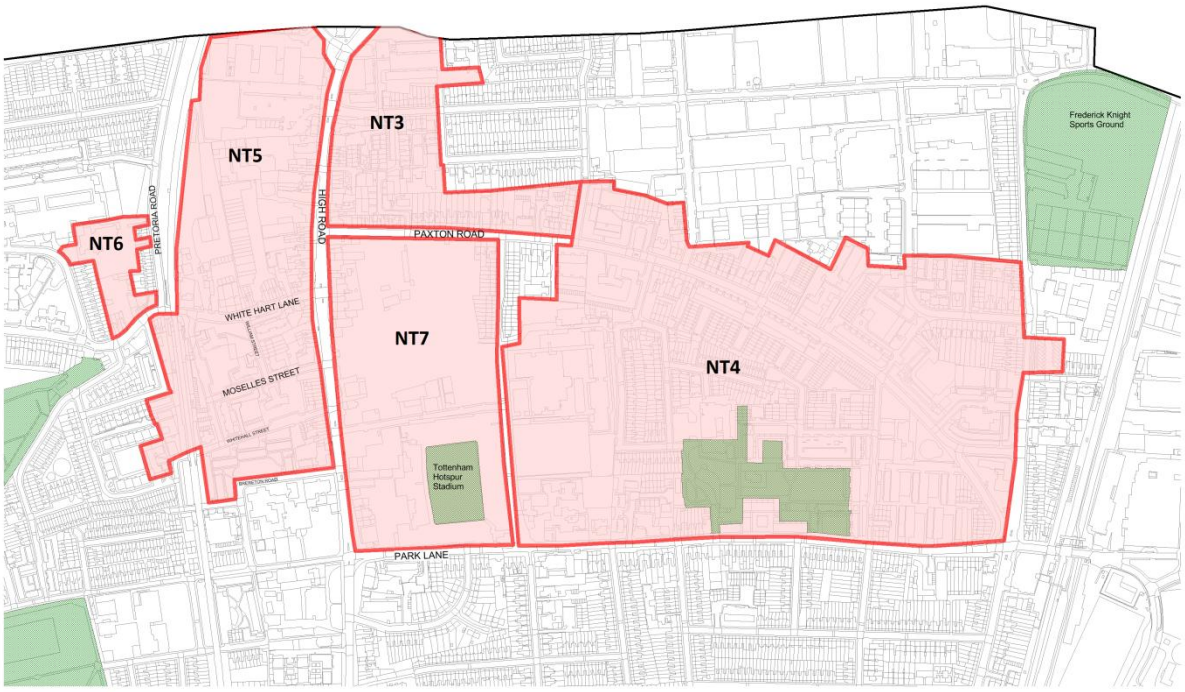
- Large scale development such as the Stadium should ensure that the linearity of the High Road is maintained and that the setting of heritage assets is enhanced. Public realm improvements such as lighting, signage, hard and soft landscaping should be sensitive to the context and appropriate in scale.

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

5.21 Local Strategic Policies in this area govern:

- NT1: Northumberland Park Station
- NT2: SIL in North/East Tottenham



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Site Allocations in this Neighbourhood Area

5.22 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
NT3: Northumberland Park North	472	340	340	-
NT4: Northumberland Park	1,929	1,550	1,550	-
NT5: High Road West	1,200	4,350	11,740	6,500
NT6: North of White Hart Lane	100	-	1,000	2,000
NT7: Tottenham Hotspur Stadium	285	730	36,600	-
Total	**3,986**	**6,970**	**51,230**	**8,500**

Infrastructure

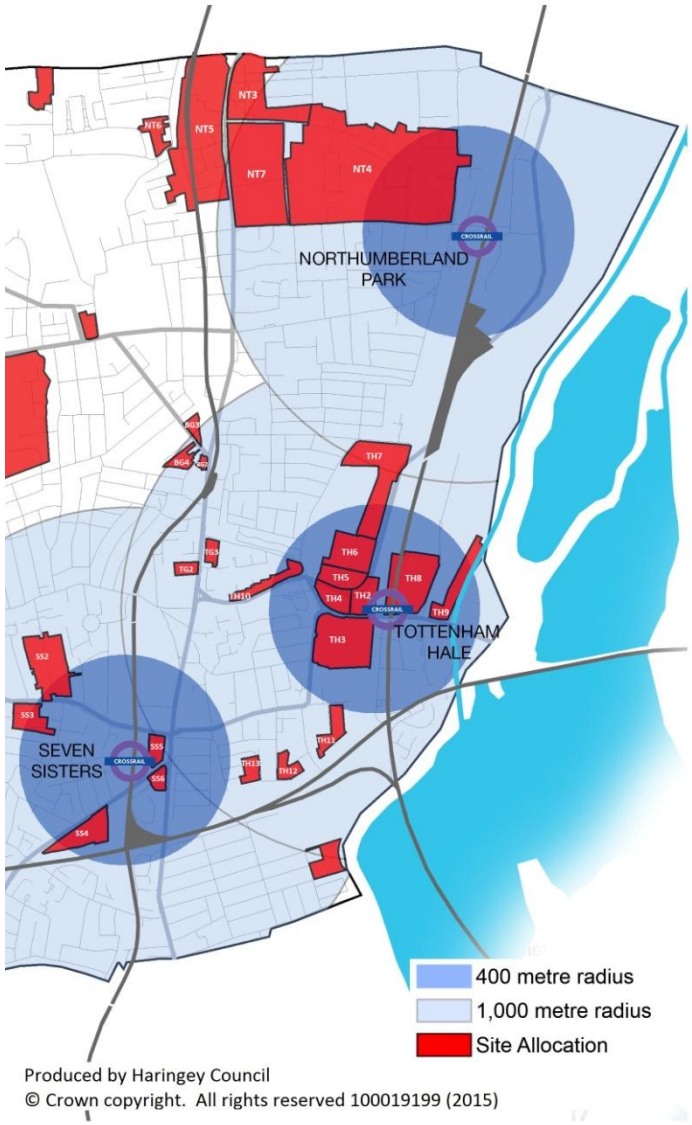
5.23 The infrastructure projects in the neighbourhood area are:

- 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.**



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

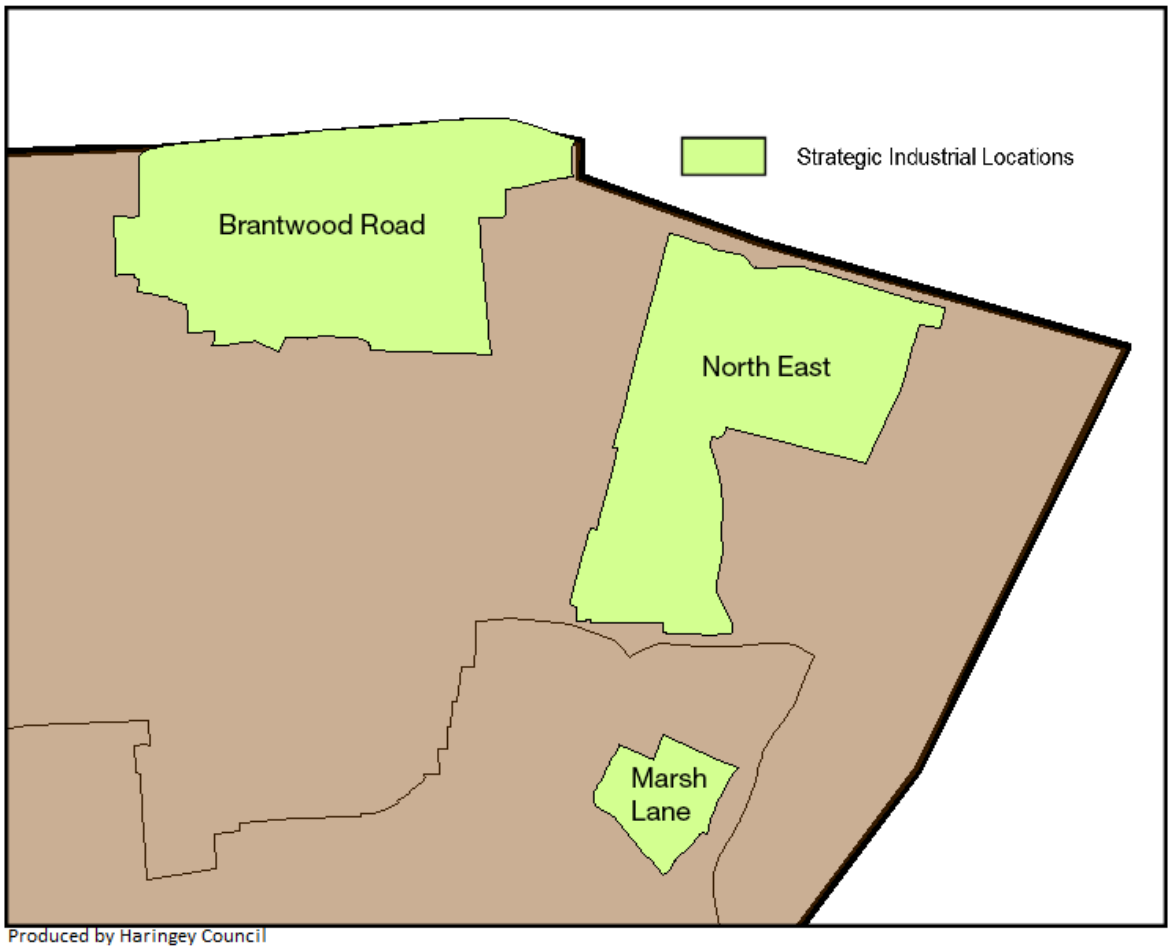
The Council will support development which:

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 its 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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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 Locally listed buildings: High Road Tottenham east side Listed buildings: 816 & 818, 820 and 822 High Road Tottenham Archaeological priority area		
Indicative Development Capacity	**Net residential units**	**Commercial m²**	**Town Centre m²**
	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.

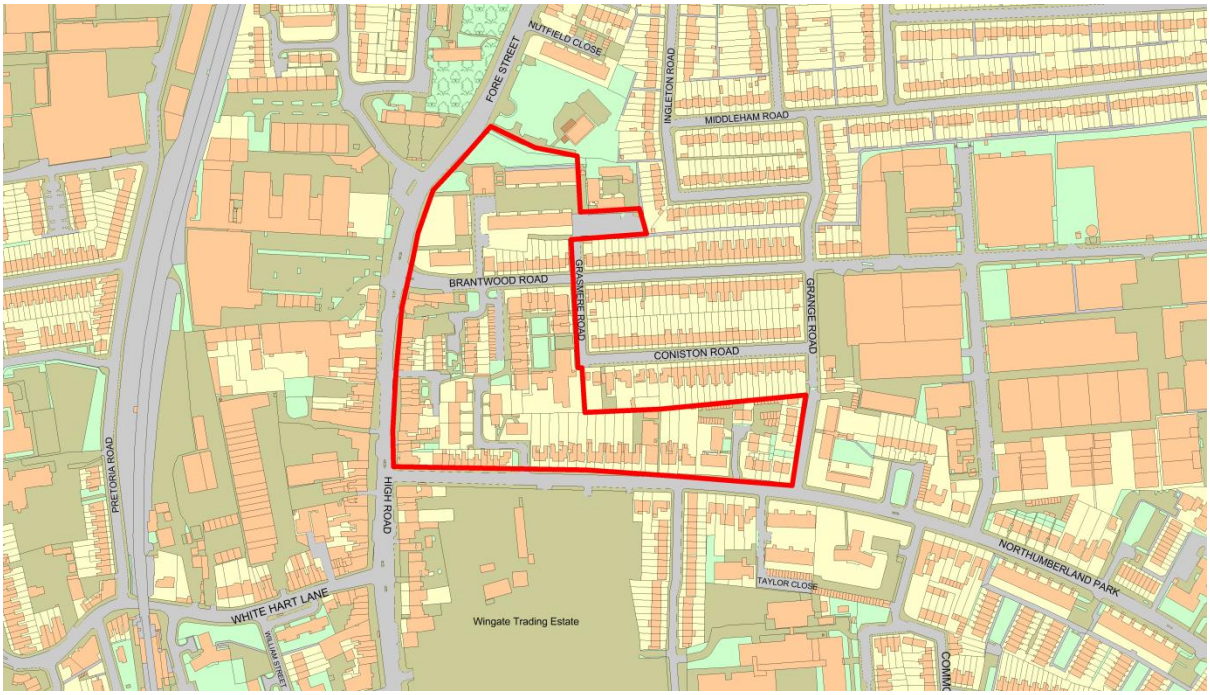
Commentary

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 Development Capacity	**Net residential 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.

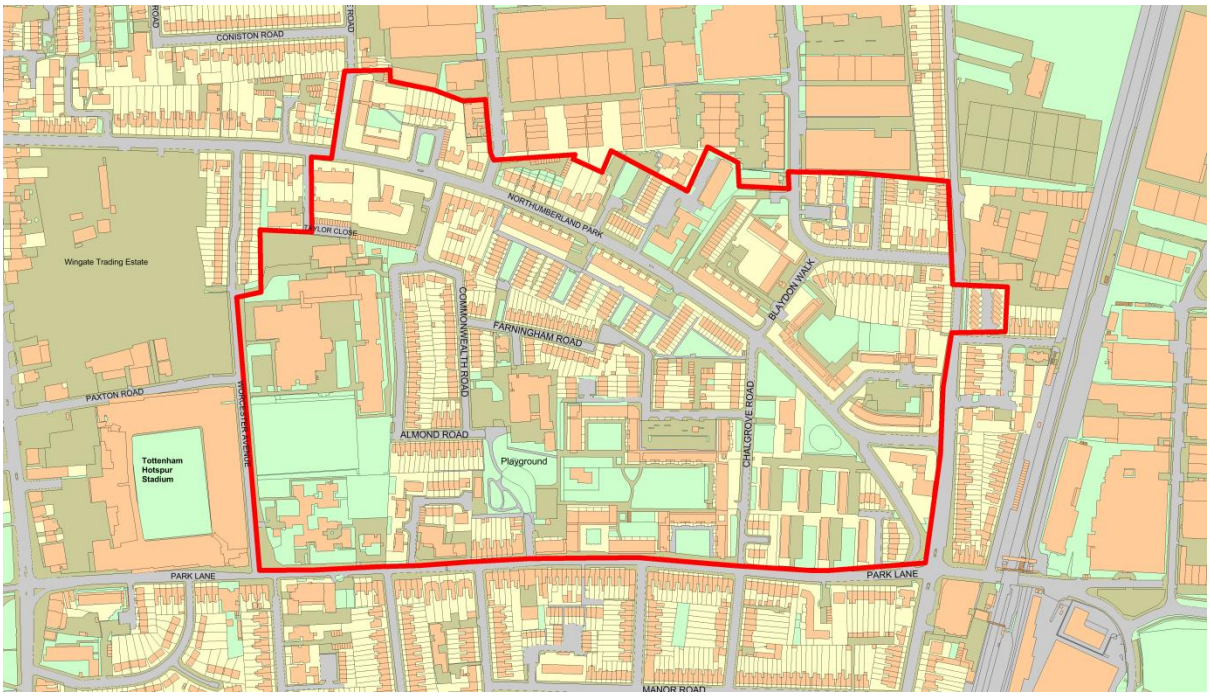
Commentary

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 Development Capacity	**Net residential units**	**Commercial m^2**	**Town Centre m^2**	**Other m^2**
	1,200	4,353	11,740	1,200

Site Allocation

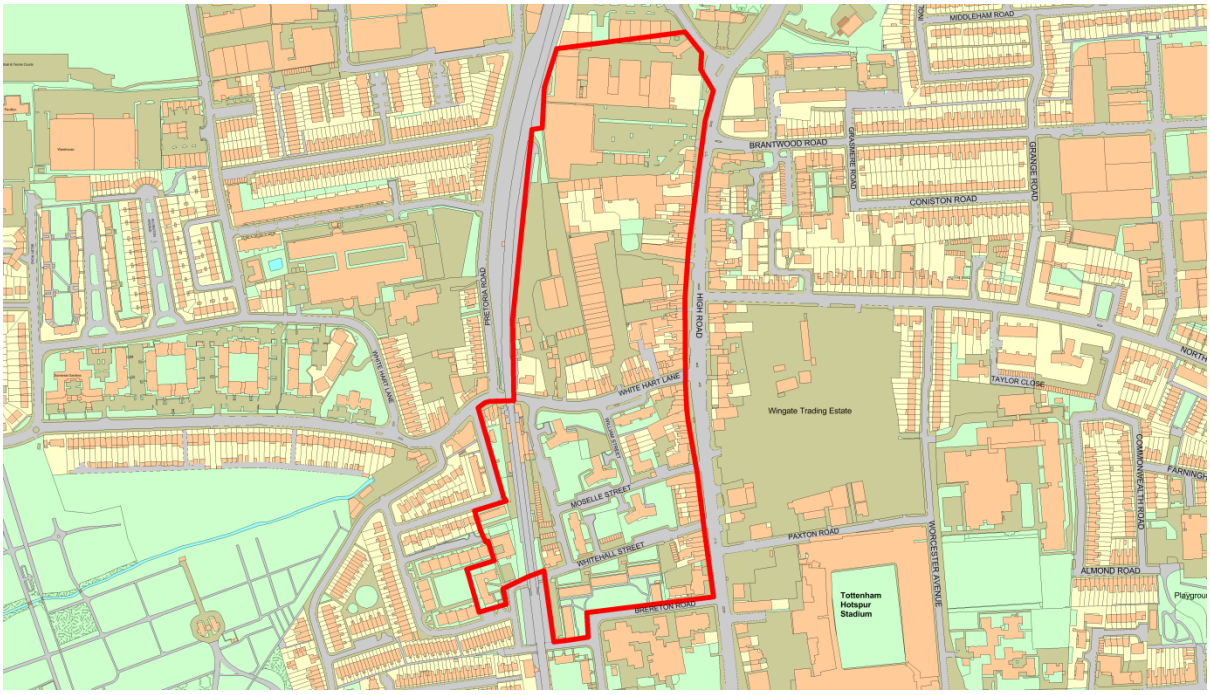
Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mix use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open 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

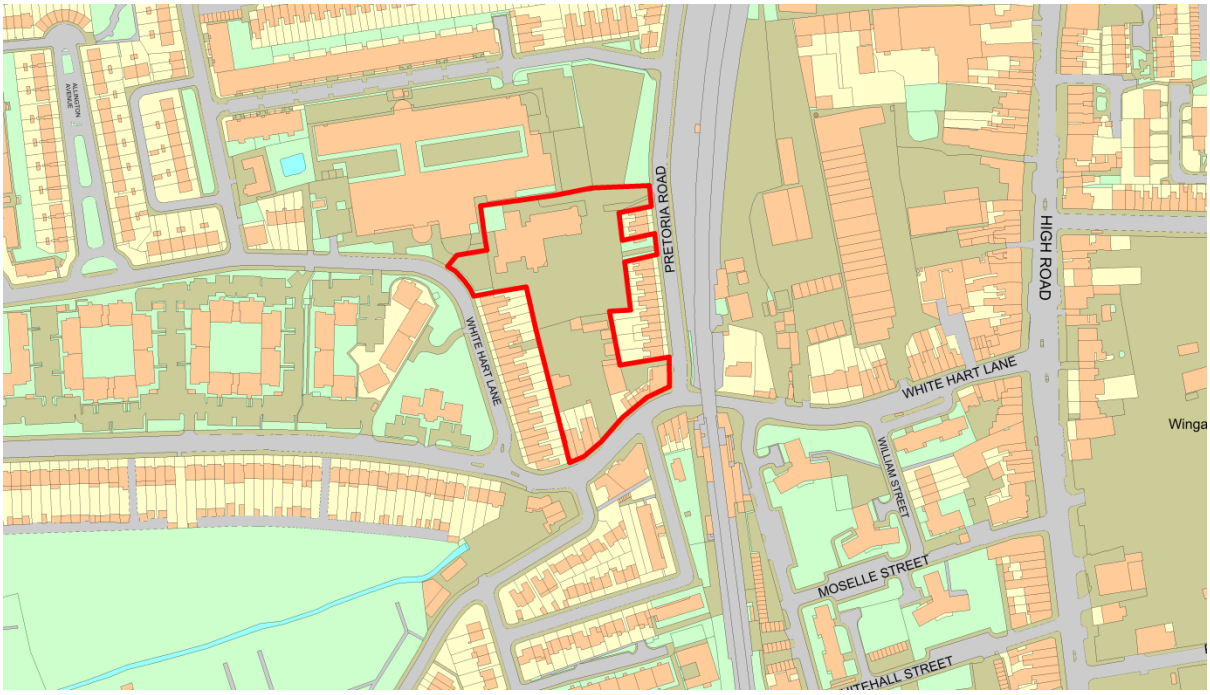
Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17		
Site Size (Ha)	1.0	**PTAL Rating**	4
Timeframe for delivery	**2011-2015**	**2015-2020**	**2020 onwards**
Current/Previous use	Community facility, employment land		
Ownership	Mix of public and private freeholds		
How site was identified	SHLAA 2013		
Planning designations	Flood Zone 2 Archaeological priority area		
Indicative Development Capacity	**Net residential 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 Development Capacity (HGY/2010/1000)	**Net residential 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;**

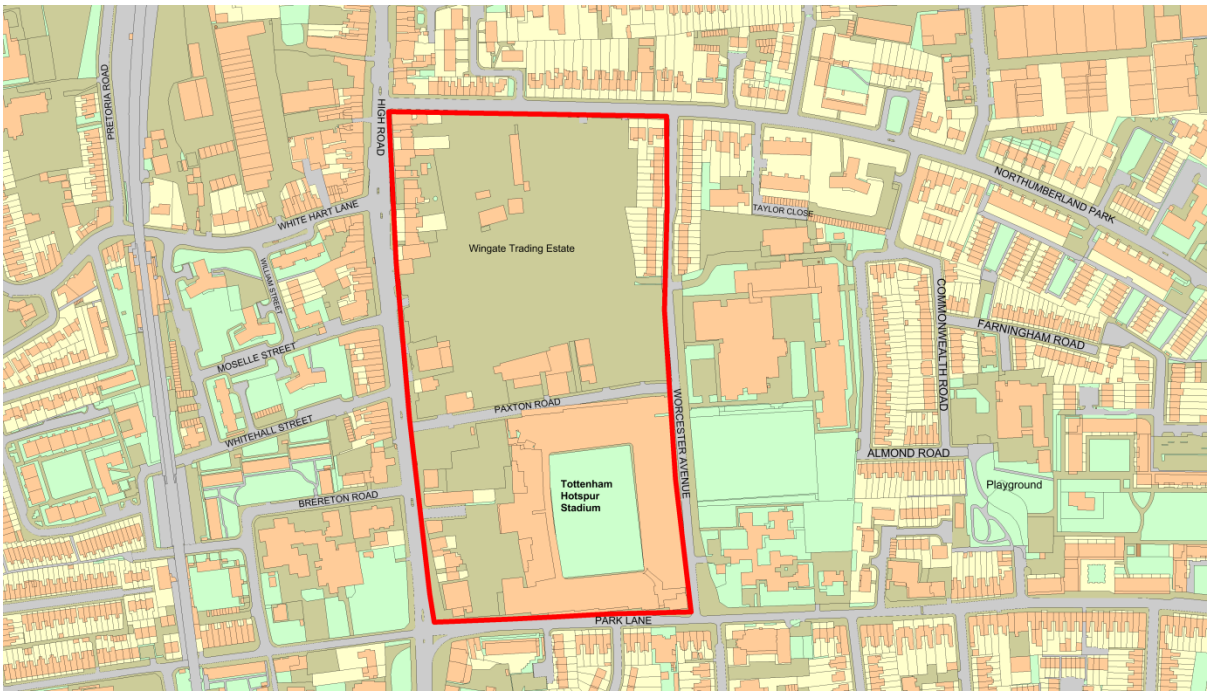
C. **Development will contribute to creating a wider commercial and visitor destination for the area;**

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 it's 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

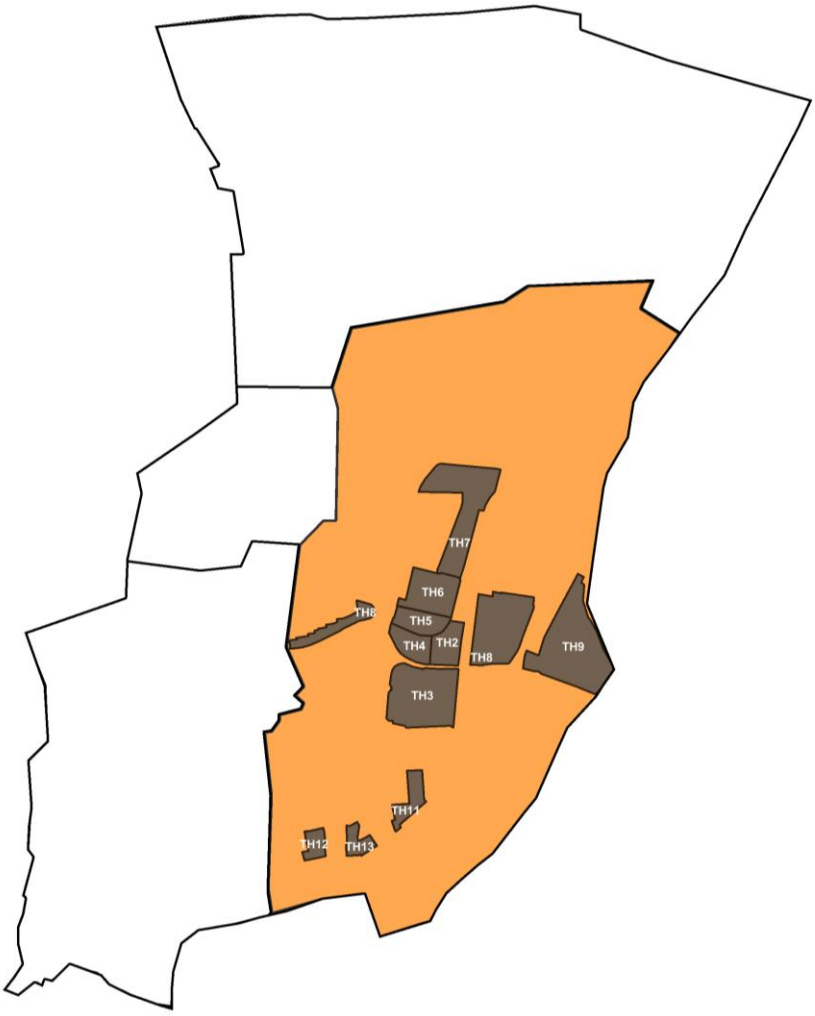
- High quality new public spaces within the site should be created, with a net increase in the amount of publically accessible urban realm.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, 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 principles 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.

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 and Watermead Way) combines 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 Strategy 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 calculating capacity 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		405	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		**5,607**	**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.



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.

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 Tottenham Hale District Centre			
Indicative Development Capacity	**Net residential 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 Tottenham Hale District Centre			
Indicative Development Capacity	**Net residential 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 Tottenham Hale District Centre Local employment area: Tottenham Hale strategic industrial location Adjacent to archaeological priority area		
Indicative Development Capacity	**Net residential 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. This 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 Tottenham Hale District Centre Local employment area: Tottenham Hale Adjacent to locally listed building Adjacent to significant open land: Down Lane Recreation Ground		
Indicative Development Capacity	**Net residential 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 its 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 Development Capacity	**Net residential 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 its 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, Ashley Rd, N17		
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 Development Capacity	**Net residential 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.

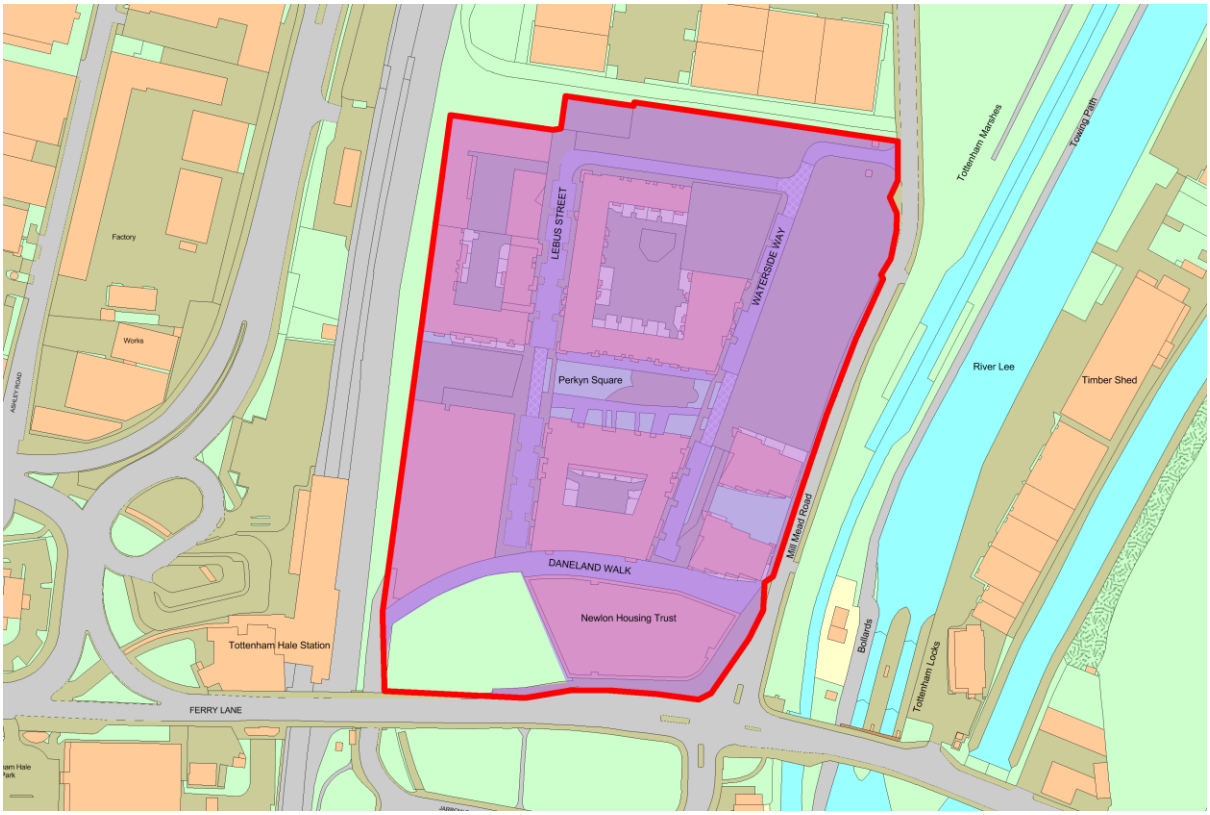
- This site is identified as being in an area with potential for being part of a decentralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.

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 under 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 Development Capacity	**Net residential units**		**Commercial m^2**		**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 provide additional units beyond outline planning permission 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 Development Capacity	**Net residential 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:
    - existing/retained parts of the site
    - extant permissions
    - the requirements of this document,
- This site will hold a Designated Employment Area: Regeneration Area status to recognise 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.

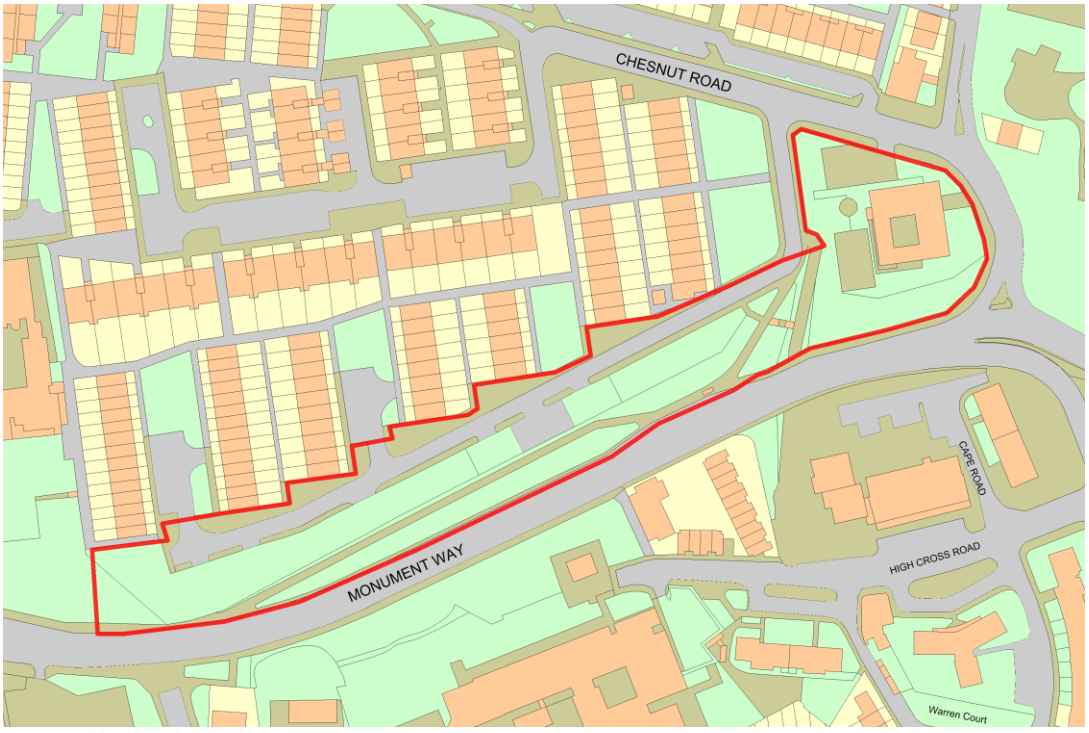
- The Development will need to accommodate part of the Green Grid, which will pass through this site linking Tottenham High Rd to the Walthamstow Wetlands and Lee Valley Regional Park following the alignment developed through the Hale Village scheme.
- Redevelopment of the Hale Wharf site will need to 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 Hale District Centre Tottenham Hale Growth Area Adjacent to archaeological priority area		
Indicative Development Capacity	**Net residential units**	**Other m²**	
	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

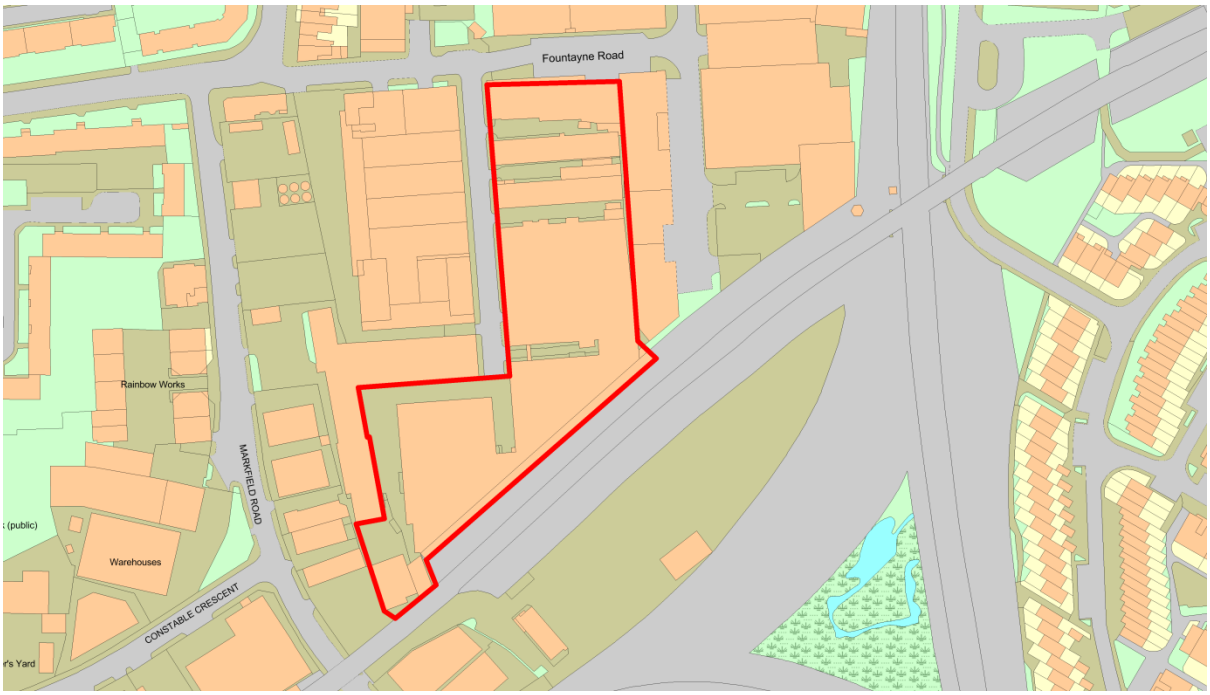
- Opportunities to address air quality issues and to create an improved access to the road network from the Chesnut Estate should be included
- Development on the Monument Way section of the site should respond to established heights within the Chesnut Estate. This site is identified as being in an area 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.0		
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 Development Capacity	**Net residential units**	**Commercial m²**	
	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 principles 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

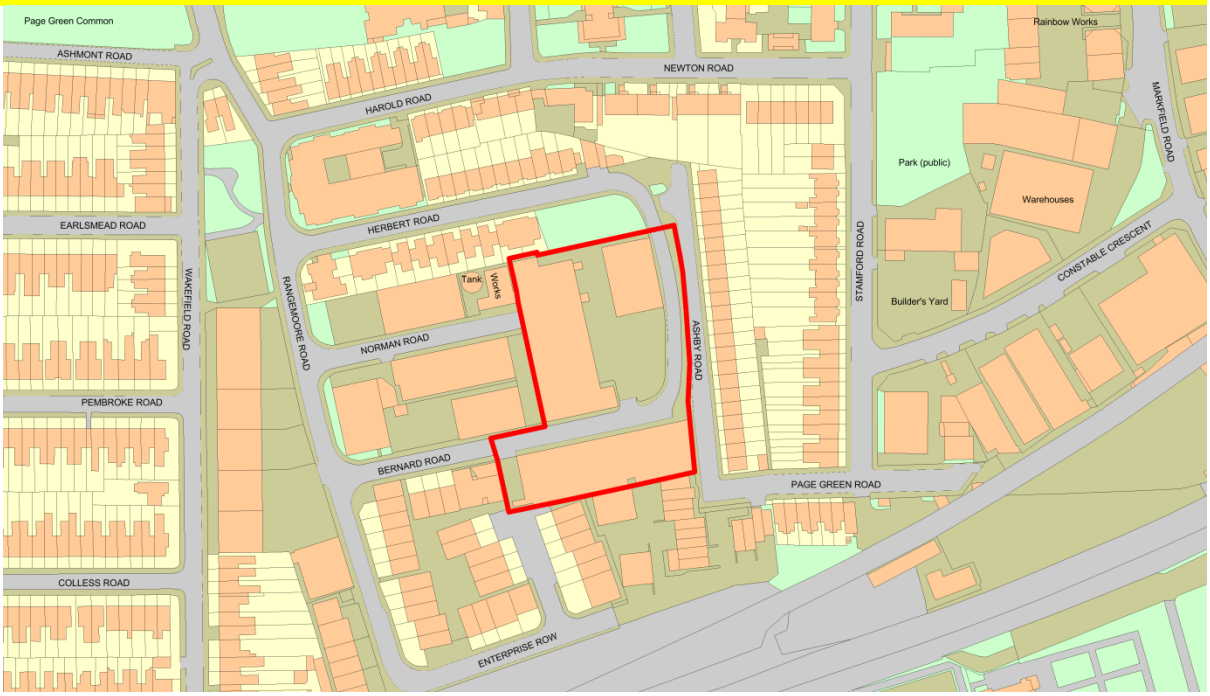
- A thorough review of Fountayne Rd's industrial heritage value will be required before any development is permitted
- The quantum of dedicated employment floor space on the site should be maximised.
- The principles of the Warehouse Living Development Management policy apply to this site.
- Provision 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 Development Capacity	**Net residential units**	**Commercial m²**	
	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

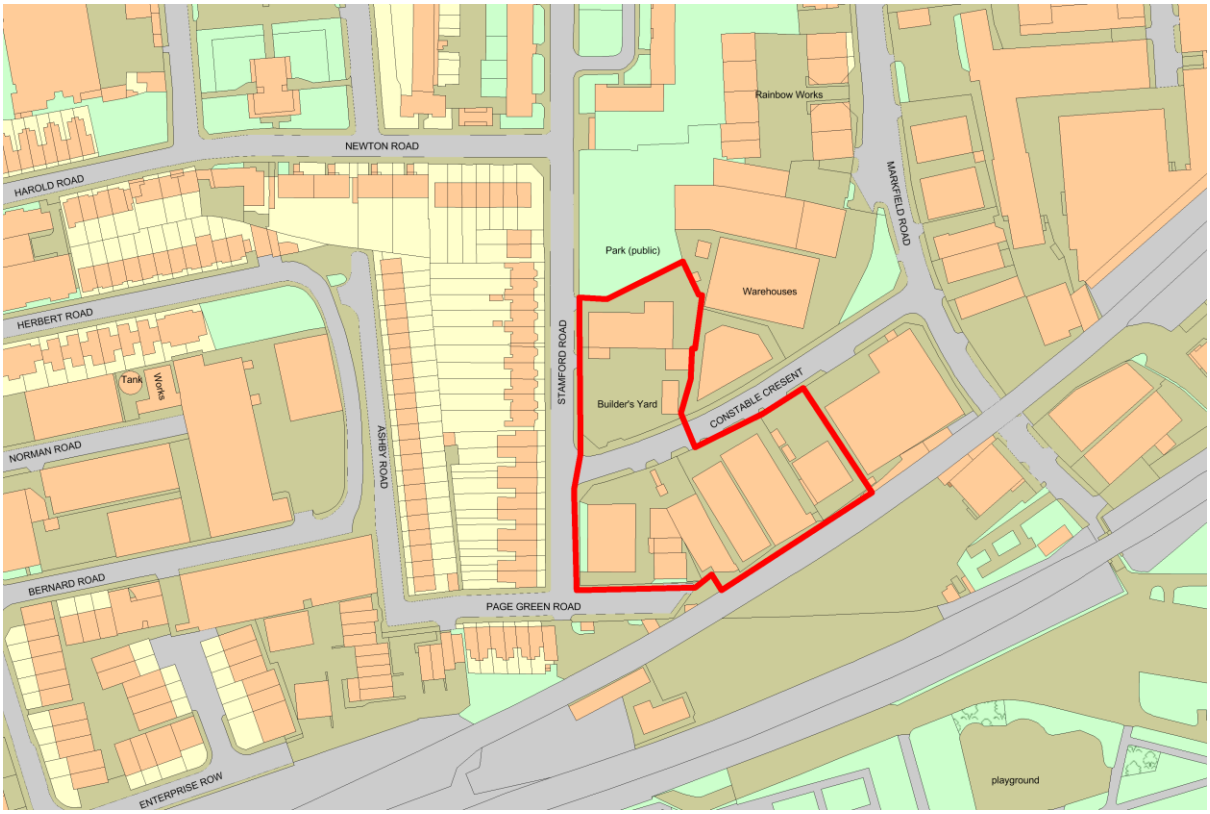
- Rationalisation of the "parallel access roads" on Ashby/Bernard/Herbert Rd.
- Reintroducing employment-generating uses is the key aim of this policy.
- Improved streetscape with the existing homes on Ashby Rd is required.
- This site is identified as being in an area with potential for being part of 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 Development Capacity	**Net residential 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 has 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	Wards Corner	As per planning consent HGY/2012/0915			
SS6	Apex House & Seacole Court	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 be delivered on land outside of the 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**	**25,800**	**5,607**
Total		**69,230**	**83,820**	**10,624**

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				11

		100	100	
BG3	Bruce Grove Snooker Hall & Banqueting Suite	-	850	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	7,350	-	213
TH6	Ashley Road South Employment Area	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	-	-	298
TH11	Fountayne Rd	3,900	-	113
TH12	Herbert Rd (TH10)	2,300	-	66
TH13	Constable Crescent	2,300	-	66

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 opens 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 learn 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.

Report for: Full Council 23 November 2015

Item number:

Title: Report from Cabinet to Full Council Recommending Adoption of the Updated Statement of Gambling Policy

Report authorised by : Stephen McDonnell – AD Environmental Services & Community Safety



Lead Officer: Daliah Barrett – Licensing Team Leader -Regulatory Services. 0208489 8232. Daliah.barrett@haringey.gov.uk

Ward(s) affected: 'All'

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1 Under Section 349 of the Gambling Act 2005, a Licensing Policy statement must be produced and published every three years. It must be reviewed every three year period and may be revised during the period taking into account any relevant changes brought by guidance issued by the government. The Licensing authority is required to consult various specified authorities in revising its Gambling Policy Statement.

1.2 The Council's Statement of Gambling Policy for the Gambling Act 2005 for the years 2016-2019 needs to be adopted and this report advises of Cabinet's recommendation for the draft policy to be adopted by Full Council.

1.3 Members are asked to note the implications for the next review in 2016, where it will be a requirement in future to create Local Area Profiles. These profiles will provide a good evidence base of gambling in the local area and help identify any future risks, which will inform the decision making process.

2. Cabinet Member Introduction

2.1 The Gambling Policy is a policy framework document and is required to be revised, consulted on and then adopted every 3 years. Section 349 of the Gambling Act 2005 requires all Licensing Authorities to prepare and publish a statement of policy that they propose to apply in exercising their functions under the Act during the term to which the policy applies. Working together with partners, Haringey has developed this document with due regard to all available regulations, conditions, codes of practice, statutory guidance, practical experience of legislation and any consultee responses.

2.2 Haringey Council takes its responsibilities as a licensing authority very seriously and has strongly opposed the proliferation of betting shops, particularly on the borough's High Street. We welcome the forthcoming amendments to the Licensing Condition Codes of Practice which will see Local Area Profiles coming into effect in April 2016. We consider the new conditions to be a valuable tool to enable local authorities to fully assess the impact of betting within our communities. Haringey will undertake a further review of this policy in 2016 to ensure data on gambling related matters are evidenced in the development of future policies.

3. Recommendations

That Full Council:

3.1 Adopts the revised Statement of Gambling Policy 2016 – 2019, as set out at Appendix , 1 noting and taking into account the EQIA at Appendix 2 .

4. Reasons for decision

The Council is obliged to review and adopt a statement every three years, the current policy will expire in January 2016. Therefore a new policy has to be adopted.

5. Alternative options considered

No alternatives were considered. It is a legislative requirement that the policy be reviewed at least every three years, and that a public consultation is carried out. Failure to review and adopt the Statement of Gambling Policy would result in the Council failing to comply with legislation.

6. Background information

6.1 The revised policy statement 2016-2019, retains the vast majority of the current policy, but has been updated to reflect practical changes that have arisen since its publication. The local police as a Responsible Authority have been consulted and have contributed to the development of new policy. The Guidance to Licensing Authorities is now in its fifth revision.

6.2 Although changes have been made to the LCCP (Licence Conditions and Codes of Practice) and there are changes pending within the guidance there have been no changes to the Gambling Act with the three licensing objectives remaining the same. They are:

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime;
- Ensuring that gambling is conducted in a fair and open way; and
- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

6.3 As a Licensing Authority we are required by the Licensing Act to aim to permit the use of premises for gambling in so far as the authority think it:

(a) in accordance with the LCCP;
(b) in accordance with the guidance issued by the Commission;
(c) reasonably consistent with the licensing objectives; and
(d) in accordance with the statement published by the authority under Section 349 of the Gambling Act 2005.

6.4 The Gambling Commission intends to publish new guidance in April 2016, and in light of this the Council will undertake a further review of its gambling policy in 2016. As part of the new changes reflected within this policy is the need for all applicants for gambling premises licences to submit an accompanying risk assessment. This change (pending guidance) will enable the Council to better capture equalities considerations and mitigating actions e.g. the risk assessment should consider whether the premises is located near to areas with high numbers of children and young people, include measures to reduce access for known vulnerable groups and consider local crime statistics, demography and deprivation levels. It should be noted that in future Local Area profiles will need to be completed as part of this process. The role of Local Area Profiles is set out in paragraphs 7.4 to 7.6 of this report.

6.5 Haringeys revised policy for 2016-2019 addresses formatting changes and various other issues as listed below:

- Para 1.3 – Information on gambling data from the Prevalence Survey and outcome of the Scrutiny Review undertaken by Haringey in 2011;
- Para 2.8 – inserted to explain what social responsibility is as defined in the Gambling Commission Guidance;
- Para 2.9 – highlights that further changes are expected next year in terms of guidance from Gambling Commission to allow for the consideration of Local Area Profiles. It should be noted that this is not a change in the law and the need to aim to permit is still the overriding factor;
- The latest updated stakes and prizes amounts and machine category chart can be found on page 33 and 34 at the back of the document.

7.0 Consultation Outcome

7.1 The Gambling Act 2005 contains details of the consultees that were consulted as part of the review of the policy. These are:

- The Chief Officer of Police for the authority's area;

- One or more persons who appear to the authority to represent the interests of persons carrying on gambling businesses in the authority's area;
- One of more persons who appear to the authority to represent the interests of persons who are likely to be affected by the exercise of the authority's functions under the Act.

7.2 All of the above were consulted and in addition the following were also included in the consultation:

- Holders of licences issued under the Gambling Act 2005;
- Trade Associations representing the gambling industry;
- Haringey Social Services;
- Haringey Public Health Directorate;
- Residents Associations; and
- Faith Groups.

7.3 All responses that were received were from representatives of the betting industry. The detailed responses are attached at Appendix 2, but are summarised below:

(i) Consultee Response: Comments were made on the inclusion of the Prevalance Survey data where it was felt by the betting industry that this data should not be included in the policy as it speaks to national data as opposed to local data.

Council's Response (Not Agreed) – The Council's view is that this information is to provide background context for any decision and will remain in the policy document.

(ii) Consultee Response: Comments were made regarding the siting of future betting shops, which raised concerns that the policy sought or could exclude betting shops from specific areas.

Council's Response (Agreed) -This wording has been removed as it may be viewed as unlawful.

(iii) Consultee Response - Request to update wording to make clear that proof of right to occupy no longer applies to Provosional Statement applications.

Council's Response (Agreed): The policy has been redrafted in the Provisional Statement to reflect the fact that applicants no longer need to have the right to occupy in order to use this process.

(iiii) Consultee Response: Request that no additional conditions should be imposed on licences above the standard ones.

Council's Response (Not Agreed)-The Council is clear that it must consider each case on its merits and will attach conditions if they are evidenced based. No change to policy.

7.4 **Local Area Profiles**

All the letters of representation speak to the new Licensing Conditions and Codes of Practice coming into effect in April 2016, requiring Local Authorities to create Local Area Profiles for their borough.

7.5 Local Area Profiles will involve collecting gambling data specific to an area to help inform applicants when completing their risk assessments. The process will help understanding of the potential risks assocaiated with gambling within an area, which could include:

- Crime statistics;
- Areas of Deprivation;
- The different types of people who may be potentially vulnerable to harm, including:
    - Mental health prevalence (for example, common mental disorder/substance abuse/misuse/ psychosis) ;
    - Significant ethnic groups;
    - Significant life-stage age groups (for example, children, emerging adults);
    - Financial problems (for example, debt, credit environment, need of financial support);
    - Housing instability (for example, tenure, homelessness).
    - Alcohol consumption;
    - Employment and income considerations;

7.6 There is no prescriptive requirements and different authorities are likely to approach the development of Local Area Profiles in different ways. In Haringey (like many other authorities) there is no data collected at a local level about gambling and to collect this would require a significant investment. Westminster and Manchester councils have joined up to produce theirs, using an external research organisation called Geofutures. Haringey will be looking to work in partnership to develop such an approach.

8.0 **Contribution to strategic outcomes**

8.1 Priority 3 of the Corporate Plan - A clean, well maintained and safe borough where people are proud to live and work.

Objective 1 - Strengthening Communities and partnerships to improve our environment and reduce crime, enabling residents and traders to feel safe and proud of where they live. This will be delivered by effectively working with community networks, such as traders and residents associations and working in partnership with police colleagues. For gambling premises this may be achieved through better CCTV provisions, operating a local Bet Watch Scheme for the trade.

Objective 2 – To make our streets, parks and estates, clean, well maintained and safe. Gambling premises would be visited to ensure that they had waste contracts and were disposing of their rubbish via suitable arrangements.

Objective 4- To prevent and reduce violence against women and girls. This will be delivered by raising awareness with the boroughs licence holders of the issues and scale of VAWG.

Objective 5 – To work with partners to prevent and reduce more serious crime, in particular youth crime and gang activity. This will be delivered by working in partnership with police colleagues, schools and residents and businesses.

8.2 The above Priorities and objectives are underpinned by a number of cross – cutting principles, namely:

- Prevention and early intervention – preventing poor outcomes for young people and intervening early when help and support is needed;
- A fair and equal borough – tackling the barriers facing the most disadvantaged and enabling them to reach their potential;
- Working together with our communities – building resilient communities where people are able to help themselves and support each other;
- Value for Money – achieving the best outcome from the investment made;
- Customer focus – placing our customers needs at the centre of what we do;
- Working in partnership – delivering with and through others.

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

9.1 Finance and Procurement

There are no other financial implications.

9.2 Legal

(i) The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.

(ii) In accordance with section 349 of the Gambling Act 2005 the Council, as licensing authority, is required at least every 3 years to prepare and publish its statement of Gambling Policy. In preparing its statement the Council is required to consult with the consultees listed at paragraph 7.1 of this report.

(iii) Under Regulations 4(1) (a) and (2) of the Local Authorities (Functions and Responsibilities) (England) Regs 2000, Cabinet must be involved in the formulation and preparation of the Statement of Gambling Policy. The draft Statement of Gambling Policy has therefore been approved by Cabinet and is recommended to Full Council for adoption.

9.3 Equality

9.4 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.

9.5 The current EQiA does not show any negative impact on groups or individuals with protected characteristics. There is scope to have a positive impact in terms of age (the protecting children objective). There is a fundamental lack of data around service users which limits the equality analysis. In mitigation the fact that the policy will be regularly monitored and reviewed and that the council may be in a position to carry out some data analysis in 2016 to create local area profiles will greatly improve our position. The EQiA is shown at Appendix 2.

9.6 When framing its policy on the licensing of gambling premises, the Council must work within the statutory parameters of the Gambling Act, which includes a general 'aim to permit'.

10.0 Use of Appendices

Appendix 1- Haringey Statement of Licensing Policy for the Gambling act 2016-2019

Appendix 2- Equalities Impact assessment

11.0 Local Government (Access to Information) Act 1985

N/A

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STATEMENT OF GAMBLING POLICY 2016

LONDON BOROUGH OF HARINGEY

Statement of Gambling Policy

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1 Statement of Gambling Principles

1.1 Introduction

Licensing authorities are required by the Gambling Act 2005 to publish a statement of the principles which they propose to apply when exercising their functions. This statement must be published at least every three years. The statement must also be reviewed from "time to time" and any amended parts re-consulted upon. The statement must then be re-published.

Haringey Council consulted widely upon this statement before finalising and publishing. A list of those persons consulted is provided below. It should be noted that unsolicited comments were received from other persons but we have not listed all of these.

- The Gambling Act requires that the following parties are consulted by licensing authorities:
- The Chief Officer of Police;
- One or more persons who appear to the authority to represent the interests of persons carrying on gambling businesses in the authority's area;
- One or more persons who appear to the authority to represent the interests of persons who are likely to be affected by the exercise of the authority's functions under the Gambling Act 2005.

List of persons this authority consulted:

- The Metropolitan police service
- Haringey Social Services
- Betting Industry trade association
- Local residents association

Our consultation took place between 9th September 2015 to 19th October 2015 and we followed the HM Government Code of Practice on Consultation (published July 2012).

The full list of comments made and the consideration by the Council of those comments is available by request to: Licensing@haringey.gov.uk ***/*** via the Council's website at: www.haringey.gov.uk/licensing

The policy was approved at a meeting of the Full Council on 23rd November 2015 and was published via our website on 30th January 2016. Copies were placed in the public libraries of the area as well as being available in the Civic Centre.

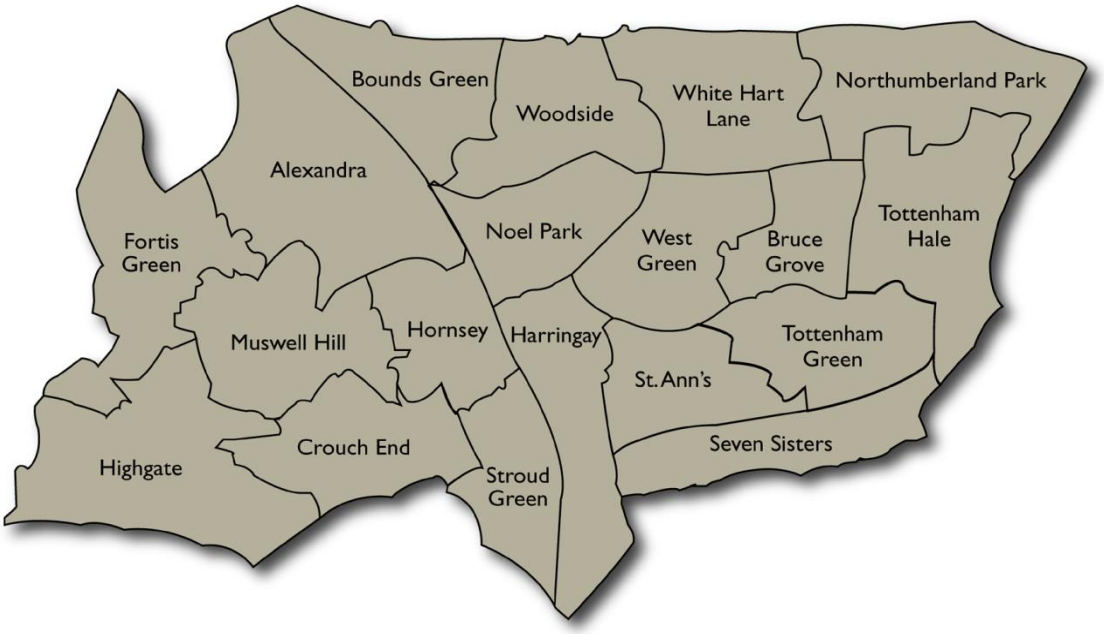
Should you have any comments as regards this policy statement please send them via e-mail or letter to the following contact:

Licensing Team
Level 6 Alexandra House, 10 Station Road London N22 7TR
[E-mail:] Licensing@haringey.gov.uk

It should be noted that this statement of licensing principles will not override the right of any person to make an application, make representations about an application, or apply for a review of a licence, as each will be considered on its own merits and according to the statutory requirements of the Gambling Act 2005.

1.2 The London Borough of Haringey

Map of the London borough of Haringey



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Haringey is one of London's 32 Boroughs. It is located in the north of the capital and is more than 11 square miles in area. According to the 2001 Census nearly half of its 254,900 people come from ethnic minority backgrounds. It is often said that Haringey is an outer London Borough with inner London challenges.

There are approximately 100,000 dwellings and approximately 8,200 businesses employing 64,700 people. The most recent indices of multiple deprivation (IMD) (2010) show that Haringey is one of the most deprived authorities in the country, ranking 13th out of 326 authorities, and it is ranked 4th in London.

1.3 Gambling data

The British Gambling Prevalence Survey 2010, in a profile of problem gamblers found that In 2010 across England, problem gambling prevalence varied by IMD and was lowest among the least deprived areas and was higher among more deprived areas. Problem gambling prevalence was also associated with employment status, being highest among the unemployed (3.3%) and the 'other' group (4.6%) and lowest among those who were retired (0.1%) and those looking after family/home (0.5%).

Problem gambling prevalence was significantly higher among groups with increasingly money problems. Prevalence was lowest among those with no money problems (0.5%) and highest among those with very severe money problems (6.1%).

In 2013/2014 Gamcare, a charity dealing with problem gambling, reported that the gambling activities that featured in calls received were, 30% fixed odds betting terminals and roulette machines, 31% betting and 19% slot machines. The gambling facilities that featured were, 41% betting shops, 34% the internet and 7% casinos.

In April 2011 a Haringey scrutiny report noted that betting shops were located disproportionately within the east of the borough (85%), and that there was a correlation between the location of betting shops and social deprivation with 43% of betting shops located in the most deprived super output areas (10%) of the borough.

1.4 Glossary of Terms

Within this Statement of Gambling Policy, the following words and terms are defined as stated:

Licensing Objectives:	As defined in section 4 below
Council:	Haringey Council
Borough:	The area of London administered by the London Borough of Haringey
Licences:	As defined in section 5 below
Applications:	Applications for licences and permits as defined in section 5 below
Notifications:	Means notification of temporary and occasional use notices
Act:	The Gambling Act 2005
Regulations:	Regulations made under the Gambling Act 2005
Premises:	Any place, including a vehicle, vessel or moveable structure
Code of Practice:	Means any relevant code of practice under section 24 of the Gambling Act 2005
Mandatory Condition:	Means a specified condition provided by regulations to be attached to a licence
Default Condition:	Means a specified condition provided by regulations to be attached to a licence, unless excluded by Haringey Council
Responsible Authority:	For the purposes of this Act, the following are responsible authorities in relation to premises: 1. The Licensing Authority in whose area the premises are wholly or mainly situated (“Haringey Council”); 2. The Gambling Commission; 3. Metropolitan Police Constabulary 4. London Fire and Emergency Planning Authority 5. Building Control Manager, Assistant Director Planning , Haringey Council

6. Commercial and Environmental Protection Team, Haringey Council;

7. Policy & Performance Manager, Children's Services Officer in Social Services, Haringey Council;

8. HM Customs and Excise.

Interested Party:

For the purposes of this Act, a person is an interested party in relation to a premises licence if, in the opinion of the Licensing Authority which issues the licence or to which the application is made, the person:-

(a) Lives sufficiently close to the premises to be likely to be affected by the authorised activities;

(b) Has business interests that might be affected by the authorised activities;

(c) Represents persons who satisfy (a) or(b) above.

1.5 Declaration

In producing the final statement, this licensing authority declares that it has had regard to the licensing objectives of the Gambling Act 2005, the Guidance to Licensing Authorities issued by the Gambling Commission, and any responses from those consulted on the statement.

PART A

2 Licensing Objectives

2.1 The Licensing Objectives

In exercising most of their functions under the Gambling Act 2005, licensing authorities must have regard to the licensing objectives as set out in section 1 of the Act. The licensing objectives are:

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime
- Ensuring that gambling is conducted in a fair and open way
- Protecting children and other vulnerable persons from being harmed or exploited by gambling

It should be noted that the Gambling Commission has stated: "The requirement in relation to children is explicitly to protect them from being harmed or exploited by gambling".

This licensing authority is aware that, as per Section 153, in making decisions about premises licences and temporary use notices it should aim to permit the use of premises for gambling in so far as it thinks it:

- in accordance with any relevant code of practice issued by the Gambling Commission
- in accordance with any relevant guidance issued by the Gambling Commission
- reasonably consistent with the licensing objectives and
- in accordance with the authority's statement of licensing policy

2.2 Responsible Authorities

The licensing authority is required by regulations to state the principles it will apply in exercising its powers under Section 157(h) of the Act to designate, in writing, a body which is competent to advise the authority about the protection of children from harm. The principles are:

- the need for the body to be responsible for an area covering the whole of the licensing authority's area; and
- the need for the body to be answerable to democratically elected persons, rather than any particular vested interest group.

In accordance with the suggestion in the Gambling Commission's Guidance to Licensing Authorities, this authority designates the Local Safeguarding Children Board for this purpose.

The contact details of all the Responsible Authorities under the Gambling Act 2005 are available via the Council's website at: www.haringey.gov.uk/licensing

Engagement with the police and local crime prevention partnership schemes

In addition to the need to consult a local Crime Reduction Officer, the operators of new premises undergoing a refurbishment should also engage with the police's designing out crime unit at the design stage to ensure crime prevention and detection.
We encourage that premises liaise with their Neighbourhood Policing Team to develop relationships at a local level and promote effective communication and co-operation.
Additionally, operators are expected to actively support and participate in any local business partnership / Crime prevention schemes, where any such schemes are in operation, and where such schemes are reasonably consistent with the licensing objectives.

2.3 Interested parties

Interested parties can make representations about licence applications, or apply for a review of an existing licence. These parties are defined in the Gambling Act 2005 as follows:
"For the purposes of this Part a person is an interested party in relation to an application for or in respect of a premises licence if, in the opinion of the licensing authority which issues the licence or to which the applications is made, the person-

a) lives sufficiently close to the premises to be likely to be affected by the authorised activities,
b) has business interests that might be affected by the authorised activities, or
c) represents persons who satisfy paragraph (a) or (b)"

The licensing authority is required by regulations to state the principles it will apply in exercising its powers under the Gambling Act 2005 to determine whether a person is an interested party. The principles are:

Each case will be decided upon its merits. This authority will not apply a rigid rule to its decision making. It will consider the examples of considerations provided in the Gambling Commission's Guidance to Licensing Authorities at 8.11 to 8.19 Note though that decisions on premises licences and temporary use notices must be "in accordance" with Gambling Commission Guidance (Section 153). It will also consider the Gambling Commission's Guidance that "has business interests" should be given the widest possible interpretation and include partnerships, charities, faith groups and medical practices.

Interested parties can be persons who are democratically elected such as councillors and MP's. No specific evidence of being asked to represent an interested person will be required as long as the councillor / MP represents the ward likely to be affected. Likewise, parish councils likely to be affected will be considered to be interested parties. Other than these however, this authority will generally require written evidence that a person/body (e.g. an advocate / relative) 'represents' someone who either lives sufficiently close to the premises to be likely to be affected by the authorised activities and/or has business interests that

might be affected by the authorised activities. A letter from one of these persons, requesting the representation is sufficient.

If individuals wish to approach councillors to ask them to represent their views then care should be taken that the councillors are not part of the Licensing Committee dealing with the licence application. If there are any doubts then please contact the licensing department.

2.4 Exchange of Information

Licensing authorities are required to include in their statements the principles to be applied by the authority in exercising the functions under sections 29 and 30 of the Act with respect to the exchange of information between it and the Gambling Commission, and the functions under section 350 of the Act with the respect to the exchange of information between it and the other persons listed in Schedule 6 to the Act.

The principle that this licensing authority applies is that it will act in accordance with the provisions of the Gambling Act 2005 in its exchange of information which includes the provision that the Data Protection Act 1998 will not be contravened. The licensing authority will also have regard to any Guidance issued by the Gambling Commission on this matter, as well as any relevant regulations issued by the Secretary of State under the powers provided in the Gambling Act 2005.

2.5 Enforcement

Licensing authorities are required by regulation under the Gambling Act 2005 to state the principles to be applied by the authority in exercising the functions under Part 15 of the Act with respect to the inspection of premises; and the powers under section 346 of the Act to institute criminal proceedings in respect of the offences specified.

This licensing authority's principles are that:
It will be guided by the Gambling Commission's Guidance to Licensing Authorities and will endeavour to be:

- Proportionate: regulators should only intervene when necessary: remedies should be appropriate to the risk posed, and costs identified and minimised;
- Accountable: regulators must be able to justify decisions, and be subject to public scrutiny;
- Consistent: rules and standards must be joined up and implemented fairly;
- Transparent: regulators should be open, and keep regulations simple and user friendly; and
- Targeted: regulation should be focused on the problem, and minimise side effects.

As per the Gambling Commission's Guidance to Licensing Authorities this licensing authority will endeavour to avoid duplication with other regulatory regimes so far as possible.

This licensing authority has adopted and implemented a risk-based inspection programme, based on;

- The licensing objectives
- Relevant codes of practice
- Guidance issued by the Gambling Commission, in particular at Part 36

- The principles set out in this statement of licensing policy

The main enforcement and compliance role for this licensing authority in terms of the Gambling Act 2005 is to ensure compliance with the premises licences and other permissions which it authorises. The Gambling Commission is the enforcement body for the operating and personal licences. It is also worth noting that concerns about manufacture, supply or repair of gaming machines are not dealt with by the licensing authority but should be notified to the Gambling Commission.

This licensing authority also keeps itself informed of developments as regards the work of the Better Regulation Executive in its consideration of the regulatory functions of local authorities.

Bearing in mind the principle of transparency, this licensing authority's enforcement/compliance protocols/written agreements are available upon request to the licensing department.

2.6 Licensing authority functions

Licensing authorities are required under the Act to:

- Be responsible for the licensing of premises where gambling activities are to take place by issuing *Premises Licences*
- Issue *Provisional Statements*
- Regulate *members' clubs* and *miners' welfare institutes* who wish to undertake certain gaming activities via issuing Club Gaming Permits and/or Club Machine Permits
- Issue *Club Machine Permits* to *Commercial Clubs*
- Grant permits for the use of certain lower stake gaming machines at *unlicensed Family Entertainment Centres*
- Receive notifications from alcohol licensed premises (under the Licensing Act 2003) for the use of two or fewer gaming machines
- Issue *Licensed Premises Gaming Machine Permits* for premises licensed to sell/supply alcohol for consumption on the licensed premises, under the Licensing Act 2003, where there are more than two machines
- Register *small society lotteries* below prescribed thresholds
- Issue *Prize Gaming Permits*
- Receive and Endorse *Temporary Use Notices*
- Receive *Occasional Use Notices*
- Provide information to the Gambling Commission regarding details of licences issued (see section above on 'information exchange)
- Maintain registers of the permits and licences that are issued under these functions

It should be noted that licensing authorities are not to be involved in licensing remote gambling at all, which is regulated by the Gambling Commission via operating licences.

2.7 Summary of license requirements and machine entitlements:

Premises Type/ Activity	**Type of authorisation you need**	**Overview of entitlements authorisation brings**
Adult Gaming Centre	Premises Licence + Operating Licence + Personal Licence	20% of the total number of gaming machines which are available for use on the premises as B3 or B4 gaming machines* + and any number of category C and D + prize gaming
Family Entertainment Centre (premise wholly/ mainly making gaming machines available)	OPTION 1: Premises licence + Operating Licence + Personal Licence	Any number of category C and D gaming machines + equal chance gaming + prize gaming
	OPTION 2: Gaming Machine Permit	Any number of category D gaming machines
Tracks (dog track, horse track) or other sporting venues	OPTION 1: Premises licence + Operating Licence	Maximum of 4 machines categories B2 to D (except B3A) + betting (type of betting dependent on type of operating licence)
	OPTION 2: Occasional	Betting for 8 days or less in a calendar

Premises Type/ Activity	Type of authorisation you need	Overview of entitlements authorisation brings
	Use Notice	year
Casino Premises	Premises Licence + Operating Licence + Personal Licence	Casino games (i.e. games of chance), equal chance gaming, betting, bingo (regional/ large casinos only) + category B to D gaming machines (regional casino may also have cat. A machines) No. of machines as per casino size.
Bingo Premises	Premises Licence + Operating Licence + Personal Licence	Bingo + prize gaming + 20% of the total number of gaming machines which are available for use on the premises as B3 or B4 gaming machines* + any number of category C and D
Travelling Fair	Gaming machine permit	Any no. of category D gaming machines (as long as this amounts to no more than ancillary activity) + prize gaming
Betting Premises (makes or accepts bets)	Premises Licence + Operating Licence + Personal Licence	Maximum of 4 machines categorises B2 to D (except B3A) + betting (type of betting dependent on type of operating licence)
Premises with consumption of alcohol on the premises	OPTION 1: Notify Licensing unit	Automatic entitlement to 2 category C or D machines
	OPTION 2: Licensed premises gaming machine permit	Any number if category C or D machines may be requested
Prize gaming	Prize gaming permit	Provision of any form of prize gaming (other than bingo)
Members' club or miners' welfare institute (and commercial clubs)	OPTION 1: Club *gaming* permit (not available to commercial clubs)	Maximum of 3 machines in categories B3A or B4 to D**, equal chance gaming + games of chance
	OPTION 2: Club *Machine* permit	Maximum of 3 machines in categories B4 to D
Small-society lottery	Must register with licensing unit	May run a small-society lottery (details upon request)
Any premises without premises licence	Temporary Use Notice	Permits gambling on the premises for no more than 21 days in any 12 month period

* Adult gaming centre and bingo premises are entitled to make available a number of Category B gaming machines not exceeding 20% of the total number of gaming machines which are available for use on the premises. Premises in existence before 13 July 2011 are entitled to make available four (adult gaming centre premises) or eight (bingo premises) category B gaming machines, or 20% of the total number of gaming machines, whichever is the greater. Adult gaming centre premises and bingo premises licences granted on or after 13 July 2011 but before 1 April 2014 are entitled to a maximum of four or eight category B gaming machines or 20% of the total number of gaming machines, whichever is the greater; from 1 April 2014 these premises will be entitled to 20% of the total number of gaming machines only. But not B3A machines.

** It should be noted that members' clubs and miners' welfare institutes are entitled to site a total of three machines in categories B3A to D but only one B3A machine can be sited as part of this entitlement. Commercial clubs are entitled to a total of three machines in categories B4 to D.

2.8 Social Responsibility

The Gambling Commission has published a set of Licensing conditions and codes of practice (LCCP). This document contains conditions that are applied by the Commission to operating and personal licences. The LB Haringey does not issue these licences and has no influence over them.

The LB Haringey issues premises licences, within the LCCP are social responsibility codes of practice for different gambling sectors. Compliance with these social responsibility code provisions is mandatory. The LB Haringey expects applicants for new licences and variations of existing licences to provide information setting out how they will fulfil the relevant code provisions. It is not considered that this is an onerous requirement as compliance is mandatory.

In addition to the social responsibility code provisions there are also ordinary code provisions. These are not mandatory, however the LB Haringey expects applicants to consider the relevance of these ordinary code provisions to their premises and applications in the light of local risk assessments. Where applicants consider that ordinary code provisions are not necessary they may be asked to provide the reasoning for this decision.

2.9 Local Risk Assessments

From 6th April 2016 licensees must assess the local risks to the licensing objectives posed by the provision of gambling facilities at each of their premises, and have policies, procedures and control measures to mitigate these risks. Licensees must take into account relevant matters identified by this authority. Further guidance will be published at a later date.

PART B

3. PREMISES LICENCES: CONSIDERATION OF APPLICATIONS

3.1 General Principles

Premises licences are subject to the requirements set-out in the Gambling Act 2005 and regulations, as well as specific mandatory and default conditions which are detailed in regulations issued by the Secretary of State. Licensing authorities are able to exclude default conditions and also attach others, where it is believed to be appropriate.

This licensing authority has published gudaince for applicants that sets out the expectations the authority has about information that applicants for new licences or variations of existing licences should submit in order for the authority to make a decision on the merits of the application.

Primary gambling activity

This authority is aware of the general conditions attached to operating licences, concerning primary gambling activity, and of the ordinary provisions of the codes of practice. As the ordinary provisions are best practice this authority expects operators to demonstrate that sufficient facilities for the primary gambling activity for which an operating licence has been issued are being made available in each licensed premises, and that licensees should have regard to the following general factors:

- The ratio of the space available to customers allocated to the primary gambling activity, to that allocated to other gambling activities;

- The extent to which the primary gambling activity is promoted on the premises and by way of external advertising compared to other gambling activities;
- The use, either expected or actual, to be made of the different gambling activities.

3.2 Decision-making
This licensing authority is aware that in making decisions about premises licences it should aim to permit the use of premises for gambling in so far as it thinks it:

- in accordance with any relevant code of practice issued by the Gambling Commission;
- in accordance with any relevant guidance issued by the Gambling Commission;
- reasonably consistent with the licensing objectives; and
- in accordance with the authority's statement of licensing policy.

When aiming to permit the use of premises as above, the authority will impose conditions on a premises licence. The Authority may reject, review or revoke premises licences where there is an inherent conflict with the relevant codes of practice, the published guidance, the licensing objectives or this policy.

It is appreciated that as per the Gambling Commission's Guidance to Licensing Authorities "moral objections to gambling are not a valid reason to reject applications for premises licences" (except as regards any 'no casino resolution' - see section on Casinos – 3.12). Each application will be considered on its merit without regard to demand.

3.3 Definition of "premises" – In the Act, "premises" is defined as including "any place". Section 152 therefore prevents more than one premises licence applying to any place. But a single building could be subject to more than one premises licence, provided they are for different parts of the building and the different parts of the building can be reasonably regarded as being different premises. This approach has been taken to allow large, multiple unit premises such as a pleasure park, pier, track or shopping mall to obtain discrete premises licences, where appropriate safeguards are in place. However, licensing authorities should pay particular attention if there are issues about sub-divisions of a single building or plot and should ensure that mandatory conditions relating to access between premises are observed.

Separation and division of buildings

If applications for multiple applications are made in relation to one building it is expected that, in line with published guidance the exits and entrances will be separate and identifiable so that the separation of different premises is not compromised. This also applies to any application for a discrete part of a building.

The authority expects that in this situation the premises will be configured in such a way that it will not be possible for children to participate in, have accidental access to or closely observe gambling.

To determine whether two or more proposed premises are separate this authority will consider:

- Are there separate registrations of business rates;
- Are neighbouring premises in the same ownership;
- Can each premises be accessed from the street;

- Can the premises be accessed from any other gambling premises.

Different premises licences cannot be granted in respect of a single premises to have effect at different times.

The Gambling Commission states in the published Guidance to Licensing Authorities that: “In most cases the expectation is that a single building / plot will be the subject of an application for a licence, for example, 32 High Street. But, that does not mean 32 High Street cannot be the subject of separate premises licences for the basement and ground floor, if they are configured acceptably. Whether different parts of a building can properly be regarded as being separate premises will depend on the circumstances. The location of the premises will clearly be an important consideration and the suitability of the division is likely to be a matter for discussion between the operator and the licensing officer. However, the Commission does not consider that areas of a building that are artificially or temporarily separated, for example by ropes or moveable partitions, can properly be regarded as different premises.”

This licensing authority takes particular note of the Gambling Commission’s Guidance to Licensing Authorities which states that: licensing authorities should take particular care in considering applications for multiple licences for a building and those relating to a discrete part of a building used for other (non-gambling) purposes. In particular they should be aware of the following:

- The third licensing objective seeks to protect children from being harmed by gambling. In practice that means not only preventing them from taking part in gambling, but also preventing them from being in close proximity to gambling. Therefore premises should be configured so that children are not invited to participate in, have accidental access to or closely observe gambling where they are prohibited from participating.
- Entrances to and exits from parts of a building covered by one or more premises licences should be separate and identifiable so that the separation of different premises is not compromised and people do not “drift” into a gambling area. In this context it should normally be possible to access the premises without going through another licensed premises or premises with a permit.
- Customers should be able to participate in the activity names on the premises licence.

This authority will consider these and other relevant factors in making its decision, depending on all the circumstances of the case.

The Gambling Commission’s relevant access provisions for each premises type are reproduced below:

Casinos

- The principal access entrance to the premises must be from a street (as defined at 7.23 of the Guidance)
- No entrance to a casino must be from premises that are used wholly or mainly by children and/or young persons
- No customer must be able to enter a casino directly from any other premises which holds a gambling premises licence

Adult Gaming Centre

- No customer must be able to access the premises directly from any other licensed gambling premises

Betting Shops

- Access must be from a street (as per para 7.23 Guidance to Licensing Authorities) or from another premises with a betting premises licence
- No direct access from a betting shop to another premises used for the retail sale of

merchandise or services. In effect there cannot be an entrance to a betting shop from a shop of any kind and you could not have a betting shop at the back of a café – the whole area would have to be licensed.

Tracks

- No customer should be able to access the premises directly from:
  - a casino
  - an adult gaming centre

Bingo Premises

- No customer must be able to access the premise directly from:
  - a casino
  - an adult gaming centre
  - a betting premises, other than a track

Family Entertainment Centre

- No customer must be able to access the premises directly from:
  - a casino
  - an adult gaming centre
  - a betting premises, other than a track

Part 7 of the Gambling Commission's Guidance to Licensing Authorities contains further guidance on this issue, which this authority will also take into account in its decision-making.

Premises "ready for gambling"
The Guidance states that a licence to use premises for gambling should only be issued in relation to premises that the licensing authority can be satisfied are going to be ready to be used for gambling in the reasonably near future, consistent with the scale of building or alterations required before the premises are brought into use.

If the construction of a premises is not yet complete, or if they need alteration, then an application for a provisional statement should be made instead.

In deciding whether a premises licence can be granted where there are outstanding construction or alteration works at a premises, this authority will determine applications on their merits, applying a two stage consideration process:-

- First, whether the premises ought to be permitted to be used for gambling
- Second, whether appropriate conditions can be put in place to cater for the situation that the premises are not yet in the state in which they ought to be before gambling takes place.

Applicants should note that this authority is entitled to decide that it is appropriate to grant a licence subject to conditions, but it is not obliged to grant such a licence.

More detailed examples of the circumstances in which such a licence may be granted can be found in the Guidance.

3.4 Location - This licensing authority is aware that demand issues cannot be considered with regard to the location of premises but that considerations in terms of the licensing objectives are relevant to its decision-making. As per the Gambling Commission's Guidance to Licensing Authorities, this authority will pay particular attention to the protection of children

and vulnerable persons from being harmed or exploited by gambling, as well as issues of crime and disorder.

3.5 Planning:
The Gambling Commission Guidance to Licensing Authorities states:
7.59 – In determining applications the licensing authority has a duty to take into consideration all relevant matters and not to take into consideration any irrelevant matters, i.e. those not related to gambling and the licensing objectives. One example of an irrelevant matter would be the likelihood of the applicant obtaining planning permission or building regulations approval for their proposal. The Government has now made it necessary that all betting premises application need to apply for Planning permission in its own use class.

This authority will not take into account irrelevant matters as per the above guidance. In addition this authority notes the following excerpt from the Guidance:
7.66 - When dealing with a premises licence application for finished buildings, the licensing authority should not take into account whether those buildings have or comply with the necessary planning or building consents. Those matters should be dealt with under relevant planning control and building regulation powers, and not form part of the consideration for the premises licence. Section 210 of the 2005 Act prevents licensing authorities taking into account the likelihood of the proposal by the applicant obtaining planning or building consent when considering a premises licence application. Equally the grant of a gambling premises licence does not prejudice or prevent any action that may be appropriate under the law relating to planning or building regulations.

3.6 Duplication with other regulatory regimes - This licensing authority seeks to avoid any duplication with other statutory / regulatory systems where possible, including planning. This authority will not consider whether a licence application is likely to be awarded planning permission or building regulations approval, in its consideration of it. It will though, listen to, and consider carefully, any concerns about conditions which are not able to be met by licensees due to planning restrictions, should such a situation arise.

When dealing with a premises licence application for finished buildings, this authority will not take into account whether those buildings have to comply with the necessary planning or buildings consents. Fire or health and safety risks will not be taken into account, as these matters are dealt with under relevant planning control, buildings and other regulations and must not form part of the consideration for the premises licence.

3.7 Licensing objectives - Premises licences granted must be reasonably consistent with the licensing objectives. With regard to these objectives, this licensing authority has considered the Gambling Commission's Guidance to Licensing Authorities and some comments are made below.

Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime - This licensing authority is aware that the Gambling Commission takes a leading role in preventing gambling from being a source of crime. The Gambling Commission's Guidance does however envisage that licensing authorities should pay attention to the proposed location of gambling premises in terms of this licensing objective. Thus, where an area has known high levels of organised crime this authority will consider carefully whether gambling premises are suitable to be located there and whether conditions may be suitable such as the provision of door supervisors. This licensing authority is aware of the distinction between disorder and nuisance and will consider factors (for example whether police assistance was required and how threatening the behaviour was to those who could see or hear it) so as to make that distinction.

Ensuring that gambling is conducted in a fair and open way - This licensing authority has noted that the Gambling Commission states that it generally does not expect licensing authorities to be concerned with ensuring that gambling is conducted in a fair and open way

as this will be addressed via operating and personal licences. *For Local Authorities with tracks:* There is however, more of a role with regard to tracks which is explained in more detail in the 'tracks' section.

Protecting children and other vulnerable persons from being harmed or exploited by gambling - This licensing authority has noted the Gambling Commission's Guidance that this objective means preventing children from taking part in gambling (as well as restriction of advertising so that gambling products are not aimed at or are, particularly attractive to children). The licensing authority will therefore consider, as suggested in the Gambling Commission's Guidance, whether specific measures are required at particular premises, with regard to this licensing objective. Appropriate measures may include supervision of entrances / machines, segregation of areas etc.

This licensing authority is also aware of the Gambling Commission Codes of Practice as regards this licensing objective, in relation to specific premises.

As regards the term “vulnerable persons” it is noted that the Gambling Commission does not seek to offer a definition but states that “it will for regulatory purposes assume that this group includes people who gamble more than they want to; people who gambling beyond their means; and people who may not be able to make informed or balanced decisions about gambling due to a mental impairment, alcohol or drugs.” This licensing authority will consider this licensing objective on a case by case basis.

3.8 Conditions - Any conditions attached to licences will be proportionate and will be:

- relevant to the need to make the proposed building suitable as a gambling facility;
- directly related to the premises and the type of licence applied for;
- fairly and reasonably related to the scale and type of premises; and
- reasonable in all other respects.

Decisions upon individual conditions will be made on a case by case basis, although there will be a number of measures this licensing authority will consider utilising should there be a need, such as the use of supervisors, appropriate signage for adult only areas etc. There are specific comments made in this regard under some of the licence types below. This licensing authority will also expect the licence applicant to offer his/her own suggestions as to way in which the licensing objectives can be met effectively.

This licensing authority will also consider specific measures which may be required for buildings which are subject to multiple premises licences. Such measures may include the supervision of entrances; segregation of gambling from non-gambling areas frequented by children; and the supervision of gaming machines in non-adult gambling specific premises in order to pursue the licensing objectives. These matters are in accordance with the Gambling Commission's Guidance.

This authority will also ensure that where category C or above machines are on offer in premises to which children are admitted:

- all such machines are located in an area of the premises which is separated from the remainder of the premises by a physical barrier which is effective to prevent access other than through a designated entrance;
- only adults are admitted to the area where these machines are located;
- access to the area where the machines are located is supervised;
- the area where these machines are located is arranged so that it can be observed by the staff or the licence holder; and
- at the entrance to and inside any such areas there are prominently displayed notices indicating that access to the area is prohibited to persons under 18.

These considerations will apply to premises including buildings where multiple premises licences are applicable.

This licensing authority is aware that tracks may be subject to one or more than one premises licence, provided each licence relates to a specified area of the track. As per the Gambling Commission's Guidance, this licensing authority will consider the impact upon the third licensing objective and the need to ensure that entrances to each type of premises are distinct and that children are excluded from gambling areas where they are not permitted to enter.

It is noted that there are conditions which the licensing authority cannot attach to premises licences which are:

- any condition on the premises licence which makes it impossible to comply with an operating licence condition;
- conditions relating to gaming machine categories, numbers, or method of operation;
- conditions which provide that membership of a club or body be required (the Gambling Act 2005 specifically removes the membership requirement for casino and bingo clubs and this provision prevents it being reinstated; and
- conditions in relation to stakes, fees, winning or prizes.

3.9 Door Supervisors - The Gambling Commission advises in its Guidance to Licensing Authorities that if a licensing authority is concerned that a premises may attract disorder or be subject to attempts at unauthorised access (for example by children and young persons) then it may require that the entrances to the premises are controlled by a door supervisor, and is entitled to impose a premises licence to this effect.

Where it is decided that supervision of entrances/machines is appropriate for particular cases, a consideration of whether these need to be SIA licensed or not will be necessary. It will not be automatically assumed that they need to be licensed, as the statutory requirements for different types of premises vary (as per the Guidance, Part 33).

3.10 Adult Gaming Centres

This licensing authority will specifically have regard to the need to protect children and vulnerable persons from harm or being exploited by gambling and will expect the applicant to satisfy the authority that there will be sufficient measures to, for example, ensure that under 18 year olds do not have access to the premises.

This licensing authority may consider measures to meet the licensing objectives such as:

- Proof of age schemes
- CCTV
- Supervision of entrances / machine areas
- Physical separation of areas
- Location of entry
- Notices / signage
- Specific opening hours
- Self-exclusion schemes
- Provision of information leaflets / helpline numbers for organisations such as GamCare.

This list is not mandatory, nor exhaustive, and is merely indicative of example measures.

3.11 (Licensed) Family Entertainment Centres:

This licensing authority will specifically have regard to the need to protect children and vulnerable persons from harm or being exploited by gambling and will expect the applicant to satisfy the authority, for example, that there will be sufficient measures to ensure that under 18 year olds do not have access to the adult only gaming machine areas.

This licensing authority may consider measures to meet the licensing objectives such as:

- CCTV
- Supervision of entrances / machine areas
- Physical separation of areas
- Location of entry
- Notices / signage
- Specific opening hours
- Self-exclusion schemes
- Provision of information leaflets / helpline numbers for organisations such as GamCare.
- Measures / training for staff on how to deal with suspected truant school children on the premises

This list is not mandatory, nor exhaustive, and is merely indicative of example measures.

This licensing authority will, as per the Gambling Commission's guidance, refer to the Commission's website to see any conditions that apply to operating licences covering the way in which the area containing the category C machines should be delineated. This licensing authority will also make itself aware of any mandatory or default conditions on these premises licences, when they have been published.

3.12 Casinos
No Casinos resolution - This licensing authority has not passed a 'no casino' resolution under Section 166 of the Gambling Act 2005, but is aware that it has the power to do so. Should this licensing authority decide in the future to pass such a resolution, it will update this policy statement with details of that resolution. Any such decision will be made by the Full Council.

3.13 Bingo premises
This licensing authority notes that the Gambling Commission's Guidance states:

18.4 Licensing authorities will need to satisfy themselves that bingo can be played in any bingo premises for which they issue a premises licence. This will be a relevant consideration where the operator of an existing bingo premises applies to vary their licence to exclude an area of the existing premises from its ambit and then applies for a new premises licence, or multiple licences, for that or those excluded areas.

This authority also notes the Guidance at paragraph 18.8 regarding the unusual circumstances in which the splitting of a pre-existing premises into two adjacent premises might be permitted, and in particular that it is not permissible to locate sixteen category B3 gaming machines in one of the resulting premises, as the gaming machine entitlement for that premises would be exceeded.

18.7 Children and young people are allowed into bingo premises; however they are not permitted to participate in the bingo and if category B or C machines are made available for use these must be separated from areas where children and young people are allowed.

3.14 Betting premises
Betting machines - This licensing authority will, as per the Gambling Commission's Guidance, take into account the size of the premises, the number of counter positions available for person-to-person transactions, and the ability of staff to monitor the use of the machines by children and young persons (it is an offence for those under 18 to bet) or by vulnerable people, when considering the number/nature/circumstances of betting machines an operator wants to offer.

3.15 Track Betting

This licensing authority is aware that tracks may be subject to one or more than one premises licence, provided each licence relates to a specified area of the track. As per the Gambling Commission's Guidance, this licensing authority will especially consider the impact upon the third licensing objective (i.e. the protection of children and vulnerable persons from being harmed or exploited by gambling) and the need to ensure that entrances to each type of premises are distinct and that children are excluded from gambling areas where they are not permitted to enter.

This authority will therefore expect the premises licence applicant to demonstrate suitable measures to ensure that children do not have access to adult only gaming facilities. It is noted that children and young persons will be permitted to enter track areas where facilities for betting are provided on days when dog-racing and/or horse racing takes place, but that they are still prevented from entering areas where gaming machines (other than category D machines) are provided.

This licensing authority may consider measures to meet the licensing objectives such as:

- Proof of age schemes
- CCTV
- Supervision of entrances / machine areas
- Physical separation of areas
- Location of entry
- Notices / signage
- Specific opening hours
- Self-exclusion schemes
- Provision of information leaflets / helpline numbers for organisations such as GamCare

This list is not mandatory, nor exhaustive, and is merely indicative of example measures.

Gaming machines **-**Where the applicant holds a pool betting operating licence and is going to use the entitlement to four gaming machines, machines (other than category D machines) should be located in areas from which children are excluded.

Betting machines - This licensing authority will, as per Part 6 of the Gambling Commission's Guidance, take into account the size of the premises and the ability of staff to monitor the use of the machines by children and young persons (it is an offence for those under 18 to bet) or by vulnerable people, when considering the number/nature/circumstances of betting machines an operator proposes to offer.

3.16 Applications and plans

The Gambling Act (s51) requires applicants to submit plans of the premises with their application, in order to ensure that the licensing authority has the necessary information to make an informed judgement about whether the premises are fit for gambling. The plan will also be used for the licensing authority to plan future premises inspection activity. As a minimum, submitted plans should contain the information as set out in the regulations, however, to demonstrate compliance with the requirements of the social responsibility codes locations of counters, betting terminals, gaming machines and CCTV camera locations should also be included.

Plans for tracks do not need to be in a particular scale, but should be drawn to scale and should be sufficiently detailed to include the information required by regulations.

This authority appreciates that it is sometimes difficult to define the precise location of betting areas on tracks. The precise location of where betting facilities are provided is not

required to be shown on track plans, both by virtue of the fact that betting is permitted anywhere on the premises and because of the difficulties associated with pinpointing exact locations for some types of track. Applicants should provide sufficient information that this authority can satisfy itself that the plan indicates the main areas where betting might take place.

3.17 Travelling Fairs

This licensing authority is responsible for deciding whether, where category D machines and / or equal chance prize gaming without a permit is to be made available for use at travelling fairs, the statutory requirement that the facilities for gambling amount to no more than an ancillary amusement at the fair is met.

The licensing authority will also consider whether the applicant falls within the statutory definition of a travelling fair.

It is noted that the 27-day statutory maximum for the land being used as a fair applies on a per calendar year basis, and that it applies to the piece of land on which the fairs are held, regardless of whether it is the same or different travelling fairs occupying the land. This licensing authority will work with its neighbouring authorities to ensure that land which crosses our boundaries is monitored so that the statutory limits are not exceeded.

3.18 Provisional Statements

Developers may wish to apply to this authority for provisional statements before entering into a contract to buy or lease property or land to judge whether a development is worth taking forward in light of the need to obtain a premises licence. There is no need for the applicant to hold an operating licence in order to apply for a provisional statement.

S.204 of the Gambling Act provides for a person to make an application to the licensing authority for a provisional statement in respect of premises that he or she:

- expects to be constructed;
- expects to be altered; or
- expects to acquire a right to occupy.

The process for considering an application for a provisional statement is the same as that for a premises licence application. The applicant is obliged to give notice of the application in the same way as applying for a premises licence. Responsible authorities and interested parties may make representations and there are rights of appeal.

In contrast to the premises licence application, the applicant does not have to hold or have applied for an operating licence from the Gambling Commission (except in the case of a track) and they do not have to have a right to occupy the premises in respect of which their provisional application is made.

The holder of a provisional statement may then apply for a premises licence once the premises are constructed, altered or acquired. The licensing authority will be constrained in the matters it can consider when determining the premises licence application, and in terms of representations about premises licence applications that follow the grant of a provisional statement, no further representations from relevant authorities or interested parties can be taken into account unless:

- they concern matters which could not have been addressed at the provisional statement stage, or
- they reflect a change in the applicant's circumstances.

In addition, the authority may refuse the premises licence (or grant it on terms different to those attached to the provisional statement) only by reference to matters:

- which could not have been raised by objectors at the provisional statement stage;
- which in the authority's opinion reflect a change in the operator's circumstances; or
- where the premises has not been constructed in accordance with the plan submitted with the application. This must be a substantial change to the plan and this licensing authority notes that it can discuss any concerns it has with the applicant before making a decision.

3.19 Reviews:
Requests for a review of a premises licence can be made by interested parties or responsible authorities; however, it is for the licensing authority to decide whether the review is to be carried-out. This will be on the basis of whether the request for the review is relevant to the matters listed below;

- in accordance with any relevant Code of Practice issued by the Gambling Commission;
- in accordance with any relevant guidance issued by the Gambling Commission;
- reasonably consistent with the licensing objectives; and
- in accordance with the authority's statement of principles.

The request for the review will also be subject to the consideration by the authority as to whether the request is frivolous, vexatious, or whether it will certainly not cause this authority to wish to alter/revoke/suspend the licence, or whether it is substantially the same as previous representations or requests for review.

The licensing authority can also initiate a review of a particular premises licence, or a particular class of premises licence on the basis of any reason which it thinks is appropriate.

Once a valid application for a review has been received by the licensing authority, representations can be made by responsible authorities and interested parties during a 28 day period. This period begins 7 days after the application was received by the licensing authority, who will publish notice of the application within 7 days of receipt.

The licensing authority must carry out the review as soon as possible after the 28 day period for making representations has passed.

The purpose of the review will be to determine whether the licensing authority should take any action in relation to the licence. If action is justified, the options open to the licensing authority are:-

(a) add, remove or amend a licence condition imposed by the licensing authority;
(b) exclude a default condition imposed by the Secretary of State or Scottish Ministers (e.g. opening hours) or remove or amend such an exclusion;
(c) suspend the premises licence for a period not exceeding three months; and
(d) revoke the premises licence.

In determining what action, if any, should be taken following a review, the licensing authority must have regard to the principles set out in section 153 of the Act, as well as any relevant representations.

In particular, the licensing authority may also initiate a review of a premises licence on the grounds that a premises licence holder has not provided facilities for gambling at the premises. This is to prevent people from applying for licences in a speculative manner without intending to use them.

Once the review has been completed, the licensing authority must, as soon as possible, notify its decision to:

- the licence holder
- the applicant for review (if any)

- the Commission
- any person who made representations
- the chief officer of police or chief constable; and
- Her Majesty's Commissioners for Revenue and Customs

PART C

4. Permits / Temporary & Occasional Use Notice

4.1 Unlicensed Family Entertainment Centre gaming machine permits (Statement of Principles on Permits - Schedule 10 paragraph 7)

Where a premises does not hold a premises licence but wishes to provide gaming machines, it may apply to the licensing authority for this permit. It should be noted that the applicant must show that the premises will be wholly or mainly used for making gaming machines available for use (Section 238).

The Gambling Act 2005 states that a licensing authority may prepare a *statement of principles* that they propose to consider in determining the suitability of an applicant for a permit and in preparing this statement, and/or considering applications, it need not (but may) have regard to the licensing objectives and shall have regard to any relevant guidance issued by the Commission under section 25. The Gambling Commission's Guidance to Licensing Authorities also states: "In their three year licensing policy statement, licensing authorities may include a statement of principles that they propose to apply when exercising their functions in considering applications for permits…., licensing authorities will want to give weight to child protection issues." (24.6)

Guidance also states: "...An application for a permit may be granted only if the licensing authority is satisfied that the premises will be used as an unlicensed FEC, and if the chief officer of police has been consulted on the application....Licensing authorities might wish to consider asking applicants to demonstrate:

- a full understanding of the maximum stakes and prizes of the gambling that is permissible in unlicensed FECs;
- that the applicant has no relevant convictions (those that are set out in Schedule 7 of the Act; and
- that staff are trained to have a full understanding of the maximum stakes and prizes. (24.7)

It should be noted that a licensing authority cannot attach conditions to this type of permit.

4.2 Statement of Principles - PERMITS

This licensing authority will expect the applicant to show that there are policies and procedures in place to protect children from harm. Harm in this context is not limited to harm from gambling but includes wider child protection considerations. The efficiency of such

policies and procedures will each be considered on their merits, however, they may include appropriate measures / training for staff as regards suspected truant school children on the premises, measures / training covering how staff would deal with unsupervised very young children being on the premises, or children causing perceived problems on / around the premises. This licensing authority will also expect, as per Gambling Commission Guidance, that applicants demonstrate a full understanding of the maximum stakes and prizes of the gambling that is permissible in unlicensed FECs; that the applicant has no relevant convictions (those that are set out in Schedule 7 of the Act); and that staff are trained to have a full understanding of the maximum stakes and prizes.

4.3 (Alcohol) Licensed premises gaming machine permits - (Schedule 13 paragraph 4(1))

Automatic entitlement: 2 machines

There is provision in the Act for premises licensed to sell alcohol for consumption on the premises to automatically have 2 gaming machines, of categories C and/or D. The premises merely need to notify the licensing authority.

The licensing authority can remove the automatic authorisation in respect of any particular premises if:

- provision of the machines is not reasonably consistent with the pursuit of the licensing objectives;
- gaming has taken place on the premises that breaches a condition of section 282 of the Gambling Act (i.e. that written notice has been provided to the licensing authority, that a fee has been provided and that any relevant code of practice issued by the Gambling Commission about the location and operation of the machine has been complied with);
- the premises are mainly used for gaming; or
- an offence under the Gambling Act has been committed on the premises.

Permit: 2 or more machines

If a premises wishes to have more than 2 machines, then it needs to apply for a permit and the licensing authority must consider that application based upon the licensing objectives, any guidance issued by the Gambling Commission issued under Section 25 of the Gambling Act 2005, and "*such matters as they think relevant*."

This licensing authority considers that "such matters" will be decided on a case by case basis but generally there will be regard to the need to protect children and vulnerable persons from harmed or being exploited by gambling and will expect the applicant to satisfy the authority that there will be sufficient measures to ensure that under 18 year olds do not have access to the adult only gaming machines. Measures which will satisfy the authority that there will be no access may include the adult machines being in sight of the bar, or in the sight of staff who will monitor that the machines are not being used by those under 18. Notices and signage may also be help. As regards the protection of vulnerable persons, applicants may wish to consider the provision of information leaflets / helpline numbers for organisations such as GamCare.

It is recognised that some alcohol licensed premises may apply for a premises licence for their non-alcohol licensed areas. Any such application would most likely need to be applied for, and dealt with as an Adult Gaming Centre premises licence.

It should be noted that the licensing authority can decide to grant the application with a smaller number of machines and/or a different category of machines than that applied for. Conditions (other than these) cannot be attached.

It should also be noted that the holder of a permit must comply with any Code of Practice issued by the Gambling Commission about the location and operation of the machine.

4.4 Prize Gaming Permits

The Gambling Act 2005 states that a licensing authority may "prepare a statement of principles that they propose to apply in exercising their functions under this Schedule" which "may, in particular, specify matters that the licensing authority proposes to consider in determining the suitability of the applicant for a permit".

This licensing authority has prepared a Statement of Principles which is that the applicant should set out the types of gaming that he or she is intending to offer and that the applicant should be able to demonstrate:

- that they understand the limits to stakes and prizes that are set out in Regulations;
- that the gaming offered is within the law
- Clear policies that outline the steps to be taken to protect children from harm

In making its decision on an application for this permit the licensing authority does not need to (but may) have regard to the licensing objectives but must have regard to any Gambling Commission guidance. (Gambling Act 2005, Schedule 14 paragraph 8(3)).

It should be noted that there are conditions in the Gambling Act 2005 by which the permit holder must comply, but that the licensing authority cannot attach conditions. The conditions in the Act are:

- the limits on participation fees, as set out in regulations, must be complied with;
- all chances to participate in the gaming must be allocated on the premises on which the gaming is taking place and on one day; the game must be played and completed on the day the chances are allocated; and the result of the game must be made public in the premises on the day that it is played;
- the prize for which the game is played must not exceed the amount set out in regulations (if a money prize), or the prescribed value (if non-monetary prize); and
- participation in the gaming must not entitle the player to take part in any other gambling.

4.5 Club Gaming and Club Machines Permits

Members Clubs and Miners' welfare institutes (but not Commercial Clubs) may apply for a Club Gaming Permit. The Club Gaming Permit will enable the premises to provide gaming machines (3 machines of categories B, C or D), equal chance gaming and games of chance as set-out in forthcoming regulations.

Members Clubs and Miner's welfare institutes – and also Commercial Clubs – may apply for a Club Machine Permit. A Club Machine permit will enable the premises to provide gaming machines (3 machines of categories B, C or D). NB Commercial Clubs may not site category B3A gaming machines offering lottery games in their club.

Gambling Commission Guidance states: "Members clubs must have at least 25 members and be established and conducted "wholly or mainly" for purposes other than gaming, unless the gaming is permitted by separate regulations. The Secretary of State has made regulation and these cover bridge and whist clubs, which replicates the position under the Gambling Act 1968. A members' club must be permanent in nature, not established to make commercial profit, and controlled by its members equally. Examples include working men's clubs, branches of Royal British Legion and clubs with political affiliations."

The Commission Guidance also notes that "licensing authorities may only refuse an application on the grounds that:

(a) the applicant does not fulfil the requirements for a members' or commercial club or miners' welfare institute and therefore is not entitled to receive the type of permit for which it has applied;
(b) the applicant's premises are used wholly or mainly by children and/or young persons;
(c) an offence under the Act or a breach of a permit has been committed by the applicant while providing gaming facilities;
(d) a permit held by the applicant has been cancelled in the previous ten years; or
(e) an objection has been lodged by the Commission or the police.

There is also a ‘fast-track’ procedure available under the Act for premises which hold a Club Premises Certificate under the Licensing Act 2003 (Schedule 12 paragraph 10). As the Gambling Commission’s Guidance to Licensing Authorities states: "Under the fast-track procedure there is no opportunity for objections to be made by the Commission or the police, and the ground upon which an authority can refuse a permit are reduced." and "The grounds on which an application under the process may be refused are:

(a) that the club is established primarily for gaming, other than gaming prescribed under schedule 12;
(b) that in addition to the prescribed gaming, the applicant provides facilities for other gaming; or
(c) that a club gaming permit or club machine permit issued to the applicant in the last ten years has been cancelled."

There are statutory conditions on club gaming permits that no child uses a category B or C machine on the premises and that the holder complies with any relevant provision of a code of practice about the location and operation of gaming machines.

4.6 Temporary Use Notices

Temporary Use Notices allow the use of premises for gambling where there is no premises licence but where a gambling operator wishes to use the premises temporarily for providing facilities for gambling. Premises that might be suitable for a Temporary Use Notice, according the Gambling Commission, would include hotels, conference centres and sporting venues.

The licensing authority can only grant a Temporary Use Notice to a person or company holding a relevant operating licence, i.e. a non-remote casino operating licence.

The Secretary of State has the power to determine what form of gambling can be authorised by Temporary Use Notices, and at the time of writing this Statement the relevant regulations (SI no 3157: The Gambling Act 2005 (Temporary Use Notices) Regulations 2007) state that Temporary Use Notices can only be used to permit the provision of facilities or equal chance gaming, where the gaming is intended to produce a single winner, which in practice means poker tournaments.

There are a number of statutory limits as regards Temporary Use Notices. The meaning of "premises" in Part 8 of the Act is discussed in Part 7 of the Gambling Commission Guidance to Licensing Authorities. As with "premises", the definition of "a set of premises" will be a question of fact in the particular circumstances of each notice that is given. In the Act "premises" is defined as including "any place".

In considering whether a place falls within the definition of "a set of premises", the licensing authority needs to look at, amongst other things, the ownership/occupation and control of the premises.

This licensing authority expects to object to notices where it appears that their effect would be to permit regular gambling in a place that could be described as one set of premises, as recommended in the Gambling Commission’s Guidance to Licensing Authorities.

4.7 Occasional Use Notices:

The licensing authority has very little discretion as regards these notices aside from ensuring that the statutory limit of 8 days in a calendar year is not exceeded. This licensing authority will though consider the definition of a ‘track’ and whether the applicant is permitted to avail him/herself of the notice.

5. Legislation, Policies and Strategies

5.1 Legislation

In undertaking its licensing function under the Gambling Act 2005, the Council is also bound by other legislation, including:-

1. Section 17 of the Crime and Disorder Act 1988;

2. Human Rights Act 1998;

3. Health and Safety at Work Act 1974;

4. Environmental Protection Act 1990;

5. The Anti-Social Behaviour Act 2003;

6. The Race Relations Act 1976 (as amended);

However, the policy is not intended to duplicate existing legislation and regulation regimes that already place obligations on employers and operators.

5.2 National Strategies

The Council will also seek to discharge its responsibilities identified by other Government Strategies, in so far as they impact on the objectives of the licensing function.

5.3 Local Strategies and Policies

Where appropriate, the Council will consider applications with reference to other adopted local strategies and polices, including the following:-

1. The Council's Community Strategy; 2003-2007

2. The Haringey Safer Communities Strategy: 2005-2008

3. Enforcement Policies.

6. Integrating Strategies

There are many stakeholders involved in the Leisure industry and many are involved in the promotion of the licensing objectives. A number of stakeholders' plans and strategies deal with matters related to the licensing function. Where this is the case, the Council will aim, as far as possible, to co-ordinate them.

The Council considers that where appropriate and in so far as is consistent with the Gambling Act, Guidance and Codes of Practice issued under sections 24 and 25 of the Gambling Act 2005, it is desirable that this Policy complements other relevant plans and strategies aimed at the management of town centres and the night-time economy.

Relevant plans and strategies include:-

- Crime and Disorder Strategy – The Council will fulfil its duty under section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in the Borough. As far as possible, licensing decisions will aim to contribute to the targets set in the Crime and Disorder Strategy and conditions attached to licences and certificates will reflect local crime prevention strategies.

- Safer Communities Strategy

The Community Safety Strategy is committed to tackling the key areas of crime and building prevention initiatives into neighbourhoods. The licensing authority will support the work of the Safer Communities Strategy within the scope of the licensing objectives under the Act

- Haringey Council – A Community Plan – As far as possible, any licensing decisions will be in line with the aspirations of this community plan.

- Local Transport Plan – the Council aims to work with the local transport authority and will consider ways in which the public can be dispersed from licensed premises and events so as to avoid disturbance, crime and disorder. The Police will be encouraged to report on matters related to the swift and safe dispersal of people from licensed premises.

- Racial Equality – The Council is required under race relations legislation to have due regard to the need to eliminate unlawful discrimination and to promote equality of opportunity and good relations between persons of different racial groups. The impact on these issues of the Gambling Policy will be monitored and amendments will be made as necessary.

- Domestic Violence Strategy – The Council will ensure consultation to ensure that any correlation between gambling and domestic violence can be detected at the earliest opportunity.

- Children and Young Persons Strategy – The Council will have regard to the impact on this strategy and the criteria for safeguarding children from becoming addicted.

- Anti-Poverty Strategy – As far as possible, any licensing decisions will have regard to this strategy. It will support the work of the Anti Poverty Strategy as they are developed within the scope of the licensing objectives under the Act.

- Human Rights – The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way which is

  incompatible with a Convention right. The Council will have particular regard to the following relevant provisions of the European Convention on Human Rights:-

  - Article 6 that in the determination of civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law;

  - Article 8 that everyone has the right to respect for his home and private and family life;

  - Article 1 of the First Protocol that every person is entitled to the peaceful enjoyment of his or her possessions, including for example the possession of a licence.

- Proper integration will be assured by the Licensing Authority's Licensing Committee providing reports, when appropriate, to its Planning Committee on the situation regarding licensed premises in the area, including the general impact of gambling related crime and disorder, to enable the Planning Committee to have regard to such matters when taking its decisions.

- The Council will ensure that the Licensing Committee receives reports, when appropriate, on the needs of the local tourist economy to ensure that these are reflected in their considerations.

- Economic Strategies – The Council will ensure that the Licensing Committee is appraised of the employment situation in the area and the need for new investment and employment where appropriate.

- Enforcement Policy – All licensing enforcement will be conducted in accordance with the Enforcement Concordat, and the Haringey Enforcement Policy.

These links to other corporate strategies will be formulated in detail as a result of the consultation process.

7. Decision Making

7.1 Committee Terms of Reference

A Licensing Sub-Committee of Councillors will sit to hear applications where representations have been received from interested parties and responsible authorities. Ward Councillors will not sit on a Sub-Committee involving an application within their ward.

The Licensing Committee will also sit to determine general licensing matters that have been delegated to it by the full Council that are not associated with the Gambling Act 2005.

Where a Councillor who is a member of the Licensing Committee is making or has made representations regarding a licence on behalf of an interested party, in the interests of good governance they will disqualify themselves from any involvement in the decision making process affecting the licence in question.

The Licensing Sub-Committee will also refer to the Licensing Committee any matter it is unable to deal with because of the number of its members who are unable to take part in the consideration or discussion of any matter or vote on any question with respect to it.

The Licensing Committee will refer to the full Council any matter it is unable to deal with because of the number of its members who are unable to take part in the consideration or discussion of any matter or vote on any question with respect to it.

Every determination of a licensing decision by the Licensing Committee or a Licensing Sub-Committee shall be accompanied by clear, cogent reasons for the decision. The decision and the reasons for that decision will be sent to the applicant and those who have made relevant representations as soon as practicable. A summary of the decision shall also be posted on the Council's website as soon as possible after the decision has been confirmed, where it will form part of the statutory licensing register required to be kept by the Council.

The Council's Licensing Officers will deal with all other licensing applications where either no representations have been received, or where representations are irrelevant, frivolous or vexatious will be made by Council Officers, who will make the decisions on whether representations or applications for licence reviews should be referred to the Licensing Committee or Sub-Committee. Where representations are rejected, the person making that representation will be given written reasons as to why that is the case. There is no right of appeal against a determination that representations are not admissible.

7.2 Allocation of Decision Making Responsibilities

The Council will be involved in a wide range of licensing decisions and functions and has established a Licensing Committee to administer them.

Appreciating the need to provide a speedy, efficient and cost-effective service to all parties involved in the licensing process, the Committee has delegated certain decisions and functions and has established a Sub-Committee to deal with them.

Many of the decisions and functions will be purely administrative in nature and the grant of non-contentious applications, including for example those licences and permits where no representations have been made, will be delegated to Council Officers.

The table shown at Appendix A sets out the agreed delegation of decisions and functions to Licensing Committee, Sub-Committee and Officers.

This form of delegation is without prejudice to Officers referring an application to a Sub-Committee or Full Committee if considered appropriate in the circumstances of any particular case.

8. Local Standards

8.1 Enforcement

The Council is a signatory to the Enforcement Concordat and will follow the principles set out in it. The concordat is based around the principles of consistency, transparency and proportionality.

The Enforcement Concordat (available upon request) proposes that a graduated response is taken where offences against legislation are found or where licence conditions have been contravened. An isolated administrative offence, such as failing to maintain certain records, may be dealt with by way of a written warning. More serious offences may result in a licence review , the issue of a Formal Caution or a referral for prosecution.

The Council intends to use appropriate enforcement to promote the licensing objectives. Once licensed, it is essential that premises are monitored to ensure that
they are run in accordance with their operating schedules, in compliance with the specific requirements of the Act and in compliance with any licence conditions. It will also be important to monitor the Borough for unlicensed premises.

The Council will seek to work actively with the Police in enforcing licensing legislation and intends to establish protocols with the Metropolitan Police and, Haringey Trading Standards Department and London Fire and Emergency Planning Authority on enforcement issues to ensure an efficient deployment of police and council officers.

9. Complaints Against Licensed Premises

The Council will investigate complaints against licensed premises in relation to matters relating to the licensing objectives for which it has responsibility. In the first instance, complainants are encouraged to raise the complaint directly with the licence holder or business concerned to seek a local resolution.

Where an interested party has made either a valid representation about licensed premises or a valid application for a licence to be reviewed, the Council may initially arrange a conciliation meeting to address and clarify the issues of concern.

This process will not override the right of any interested party to ask that the licensing committee consider their valid objections, or for any licence holder to decline to participate in a conciliation meeting.

10. Further Information

Further information about the Gambling Act 2005, this Statement of Gambling Policy or the application process can be obtained from:-

Licensing Team
Level 6 Alexandra House
10 Station Road
London N22 7TR
Tel: 020 8489 1335 Fax: 020 8489 5528
E-mail: licensing@haringey.gov.uk

Information is also available from:-

Gambling Commission

Victoria Square House
Victoria Square
Birmingham
B2 4BP

Email: info@gamblingcommission.gov.uk

Telephone: 0121 230 6666

Fax: 0121 230 6720

The new stake and prize limits by category of machine as of January 2014 are as follows:

Category	Old maximum stake	Old maximum prize	New maximum stake	New maximum prize
B1	£2	£4,000	**£5**	**£10,000***
B2**	£100	£500	£100	£500
B3	£2	£500	£2	£500
B3A	£1	£500	**£2**	£500
B4	£1	£250	**£2**	**£400**
C	£1	£70	£1	**£100**
D non-money prize	30p	£8	30p	£8

(not crane grab)				
D non-money prize (crane grab)	£1	£50	£1	£50
D money prize	10p	£5	10p	£5
D combined money and non-money prize (coin pusher/penny falls)	10p	£15 (of which no more than £8 may be money prize)	**20p**	**£20** (of which no more than **£10** may be a money prize)
D combined money and non-money prize (other than coin pusher or penny falls)	10p	£8 (of which no more than £5 may be a money prize)	10p	£8 (of which no more than £5 may be a money prize

* with option of maximum £20,000 linked progressive jackpot on premises basis only
** Government considers the future of these machines to be unresolved pending further work which is already underway.

Summary of Machine Provisions by Premises

	Machine Category						
Premises type	**A**	**B1**	**B2**	**B3**	**B4**	**C**	**D**
Large casino (machine/table ratio of 5-1 up to maximum)				Maximum of 150 machines Any combination of machines in categories B to D within the total limit of 150 (subject to machine/table ratio)			
Small casino (machine/table ratio of 2-1 up to maximum)				Maximum of 80 machines Any combination of machines in categories B to D within the total limit of 80 (subject to machine/table ratio)			
Pre-2005 Act casino (no machine/table ratio)				Maximum of 20 machines categories B to D or any number of C or D machines instead			
Betting premises and tracks occupied by pool betting				Maximum of 4 machines categories B2 to D			
Bingo premises					Maximum of 20% of the total number of gaming machines which are available for use on the premises categories B3 or B4**		No limit on category C or D machines

Adult gaming centre	Maximum of 20% of the total number of gaming machines which are available for use on the premises categories B3 or B4**	No limit on category C or D machines
Family entertainment centre (with premises licence)	No limit on category C or D machines	
Family entertainment centre (with permit)	No limit on category D machines	
Clubs or miners' welfare institute (with permits)	Maximum of 3 machines in categories B3A (only one may be of B3A) or B4 to D*	
Qualifying alcohol-licensed premises	1 or 2 machines of category C or D automatic upon notification	
Qualifying alcohol-licensed premises (with gaming machine permit)	Number of category C-D machines as specified on permit	
Travelling fair	No limit on category D machines	

A	**B1**	**B2**	**B3**	**B4**	**C**	**D**

11 APPENDIX A

TABLE OF DELEGATIONS OF LICENSING FUNCTIONS

MATTER TO BE DEALT WITH	FULL COUNCIL	SUB-COMMITTEE	OFFICERS
Three year licensing policy	X		
Policy not to permit casinos	X		
Fee Setting - when appropriate		Can only be delegated to a sub-committee, not officers	
Application for premises licences		Where representations have been received and not withdrawn	Where no representations received/ representations have been withdrawn
Application for a variation to a licence		Where representations have been received and not withdrawn	Where no representations received/ representations have been withdrawn
Application for a transfer of a licence		Where representations have been received from the Commission	Where no representations received from the Commission
Application for a provisional statement		Where representations have been received and not withdrawn	Where no representations received/ representations have been withdrawn
Review of a premises licence			The initial grounds for review will be for officers to validate. Licensing Sub Committee will then hear the review if the

			grounds are valid under s.198
Application for club gaming /club machine permits		Where representations have been received and not withdrawn	Where no representations received/ representations have been withdrawn
Cancellation of club gaming/ club machine permits			Cancellation of club gaming /machine permits and other permits decisions would be appropriate for officers.
Applications for other permits			Dealt with by officers
Cancellation of licensed premises gaming machine permits			Dealt with by officers
Consideration of temporary use notice		X	
Decision to give a counter notice to a temporary use notice			

Appendix 2 - Consultation responses

Person/Organisation Making representation	Representation made **Specific Policy Comments**	Does it have an effect on the Policy.
Association of British Bookmakers	**Inclusion of Prevalence survey Information and outcome of Haringey's Scrutiny Review on Gambling.** **Paragraph 1.3** of the draft statement of gambling principles introduces the British Gambling Prevalence Survey 2010 and indicates that problem gambling is highest among the more deprived areas. The draft statement of principles should be amended in order that such figures can be read in context. The British Gambling Prevalence Survey in 2010 found that rates of problem gambling were static at around 0.5 to 0.6%. The more recent report commissioned by the Gambling Commission – Gambling Behaviour in England and Scotland, published in June 2014 similarly indicates that levels or problem gambling are static or perhaps falling. This section of the policy is pejorative and it is difficult to see why it has been included within a local licensing authority statement of principles. The figures given are national figures and have little bearing on gambling within Haringey. Overall we respectfully submit that this part of the policy should simply be removed. It does not assist the authority with its overriding requirement to aim to permit the use of premises for gambling and	No concerns with the information inserted at para 1.3, it is there to give contextual overview and background information. This will not be removed from the policy document.

	nothing within it will have any relevance as far as a Gambling Act 2005 application is concerned. **2.8 Social Responsibility** In the second paragraph under this heading, there is a spelling mistake. The word "exiting" needs to be replaced with word "existing". **3.2 Decision Making** The second paragraph under this heading indicates that "when aiming to permit the use of premises as above, the authority will impose conditions on a premises licence, reject, review or revoke premises licenses where there is an inherent conflict with the relevant codes of practice published guidance, the licensing objectives or the statement of principles." We suspect that this is not intended to be a single sentence and this paragraph needs to be amended in order that it makes sense. The paragraph should make it clear that the authority will only impose conditions where there is evidence in the particular circumstance of any case that the existing mandatory and default conditions need to be supplemented due to a particular risk to the licensing objectives.	Amendment made. Amended the paragraph to break up the sentences. No changes to policy context.

	3.4 Location The final two sentences of the first paragraph under this heading cause the ABB concern. Any policy that a specific area is an area where gambling premises should not be located may be unlawful. This paragraph appears to implement a cumulative impact type policy as exists within the licensing regime under Licensing Act 2003. Such a policy is contrary to the overriding principles of "aim to permit" contained with s153 Gambling Act 2005. Similarly, the reversal of the burden of proof in the final sentence that requires the applicant to demonstrate why an application should be granted is contrary to that principle. These two sentences should be removed and replaced with the reiteration of the principle earlier in the policy that each case will be determined on its own merits. The following paragraph is a non sequitur. It is believed that this paragraph has been inserted at this point in error and should be included within paragraph 3.7 where the policy deals with the licensing objective of preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime. **Paragraph 3.7 Licensing**	The wording below has been removed: Should any specific policy be decided upon as regards areas where gambling premises should not be located, this statement will be updated. It should be noted that any such policy does not preclude any application being made and each application will be decided on its merits, with the onus upon the applicant to show how potential concerns can be overcome. The legislation is silent on the ability to impose a cumulative impact under Gambling but there has been work undertaken by Public Health England to encourage Authorities to look at possibly doing this. The last paragraph has been removed as it is expressed elsewhere in the document.

	Objectives The draft statement of principles would be assisted by a clear acknowledgement that issues of nuisance are not relevant considerations under Gambling Act 2005. **3.8 Conditions** The draft statement of principles would be assisted by a clear statement that the starting point for consideration of any application made under Gambling Act 2005 is that the application will be granted without the need for additional conditions, the mandatory and default conditions being sufficient to ensure operation that is reasonably consistent with the licensing objectives. It should state further that additional conditions will only be imposed where there is evidence in a particular case of a risk to the licensing objectives such that the mandatory and default conditions need to be supplemented. The draft statement needs to be clear that conditions will only be imposed where there is real evidence of a risk to the licensing objectives. The imposition of conditions must be supported by evidence. Conditions cannot be imposed where there is simply a “perceived need” as described in paragraph 3.8 or “concerns” in 3.9. General observation about	The Council takes the view that nuisance linked to the gambling activity could potentially be a relevant consideration. No changes to policy. The Policy is clear that such matters will be considered on the merits of the case. No changes to policy.

Coral Bookmakers	the draft policy and wishing to state that their consideration of suitable betting premises, is not disproportionately positioned towards areas of greater deprivation (reference your section 1.3 – page 5 / 6). Our views are based on adult population, footfall and other complimentary businesses. It is too simplistic to try and identify a clear correlation between deprivation and betting office positions.	No impact on current draft.
PaddyPower Betting Operator.	We note at section 3.3 that if the construction of the premises is not yet complete, or if they need alteration then an application for a provisional statement should be made instead. This paragraph requires updating following the determination of R (on the application of) Betting Shops Services Limited-v-Southend-on-Sea Borough Council [2008] EWHC 105 (admin. **Location and local area risk assessment** We refer the Authority to the Regulators' Code, which provides that in making an assessment of risk, regulators should recognise the compliance record of those they regulate and take an evidenced based approach to determining the priority risks in their area of responsibility.	The wording 'if the applicant does not have the right to occupy' has been removed. The Authority already carries out its duties in line with the Regulators Code. No impact on policy.

	Statistics Section 1.3 of the policy introduces gambling related statistics without a thorough analysis of any implications and conclusions drawn. The inclusion of such data, without thorough assessment, does not enable thorough consideration of the context and suggested impact that gambling premises may have upon local populations. We do not consider that the incorporation of this data within the statement of policy is in accordance with the permissive regime intended by parliament and engineered with the implementation of the Gambling Act 2005.	No concerns with the information inserted at para 1.3, it is there to give contextual overview and background information. This will not be removed from the policy document.
	Primary Authority Power Leisure Bookmakers Limited has established a Primary Authority Partnership with Reading Council. The primary authority worked with the Gambling Commission to develop a national inspection strategy to be implemented to help protect underage people from gambling. Such schemes enable a consistent approach to regulation and enforcement and provide a uniform standard.	We aware of this link as is Trading Standards. No impact on policy
	Conditions Mandatory and default premises licence conditions are already imposed on operators and the authority must consider that operators	The Policy is clear that such matters will be considered on the merits of the case. No changes to policy.

	are required to uphold social responsibility. Additional conditions should only be imposed in exceptional circumstances where evidence based risks are identified and operators existing provisions are considered inadequate to specifically address those concerns.	

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Haringey Council v1

Equality Impact Assessment

Name of Project	**Revision of Statement of Gambling policy**	**Cabinet meeting date** ***If applicable***	10th November 2015
Service area responsible	Regulatory Services		
Name of completing officer	Daliah Barrett	**Date EqIA created**	15th October 2015
Approved by Director / Assistant Director	Stepehn McDonnell	**Date of approval**	3rd November 2015

The Equality Act 2010 places a '**General Duty'** on all public bodies to have '**due regard'** to:

- **Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act**
- **Advancing equality of opportunity between those with 'protected characteristics' and those without them**
- **Fostering good relations between those with 'protected characteristics' and those without them.**

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a '**Specific Duty'** to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Councils commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead	Daliah Barrett
2. Equalities / HR	
3. EqIA Adviser (where necessary)	

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.

Licensing authorities are required by the Gambling Act 2005 to publish a statement of the principles that they propose to apply when exercising their functions under the above legislation. The statement must be published at least every three years. The statement must also be reviewed from "time to time" and any amended parts re-consulted upon before publication.

The objective of the Haringey Statement of Gambling Policy is to inform interested parties of the principles that it proposes to apply when exercising its functions under the Gambling Act 2005. It sets out the Council's approach to licensing over next three years and tells us that the authority must have regard to the licensing objectives as set out in section 1 of the Act:

- **Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime**
- **Ensuring that gambling is conducted in a fair and open way**
- **Protecting children and other vulnerable persons from being harmed or exploited by gambling**

The key message within the Statement is that our aim is to permit gambling activities at properly regulated premises whilst supporting the licensing objectives: The Statement will impact on individuals and businesses making applications, making representations against applications, and seeking the review of existing licenses. We will seek to make this process open to all by providing clear and concise guidance on our web pages and through the Licensing Team. The Statement does not prevent anyone from making an application, and each application will be judged on its individual merits.
As well as providers of gambling premises, the policy is intended to benefit residents of the Borough and businesses situated near to gambling premises. The Statement will also impact on businesses with their 'head office' base outside of the Haringey Area and may impact on national campaigning and support organisations. The controls on gambling activities will also impact on visitors to the area participating in such activities.

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment **Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.**	
Data Source (include link where published)	**What does this data include?**

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment **This section to be completed where there is a change to the service provided**	
Data Source (include link where published)	**What does this data include?**
There is a lack of information about users of gambling premises. This needs to be flagged up as an issue as we will need to evidence gambling related effects on the community in order to prepare local area profiles in 2016.	

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex			No impact	no data on local users of gambling premises
Gender Reassignment			No impact	no data on local users of gambling premises
Age	References to age are made throughout all documents i.e. Protecting children from being harmed or exploited by gambling is a key Licensing objective enshrined in the legislation. The policy clearly restates the Gambling Commission's Guidance that this objective means preventing children from taking part in gambling (as well as the restriction of advertising so that gambling products are not aimed at or are, particularly attractive to children). Objections to a Licence application based on this key objective are treated as a valid objection. The list of persons this			

	authority consults on the Gambling policy includes the Children and Young Peoples Services.			
Disability			In some circumstances licence conditions that have the effect of excluding disabled customers from certain premises may be necessary for reasons of public safety. For example, licence conditions may prevent non-ambulant people from entering first floor premises unless an adequate means of escape exist. However, this should be mitigated by the duty placed on premises owners to make reasonable adjustments to premises by October 2005 to accommodate disabled visitors. By considering each application on its merits, and taking into account views of all concerned including the listed Responsible Authorities, we seek to minimise such restrictions through the use of appropriate conditions where possible,and only in extreme cases by exclusion or refusal of applications.	

Race & Ethnicity			No specific impacts on race and ethnicity have been identified at this stage. Careful monitoring (via the annual report to the Licensing Commitee on the operation of the policy) will look to identify whether certain racial groups either disproportionably benefit from applying for and being granted licences, or suffer disproportionate use of enforcement sanctions.	
Sexual Orientation			No impact	no data on local users of gambling premises
Religion or Belief (or No Belief)			There is a right of any person to make an application, make representations about an application, or apply for a review of a licence, as each will be considered on its own merits and according to the statutory requirements of the Gambling Act 2005. The Gambling Commission's Guidance is that charities and faith groups can be 'interested persons' able to make a representation or objection to a licence application. However moral objections are not a valid reason to reject applications for premises licence.	

Pregnancy & Maternity			No impact	no data on local users of gambling premises
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))			No impact	no data on local users of gambling premises

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex				
Gender Reassignment				
Age				
Disability				
Race & Ethnicity				
Sexual Orientation				
Religion or Belief (or No Belief)				
Pregnancy & Maternity				
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				

Stage 6 - Initial Impact analysis	**Actions to mitigate, advance equality or fill gaps in information**
Council has a statutory duty to keep policy under review and formally review the policy. A further review wil be carried out in early 2016 in order to	To prevent discrimination against any particular applicant or objector the Statement is clear that we will only consider 'relevant matters' and will

incorporate new Guidance from the Gambling Commission. We are not current;y able to access any data that is being held on gambling related issues in the borough. There will be future efforts to gather some data on the users of gambling premises – which will enable a better analysis.	closely follow Guidance issued by DCMS and or the Gambling Commission. The Gambling Policy has scope to advance equality by promoting good relations. The Statement supports a culture of openness where appropriate information can be accessed by all parties, hearings are generally held in public and enforcement is in line with the principles promoted within the Enforcement Concordat. Partnership working and exchange of information (within legal constraints) is also supported by the Statement. In this way we hope to promote understanding between those providing gambling opportunities and those potentially affected by them. As with applications under other laws such as the Licensing Act 2003, we will seek to mediate between applicants and objectors and reach negotiated settlements wherever possible. The Statement will be reviewed at least every three years and the impact of the Statement will form part of that review. Customer feedback forms will be used to facilitate this process.

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	**What does this data include?**
The policy was emailed out to: • Responsible authorities, including Police, Fire and Safeguarding Children, Public Health. • Neighbouring Boroughs • Ward Councillors • Licensees • Community Safety • Licensees reps (ABB) Gambling Commission Various applicants for lottery licences which included various residents groups/faith groups etc.	There were three response from the betting industry all requesting the Council have clear evidence for future policies in how we set out our area profiles.

Stage 8 - Final impact analysis

The Gambling Commission intends to publish new guidance in April 2016, and in light of this the Council may need to further review its gambling policy then. A new requirement for all applicants for gambling premise licences to submit an accompanying risk assessment is due to be introduced. If changes to the national framework are made, this may present an opportunity for the Council to better capture equalities considerations and mitigating actions e.g. an assessment over whether the premise is located near to areas with significant crime issues or vulnerable people, measures to reduce access for known vulnerable groups and an assessment over the local area's statistics on crime, demography and deprivation levels.

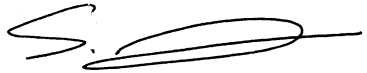
The guidance sets out the expectation that that licensing authorities will create local area profiles.

Local Area profiles , collecting gambling **data** specific to the area to help inform applicants complete their own risk assessments. A reference to a local area profile means the process of understanding how gambling is provided in a particular area and what the risks might be eg demographics. Part of looking at local risk is considering the different types of people who may be potentially vulnerable to harm. This extends beyond simply looking at area deprivation to considering the range of characteristics that may be associated with increased risk of harm. This includes:

- Mental health prevalence (for example, common mental disorder/substance
- abuse/misuse/ psychosis)
- Significant ethnic groups
- Significant life-stage age groups (for example, children, emerging adults)
- Financial problems (for example, debt, credit environment, need of financial support)
- Housing instability (for example, tenure, homelessness)
- Alcohol consumption
- Employment and income

There is no prescriptive requirement and different authorities are likely to approach it in different ways.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director		Date of review	5/11/2015
Review approved by Director / Assistant Director		Date of review	

Stage 10 – Publication

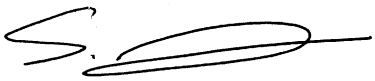
Ensure the completed EqIA is published in accordance with the Council's policy.

Report for: Full Council 23 November 2015

Item number:

Title: Outcome of consultation on revised Statement of Licensing Policy for Licensing Act 2003 .

Report authorised by : Stephen McDonnell – AD Environmental Services & Community Safety



Lead Officer: Daliah Barrett – Licensing Team Leader -Regulatory Services. 0208489 8232. Daliah.barrett@haringey.gov.uk

Ward(s) affected: 'All'

Report for Key/ Non Key Decision: Key Decision

1. Describe the issue under consideration

1.1 The Licensing Act 2003 (as amended) sets out in Section 5 of the Act the requirerement for each licensing authority to prepare, consult and publish a statement of licensing policy every five years. The policy statement is expected to set out how the authority intends to approach its licensing responsibilities. Each Authority is also required to keep the statement of policy under review throughout its term and make appropriate revisions as necessary.

1.2 This report is to update the Regulatory Committee on the response to the consultation and seek approval of the draft policy for recomendation to Full Council in November 2015 for adoption.

1.3 Members should note that the draft policy has been compiled in conjunction with the Police, Public Health, Local Children Safeguarding Board and other responsible authorities and partners.

2. Cabinet Member Introduction

2.1 The Statement of Licensing Policy sets out how the Council and its statutory partners will consider applications for licensed premises in Haringey. We will make use of the Statement of Licensing Policy to monitor and manage licensed activity for the next five years.

2.2 The Council wants visitors and residents to enjoy what is on offer across the borough in a safe and clean environment and to balance this with the needs of residents. This will be achieved through our continued work with the licensed

trade and our statutory partners, such as the Police and Public Health and of course local residents across the borough.

2.3 As part of this review we have considered the impact on the availability of high strength cheap alcohol has within our communities and the impact of alcoholism and street drinking in some of the most deprived areas of the borough. We want to empower the Responsible Authorities to give consideration to this and to work with retailers to bring awareness of their social responsibility through their day to day operation.

2.4 We recognise that growth is an important part of Haringey's future and the Licensing policy is a tool that will enable us to bring about this growth in the Borough, whilst balancing this with regulations that enable us to tackle anti social behaviour.

3 Recommendations

That Full Council:

3.1 Adopts the revised Statement of Licensing Policy 2016 – 2021 as set out at Appendix 1 noting and taking account the EQIA at Appendix 2.

4 Reasons for decision

The Council is obliged to review and adopt a statement every five years. The current policy will expire in January 2016, therefore a new policy has to be adopted.

5. Alternative options considered

It is a legislative requirement that the policy be reviewed at least every five years, and that a public consultation is carried out. Failure to review and adopt the Statement of Licensing Policy would result in the Council failing to comply with legislation, therefore no alternatives were considered.

6. Background information

6.1 The revised policy statement 2016-2021 was presented to the Regulatory Committee on 21st September 2015 for approval to go out for a six week consultation. The policy has been revised to reflect the raft of changes to the Licensing Act 2003 and The Police Reform and the Social Responsibility Act 2011.

6.2 Haringey's revised policy for 2016-2021 addresses legislative changes and various other local issues as listed below:

Local expectation as set out in the policy:

- Sets out expectations for applicants to demonstrate their social responsibility in areas where street drinking is an issue and to give

greater consideration of their social responsibility for the area they wish to trade in;

- States that the Licensing Authority and Public Health will make representations on applications where street drinking is an issue.
- States the types of conditions that we would seek to negotiate:
  - Alcohol by volume ABV restrictions.
  - No single cans to be sold.
  - Requirement to join the responsible retailer scheme.
- Inclusion of public health information throughout policy for information and guidance;
- Preferred hours- not to be restrictive but to be used as a tool for good practice;
- Clarity on the need for a good understanding of English;
- Guidance on protection of children from harm now covers Child Sexual Exploitation (CSE); and
- Joined up thinking regarding Planning hours conditions.

6.3 The draft carries an explanation of what a Cumulative Impact Policy is but is not proposing one for the borough currently, it does leave the door open should at any time the need arise. Cumulative Impact Policies (CIPs) can be brought in where there is evidence of crime and disorder associated with licensed premises in a given area. Once declared it gives a presumption of refusal to any new business wishing to trade in that area or any existing businesses wishing to extend or alter their licence. It has to be considered however that such a policy could have an adverse effect on regeneration in a given area.

6.4 There is clarity given in the document that times granted under planning permission would be expected to be adhered to by the applicant under the licensing process, this being in line with the S182 Guidance.

6.5 Advice is provided in relation to the borough's expectation that licence holders will need to consider what steps they will take to ensure underage people are protected and also violence against people on licensed premises. We ask that the licence holders ensure that adequate training is provided to staff and SIA working at the premises.

6.6 The policy has been divided into various sections and a summary of each section is shown below:

Section 1 – Purpose of the Policy: This section sets out the five aims of the policy, who licensing affects, the different types of licence and what areas the policy covers.

Section 2 – Licensing Objectives: Each application for a license will need to address the four Licensing objectives as set out within the Licensing Act 2003. Each objective is of equal importance and this section details each of the objectives in turn (Prevention in Crime & Disorder, Prevention of Public Nuisance, Public Safety and Protecting Children from Harm). This enables applicants to have due regard to this information in supporting their submission. Further information relating to Public Health considerations is also set out in this

section.

Section 3 – How We Can Help? This section refers to the need for applicants to produce an operating schedule to demonstrate how they will conduct their business with regard to the four licensing objectives. In the case of a large event a full event management plan is to be submitted and must include risk assessments.

Section 4 – Who Decides? All applications are required to go through a consultation process to enable the local community, the Council and Responsible Authorities to respond to a proposed license. This section gives details on this process and how the Licensing Committee will need to duly consider these representations before deciding the outcome of an application.

Section 5 – Enforcement & Compliance: In order to ensure that license conditions are complied with, the Council has a risk based inspection regime. This section outlines this inspection process, how if necessary we will carry out enforcement action in a clear, fair and transparent manner and if necessary how reviews of licenses can be instigated.

6.7 The Licensing Act 2003 contains details of the consultees that are to be consulted as part of the review of the policy. These are:

- Responsible Authorities including the chief officer of the police
- The fire authority;
- Representatives of holders of premises licences, club premises certificate;
- holders and personal licence holders;
- Representatives of businesses and residents; and
- All responsible authorities specified under the Act.

6.8 **Consultation outcome**

6.9 Notification of the consultation was shared with those listed above and residents that have previously made representations on applications as well as neighbouring boroughs. There have been two responses received from parties during the consultation. The comments received and any impact on the policy is shown in paragraph 6.12-6.14 and in Appendix 2.

6.10 Comments were received from a licensing consultant and a leader of a local residents group.

(i) Consultee response: request to make exempt real ales and beers with above 6.5%ABV that appeal to the high end market from conditions that restrict high ABV products.

Councils response: Agreed- the policy document makes clear that such conditions are aimed at cheap high strength products.

(ii) Consultee response: that the policy covers all premises types in relation to the framework hours.

Councils response: Not agreed- the wording in the policy does apply to all- therefore no need to alter at this time.

(iii) Consultees response: Requesting that the expectation to have the correct planning use in place prior to making a licence application should be added to the policy.

Councils reponse: Agreed- the draft policy wording can reflect this as guidance only, as it is not a requirement of the legislation.

7. Contribution to strategic outcomes

Priority 3 of the Corporate Plan - A clean, well maintained and safe borough Where people are proud to live and work.

7.1 Objective 1 - Strengthening Communities and partnerships to improve our environment and reduce crime, enabling residents and traders to feel safe and proud of where they live. This will be delivered by effectively working with community networks, such as traders and residents associations and working in partnership with police colleagues. This will be acheived through joint operations with partners and enagement with residents and businesses.

Objective 2 – To make our streets, parks and estates, clean, well maintained and safe. The Policy speaks to the considerations around large events in Haringey parks.

Objective 4- To prevent and reduce violence against women and girls. This will be delivered by raising awareness with the boroughs licence holders of the issues and scale of VAWG. There is now guidance and awareness on staff training to deal with violence on licensed premises reflected in the policy.

Objective 5 – To work with partners to prevent and reduce more serious crime, in particular youth crime and gang activity. This will be delivered by working in partnership with police colleagues, schools and residents and businesses. This is achieved through a programme of underage test purchasing.

7.2 The above Priorities and objectives are underpinned by a number of cross – cutting principles, namely:

- Prevention and early intervention – preventing poor outcomes for young people and intervening early when help and support is needed;
- A fair and equal borough – tackling the barriers facing the most disadvantaged and enabling them to reach their potential;
- Working together with our communities – building resilient communities where people are able to help themselves and support each other;
- Value for Money – achieving the best outcome from the investment made;
- Customer focus – placing our customers needs at the centre of what we do; and
- Working in partnership – delivering with and through others.

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

8.1 Finance and Procurement
The cost of the adoption of the new Statement of Licensing Policy will be met from existing budgets. There are no other financial implications.

8.2 Legal
Under the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 and the Council's Constitution, the adoption of the Council's Statement of Licensing Policy is a non-executive decision, which has to be made by Full Council, on recommendation from the Regulatory Committee.

The other legal implications are set out in the body of the report.

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

8.4 When framing its licensing policy, the Council must work within the statutory parameters of the Licensing Act 2003.

9. Use of Appendices

Appendix 1- Haringey Statement of Licensing Policy 2016-2021 for the Licensing Act 2003

10. Local Government (Access to Information) Act 1985

N/A

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APPENDIX 1

Licensing Act 2003

Draft Haringey Statement of Licensing Policy 2016 -2021

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Licensing Act 2003

Draft Haringey Statement of Licensing Policy 2016 - 2021

DRAFT

This Policy should be read in conjunction with:
The Licensing Act 2003
Available from ***www.legislation.gov.uk/2003***

Government Guidance under Section 182 of the Licensing Act 2003
A Home Office document available from HMSO. Information also available on the GOV.UK website: ***www.gov.uk***

Haringey Council's guidance documents on making applications under the Licensing Act 2003
Available from Haringey Council's Licensing Service on request and our website: ***www.haringey.gov.uk/licensing*** *or by calling 020 8489 8232.*

DRAFT

Foreword– Cllr McNamara (Cabinet Member) & Cllr Ahmet (Chair of Licensing Committee)

Haringey enjoys a widespread and diverse selection of licensed premises and venues with more than 900 premises that are currently licensed for either the sale or supply of alcohol; the provision of regulated entertainment; and / or the provision of late night refreshment. These range from pubs, bars, night clubs, members clubs, theatres, cinemas and indoor sports facilities to restaurants, cafes and take-away establishments to off-licences, supermarkets and grocers. Together they combine to help make Haringey the exciting, vibrant borough it is by providing a wide-range of leisure and cultural opportunities; providing employment; and making a significant economic contribution to the local community.

We believe that licensed premises within the borough can play a key role in positively contributing to community cohesion and cultural development; however this can only work if licensees work with local communities and run well managed and safe venues which address the four licensing objectives:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

However, the Council equally recognises that negative impacts will occur if good management practices are not followed. This can include anti-social behaviour, nuisance and disturbance caused to local residents, together with serious crime and disorder problems. We recognise that the misuse of alcohol, in particular, is an important contributing factor in all of these problems. Alcohol related violence, disorder and rowdiness impact on our community, public health and the public purse through the demands made upon A&E; additional policing; additional street cleaning; and the criminal justice system. This authority does not consider that it is reasonable for Haringey communities to suffer because of the actions of irresponsible profiteering business operators or the inconsiderate few. As a borough we are committed to improving the impact that alcohol can have on health by proper consideration at the application stage, and by ensuring that premises operate responsibly, we will ensure that licensed premises have a positive impact in neighbourhoods throughout the borough.

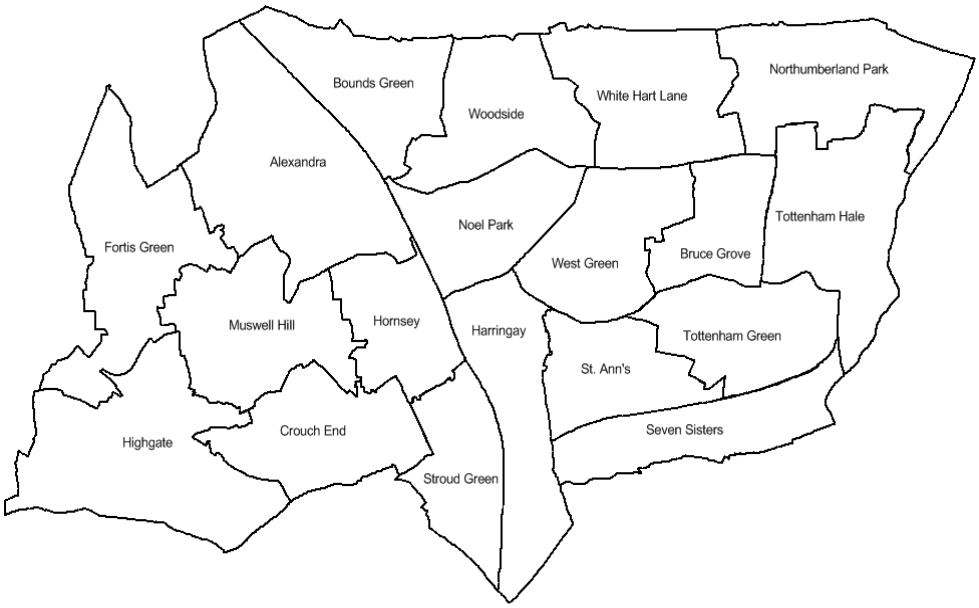
Our policy, therefore, seeks to provide a necessary balance between providing a platform upon which responsible business operators may thrive and contribute towards a vibrant business and night-time economy, while ensuring that the quality of life of those who live and work in the borough is protected and enhanced through the licensing system. We believe these aims are achievable if all parties concerned work together.

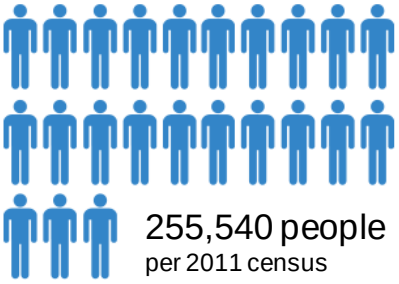
The policy is divided into a number of sections which summarises the various processes that a prospective licensee will need to undertake in order to present a license application to the Council for consideration. Reference is also made to how the Council will enforce license conditions and how the new policy supports the new priorities and objectives as set out in the Corporate Plan – ‘Building a Stronger Haringey Together’.

Signed
Cllr Peray Ahmet Cllr Stuart McNamara

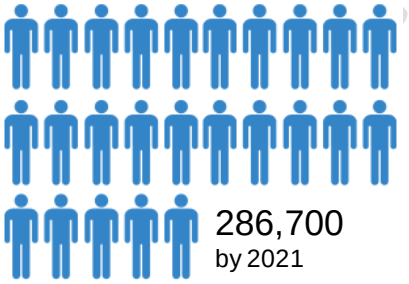
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ALL ABOUT HARINGEY – BACKGROUND INFORMATION





255,540 people
per 2011 census

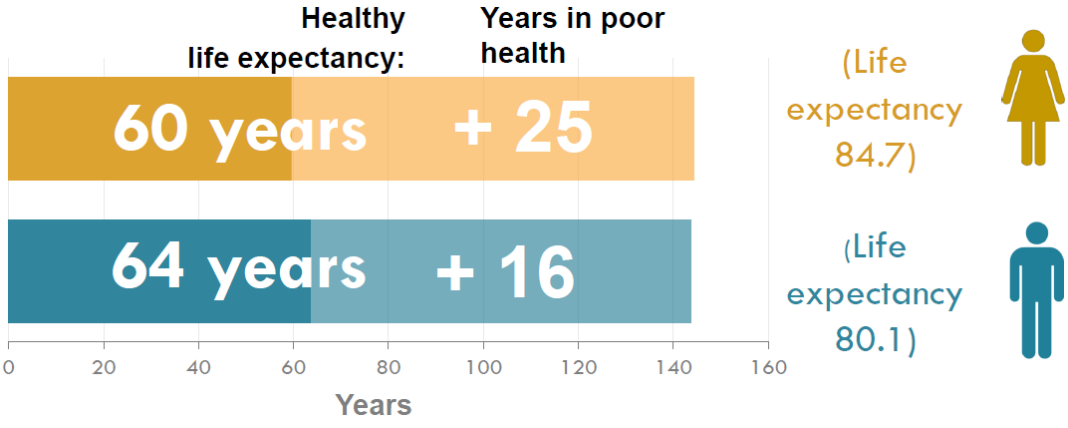


286,700
by 2021

The fastest growing population is in age groups 30-34 and 45-49. Population growth is mostly due to increased birth rates

Haringey is the fifth most diverse borough in the UK with over 100 languages spoken

Men in the most deprived wards live, on average, 7 years less than men in the least deprived wards



Our vision for Haringey

Haringey embodies the future of London: a borough that unapologetically embraces growth and that harnesses the strengths of diverse communities and innovative businesses to create an excellent place to work, learn and live. As a gateway to central London we are determined to be a well connected hub of activity rather than a dormitory borough. Our Growth Strategy lays out ambitious objectives for achieving full employment and establishing Haringey at the epicentre of London's small and medium sized innovation economy. Our Housing Strategy and Local Plan lay the foundations for major house building and the regeneration of neighbourhoods with an exciting mix of employment, retail, entertainment and housing. Here we are building on our existing strengths: Haringey is a vibrant place to live, with many different cultures mixing together, and a fantastic variety of characterful High Streets – from the metropolitan centre at Wood Green to the boutiques and restaurants of Muswell Hill and Crouch End – creating a strong sense of local pride.

Licensing policy has a key role in helping us achieve this vision for promoting growth, creating exciting mixed-use neighbourhoods and helping communities to continue to mix and live comfortably with one another. The entertainment and night-time economies make a valuable contribution to economic growth, through employment and local spend, and an effective Licensing Policy can ensure that these sectors grow in a positive and sustainable way. An effective Licensing Policy can also ensure that all neighbourhoods have a vibrant entertainment and night-time offer that reflects the diversity of the borough and provides space for people to come together.

Building a Stronger Haringey Together, Haringey's Corporate Plan lays out how the Council will seek to pursue its vision for the borough over the next three years. The principles of the Corporate Plan are reflected in the Licensing Policy, in particular the emphasis on working in partnership and focusing on prevention. The Licensing Policy lays out how the Council's Licensing team will work in partnership with the Police, Public Health and other Community Safety partners to analyse data and take intelligence led approach to licensing enforcement. It also describes how we will work with residents associations and other community groups to ensure that Haringey residents have a real say over the development and operation of licensed premises in their neighbourhoods. Working in partnership is also about shared responsibility and the Licensing Policy lays out how we will look to build alliances with responsible businesses and traders associations to tackle problems together. It is through such partnerships that we will apply our commitment to prevention. By engaging early with businesses and educating them on how to avoid alcohol related problems, we can increasingly prevent the need for costly enforcement action.

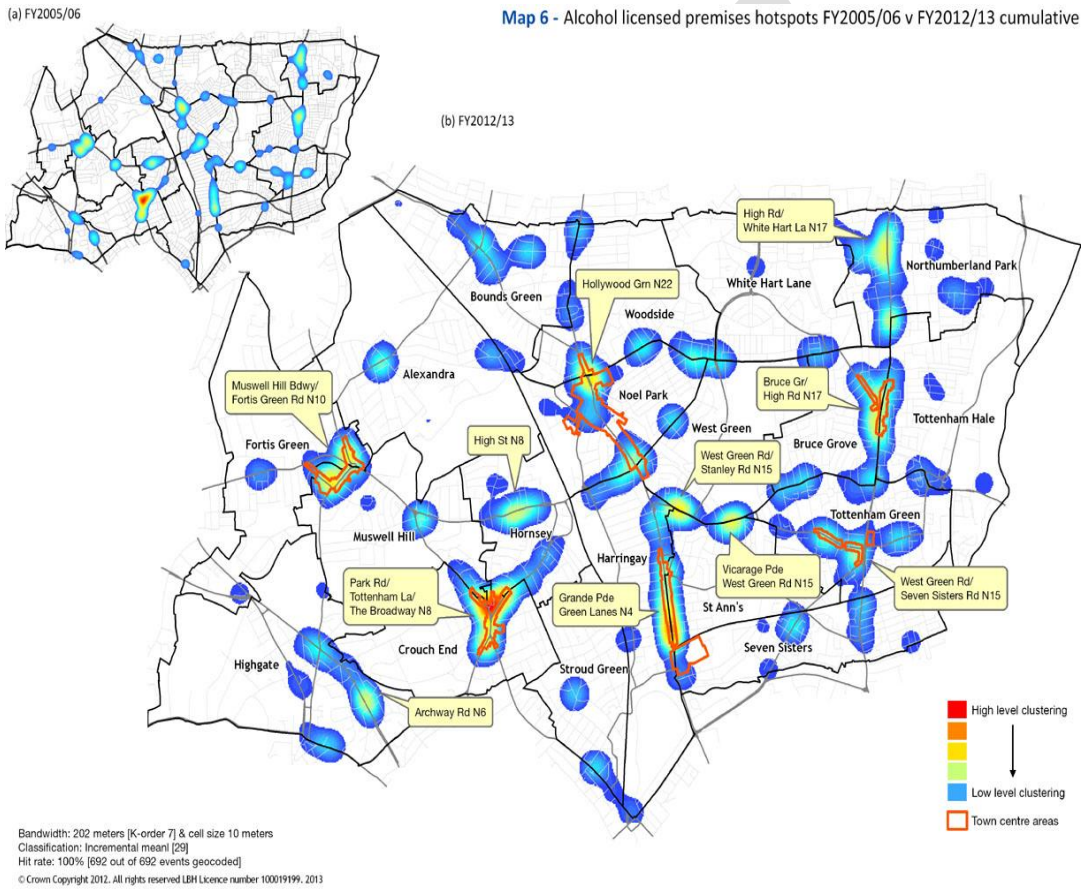
Through partnership and prevention, the Licensing Policy will help ensure that the entertainment and night-time sectors are able to play their part in the diverse, dynamic and pro-growth Haringey that is being built through the combined efforts of residents, businesses and public sector agencies.

Haringey and the leisure and entertainment industry

Haringey is home to a number of iconic leisure and cultural institutions that attract people from across London and the UK, benefitting from the borough's excellent public transport links. The borough is the home of Alexandra Palace, the focus of a £27m regeneration programme that will develop an interactive broadcasting museum in the former BBC studios and an adaptable performance space for theatre, cinema, comedy and music that will accommodate audiences of up to 1,300. Tottenham Hotspur is based at White Hart Lane and, working in partnership with the Council, has ambitious plans to develop a world-

class leisure and sports hub centred around a new stadium. Finsbury Park, has played host to major music concerts for many years.

Across the borough, Haringey has in excess of 900 premises licensed for the sale and supply of alcohol and/or regulated entertainment and late night refreshment. Over 780 of these are licensed for the sale and supply of alcohol. Between 90% and 100% of licensed premises are open between 11:00 and 23:00. There is a great variety of licensed premises – from community owned pubs to national chain bars, Turkish cafes to dance halls – catering for our diverse communities and playing an important role in making Haringey the borough that it is. The average density across London of population to licensed premises is 281 to 1. In Haringey it is 251 to 1, making Haringey 11th in London for outlet density.



Map 6 - Alcohol licensed premises hotspots FY2005/06 v FY2012/13 cumulative

The Licensing Policy seeks to expand choice further and encourage premises that will extend the diversity of entertainment and attract a wider range of participants rather than premises mainly or exclusively focussed on the sale of alcohol. The Policy aims to develop a more inclusive night time economy and promote high-quality premises that contribute positively to their neighbourhoods.

In addition to licensed premises, around 600 small occasional community events take place under temporary event notices each year. This number is likely to grow as increasing the number of community events, which connect communities and build social capital, is a key aim of the Council's Community Strategy.

Challenges facing Haringey

Haringey ranks as one of the most deprived boroughs in the country with pockets of extreme deprivation concentrated in the east. Haringey is the 13th most deprived borough in England and the 4th most deprived in London, yet it is also a borough of contrasts, with great prosperity and affluence in some communities.

Persistent inequalities are manifest in the health and wellbeing of our residents. The life expectancy gap between the most and least deprived wards is 7 years for men and 3 years for women. The borough is facing an obesity crisis with 1 in 4 reception aged children, and 1 in 3 10/11 year olds, measured as overweight or obese. The number of people with long term conditions like diabetes and heart disease is increasing and there are approximately 4,000 adults with severe mental illnesses – three times more than would be expected, even given Haringey's level of deprivation.

There are also inequalities in educational achievement, access to employment and housing quality. The borough has seen twelve consecutive years of improvement in GCSE performance and A-levels scores, making Haringey one of the top 3 most improved areas. Yet too many of our young people still leave school without the skills needed to secure sustainable employment, blocking their access to one of the world's most dynamic economics at their doorstep. It remains our priority to make all of our schools outstanding and, through our new STEM commission, to ensure our young people are accessing the skills needed for the jobs of the future.

The Council's response to these challenges is to meet them head on with ambition, innovation and a commitment to work ever more closely with residents, businesses and public sector partners. Nowhere is our ambition greater than in our most deprived communities in Tottenham. Working with central and local Government, developers and major local businesses like Tottenham Hotspur, the Council has secured £1bn of public and private investment in Tottenham's physical environment. Over the next 20 years, this investment will deliver at least 10,000 new homes, new transport links and stations, education and health facilities, green public space and 5,000 new jobs. Wood Green is another community that will be the focus of major regeneration that will look to build more homes, create better connections to Alexandra Palace and maximise the impact of new transport links provided by Crossrail 2. We are determined that regeneration will be shaped by the views of residents and are pioneering new governance structures to embed the resident voice in the key decisions.

We are also determined that regeneration has a transformative effect on the health and wellbeing of residents. Regeneration has the potential to promote health and wellbeing through the built environment in a number of ways, including designing infrastructure to increase ease of walking and cycling, increasing the accessibility and perceived safety of green space, and shaping the retail offer to promote access to healthy foods.

We are also keen to encourage innovative responses to the health challenge – such as promoting the 'Chickentown' concept of offering a healthier alternative to fried chicken through a social enterprise model. What Chickentown proves is that individual businesses can have a positive impact on social outcomes, just as wholesale regeneration can. In Haringey we are adamant that economic growth has to be harnessed as an engine for tackling deprivation and the role of the Licensing Policy is to ensure that licensed businesses play their part. The aim of the policy is to ensure that licensed premises have a positive impact on their locality and where any premises do cause problems, they are addressed swiftly and in the most appropriate manner. Indeed, the need for responsibility and innovation is even greater in the licensed sectors, given the scope for negative impacts is so much higher, as the evidence shows.

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Alcohol and public health

Excessive alcohol use can have a harmful effect on the individual, their family and community. The charity Alcohol Concern estimate that 19% of the London population are drinking at a level which increases the risk of damaging their health, with 71 deaths a year from alcohol related causes and alcohol misuse costing £68 a year per adult.

Haringey experiences some of the greatest levels of alcohol-related problems in London. Around 1 in 10 people are binge drinkers and over 10,000 people across the borough are higher risk drinkers, regularly going well above their daily limit. The sale of high strength, low cost alcohol is a particular problem in Haringey and contributing factor behind these figures.

High levels of alcohol consumption have a negative impact on health in Haringey. The Local Alcohol Profile reveals that at the end of 2014, Haringey was:

- joint 4th for months of life lost due to alcohol for men;
- 6th for mortality from chronic liver disease for men and 9th for women;
- and 2nd for alcohol related mortality for women; (when compared to the rest of London).

Analysis shows that between 2003/4 and 2013/4 there was a 285% increase in ambulance call outs to alcohol related illness. Alcohol related hospital admissions are higher in Haringey than the London and England averages (PHOF 2012/13). Around 6% of all local hospital admission in 2013.This places a significant burden on health services in Haringey. Men living in more deprived areas of Haringey have higher rates of alcohol related hospital admissions while alcohol specific mortality and mortality from chronic liver disease for men is significantly higher than the national averages.

Local health data around the impact on alcohol is collected as part of the annual Joint Strategic Needs Assessment (JSNA) and is a core source of data used to inform licensing decisions and broader activity of the Community Safety Partnership. The Licensing Policy sets out guidance to licensees on how to address the health impacts of alcohol on their customers and the residents of the borough.

Alcohol and crime/anti-social behaviour

The Community Safety Partnership's analysis of alcohol related violence for Haringey in 2013 notes that crime can cause a significant cost to individuals, businesses and society in general.

In recent years there have been reductions in alcohol related crime in Haringey. Between 2009 and 2013 there was a 9% reduction on alcohol related crime (based on published Home Office figures). Police analysis of alcohol related violence against the person in licensed premises since 2010 reveals a peak in 2012 of 132 incidents dropping in 2013 and 2014 to 74 incidents a year.

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However the level of alcohol related crime remains too high, particularly for serious crimes. For example, Haringey is joint 9th for alcohol related sexual offences.

It is against this backdrop that Haringey will seek to robustly implement its policy to ensure responsible retailing of alcohol and the impact on the wider community are considered and monitored. The Community Safety Partnership is now receiving anonymised data on alcohol related violence which may also be useful, particularly if it can be related to a specific premise(s).

A Summary of each section follows:

Section 1 – Purpose of the Policy: This section sets out the five aims of the policy, who licensing affects, the different types of licence and what areas the policy covers.

Section 2 – Licensing Objectives: Each application for a license will need to address the four Licensing objectives as set out within the Licensing Act 2003. Each objective is of equal importance and this section details each of the objectives in turn (Prevention in Crime & Disorder, Prevention of Public Nuisance, Public Safety and Protecting Children from Harm) to enable applicants to have due regard to this information in supporting their submission. Further information relating to Public Health considerations is also set out in this section.

Section 3 – How We Can Help? This section refers to the need for applicants to produce an operating schedule to demonstrate how they will conduct their business with regard to the four licensing objectives. In the case of a large event a full event management plan also is to be submitted and must include risk assessments.

Section 4 – Who Decides? All applications will need to go through a consultation process to enable the local community, the Council and Responsible Authorities to respond to a proposed license. This section gives details on this process and how the Licensing Committee will need to duly consider these representations before deciding the outcome of an application.

Section 5 – Enforcement & Compliance: In order to ensure that license conditions are complied with the Council has a risk based inspection regime. This section outlines this inspection process, how if necessary we will carry out enforcement action in a clear, fair and transparent manner and how reviews of licenses can be instigated.

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Section One – Purpose of Policy

1. Introduction

This Statement of Licensing Policy (hereafter referred to as the 'Licensing Policy') is published under Section 5 of the Licensing Act 2003 and states how Haringey as the licensing authority will exercise its licensing functions in order to promote the four Licensing Objectives which are:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm

2 The Licensing Policy is integral in managing the role licensed premises play throughout the borough. A key aim of the policy is to ensure that licensed premises have high standards of management, a positive impact on their locality, and where any premises do cause problems, they are addressed swiftly and in the most appropriate manner. This Policy aims to develop a more inclusive night time economy, with desirable destinations for a wide range of age groups and uses. Premises are encouraged that will extend the diversity of entertainment and attract a wider range of participants rather than premises mainly or exclusively focussed on the sale of alcohol. The licensing authority believes that achieving this will promote the Licensing Objectives as well as support the vision for growth outlined in the Growth Strategy and the approach to partnership working and prevention laid out in the Corporate Plan.

3. The Policy also aims to tackle problems where they emerge, either concerning individual premises or the cumulative impact across particular parts of the borough. In particular, the Policy seeks to address local concern about crime and disorder or anti social behaviour associated with shops licensed to sell alcohol off the premises.

Local residents and businesses have an important role under the Licensing Act 2003 and are able to have their say in respect of licence applications and the operation of licensed premises in their area. Individual contested licence applications are considered by sub-committees of the Licensing Committee as set down in table 1 in section 4 of this document.

4. We will require all new applicants to address the Crime and disorder and public nuisance objectives, within their Operating Schedules, detailing how they will ensure their premises does not add to these problems. If they are unable to do so we will make representations against off licences that sell high strength lagers beers and ciders in areas that are being adversely affected by street drinking anti social behaviour. Representations will seek to address a range of issues according to the needs of the area:

- The types of high strength alcohol being sold.
- The percentage strength of the alcohol
- Times for alcohol sales
- Not selling single cans
- Social responsibility
- Joining the Responsible Retailer Scheme/Off Licence Forum

6 Guidance issued under section 182 of the Licensing Act 2003 allows for the restriction of the hours that shops, stores and supermarkets might sell alcohol if there are good reasons, based on the licensing objectives.

7. Accordingly, While the Council will treat each case on its individual merits there will be a presumption that permitted hours for the sale of alcohol will be restricted to between 8am and 11.30pm on Sunday to Thursday and 8am to midnight on Friday and Saturday in respect of premises in residential areas and areas being adversely affected by street drinking issues.

8. The Directors of Public Health (DPH) are also now a Responsible Authority.
It is expected that the DPH will be particularly useful in providing evidence of alcohol-related health harms (perhaps in relation to cumulative impact policies or early morning restriction orders). The DPH may also be useful in providing evidence such as alcohol-related Accident & Emergency admissions or ambulance service data that might be directly relevant to an application under the Act.

9 If representations are made by a "responsible authority" or 'other party' a hearing would then be convened where the Licensing Authority would exercise its discretion.
Where no representations are made the application must be granted subject only to the mandatory conditions or conditions that are consistent with the applicant's operating schedule.

10 When considering these conditions, the Licensing Authority will primarily focus on the direct impact of the activities taking place at licensed premises on members of the public living, working or engaged in normal activity in the area concerned. Licensing laws are not the primary method of controlling anti-social behaviour by individuals once they are beyond the direct control of the licensee of any premises concerned. However, they are a key aspect of such control and will always be part of an overall approach to the management of the evening and night time economy.

Cumulative impact

11 The Council recognises that a significant number and type of licensed premises in a particular area may lead to problems of crime, disorder and nuisance and notes that in accordance with the Statutory Guidance to the Act, the cumulative impact on the promotion of the licensing objectives is a proper matter for the Council to consider. Where the Council recognises that there is such a cumulative effect it will consider adopting a specific Cumulative Impact Policy for that area, if this is shown to be necessary.

12. In these circumstances, the Council may consider that the imposition of conditions is unlikely to address the apparent problems and may consider the adoption of a special policy whereby there will be a presumption that new premises licence or club premises certificate applications, or applications to materially vary a premises licence, will be refused. A material variation would be, for example, an increase in permitted hours or to add a licensable activity on the premises licence.

13 The impact of the sale of high strength beers lagers and ciders is having an adverse effect within the wards to the east of borough. These wards have seen an increase in street drinking and anti social behaviour as a result of the increase and easy availability of these high strength cheap alcohol. There is scope for the Council to introduce a Cumulative Impact Policy to address the cumulative impact of clusters of off licences selling high strength, low cost alcohol, and the Council will consult on whether this option should be pursued further.

14 Based on the Statutory Guidance to the Act, in deciding whether to adopt a Cumulative Impact Policy in an area, the Council can consider the following evidence:

- local crime and disorder statistics, including statistics on specific types of crime and crime hotspots
- statistics on local anti-social behaviour offences
- the density and number of current premises selling alcohol
- Alcohol specific hospital admissions for under 18's
- Statistics on alcohol related emergency attendances and hospital admissions
- Complaints recorded by the local authority
- Evidence from local councillors and

- Evidence obtained through local consultation.

15 Departures from the Policy

This Licensing Policy sets out the vision the licensing authority has for the regulation of licensed premises throughout the borough and outlines the standards expected in order to ensure the promotion of the Licensing Objectives in the borough. The licensing authority may depart from the policies should it consider doing so would benefit the promotion of the Licensing Objectives. Reasons will be given for any such departure from the general policy in this statement. However, it is expected that any such departure would likely only be in exceptional circumstances.

16 Integration with other Strategies

While the overarching aim of this policy is to promote the Licensing Objectives, it is acknowledged that there are other key Council policies in place to help us achieve these aims. This Licensing Policy, therefore, integrates with the Corporate Plan in order to help Haringey realise that goal.

17 Links to the Corporate Plan

The Corporate Plan 2015-18 sets out a three year vision to make Haringey one of London's greatest boroughs where families can thrive and succeed. We will put growth at the heart of our priorities, supporting economic growth that everyone can benefit from, with access to the skills that will make secure good, sustainable employment. We will work to make sure that every child has the best start in life, and benefits from outstanding education, and we will work with our communities to ensure everyone can keep themselves healthy. We will work to create homes and communities in which everyone can thrive, and neighbourhoods that are clean and safe, where people feel proud to live.

18 Priority 3 of the Corporate Plan - A clean, well maintained and safe borough where people are proud to live and work. The proposal to join up enforcement contributes immeasurably to the following objectives;

Objective 1 - Strengthening Communities and partnerships to improve our environment and reduce crime, enabling residents and traders to feel safe and proud of where they live. This will be delivered by effectively working with community networks, such as traders and residents associations and working in partnership with police colleagues.

Objective 2 – To make our streets, parks and estates, clean, well maintained and safe.

Objective 4- To prevent and reduce violence against women and girls. This will be delivered by raising awareness with the boroughs licence holders of the issues and scale of VAWG.

Objective 5 – To work with partners to prevent and reduce more serious crime, in particular youth crime and gang activity. This will be delivered by working in partnership with police colleagues, schools and residents and businesses.

19 The above Priorities and objectives are underpinned by a number of cross – cutting principles, namely;

- Prevention and early intervention – preventing poor outcomes for young people and intervening early when help and support is needed.
- A fair and equal borough – tackling the barriers facing the most disadvantaged and enabling them to reach their potential;

- Working together with our communities – building resilient communities where people are able to help themselves and support each other.
- Value for Money – achieving the best outcome from the investment made;
- Customer focus – placing our customers needs at the centre of what we do;
- Working in partnership – delivering with and through others.

20 How the Policy works

This Licensing Policy sets out the relevant information on how licence Applications will be determined and how licensed premises are expected to operate in Haringey, as well as explaining how licensing integrates with other related strategies for the borough. The aims of this Licensing Policy are to pursue and promote the Licensing Objectives

Written and Spoken English
The Licensing Authority considers it reasonable that those who hold licences and persons involved in the sale of alcohol are able to understand the terms of the licence and their legal obligations. It is also expected that those making sales of alcohol can understand and converse in the English language and be able to read and write in English so as to be able to complete documents such as refusals books and read training guides.

Where relevant representations are made, and a lack of understanding of basic written and / or spoken English is a factor in those representations, consideration may, if appropriate, be given to attaching conditions to premises licences and club premises certificates that require the licence holder and staff connected with the business, attend a 'Basic Skills' course. This would be at cost to the applicant.

21 This policy has five main aims:

- To help inform elected members on the licensing committee to make decisions on licensing matters.
- To set out, for the benefit of prospective applicants, responsible authorities; local residents; and licensed operators, the parameters under which this authority will make its licensing decisions.
- To inform prospective licensees how a licensed premises is likely to able to operate within an area. Licensed premises suitable for the neighbourhood within which they are located and that support the neighbourhood.
- To inform local residents and licensed operators how their needs will be addressed.
- To minimise the number of licensing decisions that may be challenged in a court of law.

22 The policy supports a number of other key aims and these include:

- Protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed operators.
- Giving the police and local authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems.
- Recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business encouraging innovation and supporting responsible premises.
- Providing a regulatory framework for alcohol which reflects the needs of our local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area.

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- Encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them. Section 3, Para 125 and following, will be particularly helpful for residents in this context.

23 Consultation for the Licensing Policy

In accordance with Section 5(3) of the Licensing Act 2003, the following were consulted in respect of the formulation of this Licensing Policy:

a) the chief officer of police for the licensing authority's area
b) the fire authority for that area
c) such persons as the licensing authority considers to be representative of holders of Premises Licences issued by that authority
d) such persons as the licensing authority considers to be representative of
e) Such persons as the licensing authority considers to be representative of holders of Licences issued by that authority
f) Such other persons as the licensing authority considers to be representative of businesses and residents in its area

24 What is covered by the policy:

The Licensing Act 2003 regulates the following activities

- The retail sale of alcohol
- The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club
- The provision of "regulated entertainment"
- The provision of "late night refreshment''

25 Definitions:

'Regulated entertainment'

Subject to the conditions, definitions and exemptions set out in the Act, "regulated entertainments" includes:

- A performance of a play.
- An exhibition of a film.
- An indoor sporting event.
- Boxing or wrestling entertainment.
- A contest, exhibition or display which combines boxing or wrestling with one or more martial arts ("combined fighting sports").
- A performance of live music.
- Any playing of recorded music.
- A performance of dance.
- Entertainment of a similar description to a performance of live music, and playing of recorded music or a performance of dance where the entertainment takes place in the presence of an audience and is provided at least partly to entertain that audience.

It should be noted that following the introduction of the Live Music Act 2012, unamplified live music is exempt from licensing and amplified live music normally only requires licensing in alcohol licensed premises or other workplaces from 08:00 – 23:00.

26 Late night refreshment

Late night refreshment constitutes the supply of hot food or hot drink to members of the public from or in the premises, including a vehicle or moveable stall, between the hours of 23:00 and 05:00 for consumption on or off the premises

27 Responsible Authorities under the Act

Potential objectors to licence applications can be "responsible authorities", who are:-

- Haringey Council, in its capacity as Licensing Authority; and any other licensing authority in whose area part of the premises is situated;

  the chief officer of police;
- the local fire and rescue authority;
- the local enforcement agency for the Health and Safety at Work Act 1974 etc;
- environmental Health;
- planning;
- a body that represents those who are responsible for, or interested in, matters relating to the protection of children from harm;
- Public Health Departments
- the weights and measures authority.

28 Who the Licensing Act affects:

The Licensing Act 2003 deals with alcohol, regulated entertainment and late night refreshment and is the responsibility of the Council as the Licensing Authority.

The Act affects anyone concerned with:

- Pubs and nightclubs.
- Off licences and shops selling alcohol.
- Restaurants serving alcohol.
- Businesses selling hot food between 23:00 and 05:00 (including
- takeaways and mobile caterers).
- Hotels, guest houses and other places that sell alcohol.
- Private members clubs, social clubs and sports clubs selling alcohol.
- Places that put on public entertainment.
- Theatres and amateur dramatic clubs.
- Cinemas.
- Indoor sporting events.
- Occasional entertainments of music or dancing.

29 Types of authorisation:

The Act provides for four different types of authorisation as follows:

- Personal licences – to sell or authorise the sale of alcohol from premises in respect of which there is a premises licence
- Premises licences – to use a premises for licensable activities
- Club premises certificates – to allow a qualifying club to engage in qualifying club activities
- Temporary event notice (TENs) - to carry out licensable activities at a temporary event

The scope of the policy covers new applications for licences, renewals, transfers and variations, including time-limited premises licences. It also covers the review and possible revocation of licences and certificates. In general a reference in this policy to a premises licence will also include a club premises certificate.

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30 In preparing and publishing this Policy Statement due regard has been given to the guidance issued by the Secretary of State under section 182 of the Act, and to good practice advice issued by approved government advisory bodies.

The Authority recognises that any breaches of conditions attached to operating schedules automatically become criminal offences under section 136 of the Act and could lead to imprisonment for up to six months and/or a £20,000 fine for non-compliance. The penalties are high because such action could involve putting public safety at serious risk and particular care needs to be taken in both the decision to impose conditions and how they may be framed.

The Authority will be fair and vigilant in considering all applications.

31 Applications for licences and consents

Applications for all licences and consents available under the 2003 Act must be made on the relevant form prescribed under secondary regulations. Applications will not be progressed until the form has been completed in full and received, together with the relevant fee and all other required information, by the licensing authority and the relevant responsible authorities.

Applications will be progressed in accordance with procedures laid down by the Act. Prospective applicants should refer to the separate relevant guidance documents for further details.

32 Applications for club premises certificates

Club premises certificates may be issued to qualifying clubs, formerly registered members clubs. To be eligible for a club premises certificate the members of the club must have joined together for a particular social, sporting or political purpose and to purchase alcohol in bulk, for supply to members and their guests. Qualifying conditions are specified in Section 61 of the Act and the council must be satisfied that these conditions have been met. This authority will require evidence to be submitted with any application that supports that the club is non-profit making and that there is a minimum of a two-day interval between the application and the acceptance of new members.

33 Provision of scale plans

Applicants should note that this council will normally require that a current scale plan of the premises be submitted with each new application for a premises licence and a scale plan of the proposed layout for any application for a variation of a premises licence affecting approved layout arrangements. Plans should normally be submitted in scale 1:100 unless otherwise agreed by this authority in writing. Plans need not be professionally drawn but must be clear and legible in all material respects and provide sufficient detail for this authority to determine the application. Applicants are asked to note that plans should detail not only the arrangement of internal areas of the premises but also external areas intended to be used as part of the licence. This includes patio or garden areas and any temporary structures such as marquees or smoking shelters.

34 Variations & new applications

Where a premises licence holder wishes to amend their licence the Act allows, in most cases, for an application to vary the licence to be made rather than requiring an application for a new premises licence, unless the proposed variation would make substantial changes to the premises. A minor variations process exists for proposed variations to a licence that do not impact upon the licensing objectives. A separate major variations process supplements this for variations that carry potential impacts. It should be noted, however, that some proposals to extend the current physical licensed area of the premises concerned may require a new premises licence application to be made. Applicants should discuss their proposals with the licensing team before submitting an application in order to ensure that the correct route is taken.

35 Provisional statements

While applications for a full premises licence may be made in respect of a premises that is not yet

complete, this council would prefer to see provisional statements sought in the first instance in cases where the responsible bodies are not yet able to confirm that works have been carried out in compliance with agreed schedules and to standard. However, the council acknowledges that any person falling within section 16 of the Act can apply for a premises licence before new premises are constructed, extended or changed, as long as clear plans of the proposed structure exist and the applicant is in a position to complete an operating schedule. The schedule will need to contain details of:

- The activities to take place there
- The time at which such activities will take place
- The proposed hours of opening
- Where the applicant wishes the licence to have effect for a limited period, that period
- The steps to be taken to promote the licensing objectives
- Where the sale of alcohol is involved, whether supplies are proposed to be for consumption on or off the premises (or both) and the name of the designated premises supervisor the applicant wishes to specify

36 Temporary event notices (TENs)

The Act provides a system by way of "temporary event notices" for the temporary carrying on of any licensable activity outside of the terms of a premises licence or club premises certificate. Under this system no authorisation as such is required from the licensing authority. Instead a person wishing to hold an event at which such activities are proposed to be carried on (the "premises user") gives notice to the licensing authority of the event.

There are two types of TENs. A standard TEN and a late TEN. All TENs must be given to the licensing authority in the form prescribed in regulations made under the 2003 Act, together with the relevant fee, and be copied to the police and this authority's environmental protection team (see contact details in section 12).

37 A standard TEN must be given with at least 10 clear working days notice before the event. A late TEN (intended to assist premises users in situations that are outside of their control) can be given no earlier than nine working days but still with a minimum of five clear working days notice before the event. These stated timescales are not negotiable and no notice will be progressed unless all parties have been correctly notified and the correct fee paid.

The 10 and 5 clear working days notice periods will be calculated exclusive of the day on which the event is to start and the day on which the notice is given. So, for instance, if a standard temporary event is intended for a Saturday or Sunday night, the notice must be given three Fridays before the event date at the latest. If a bank holiday should fall within the period then an additional working day must be allowed for each bank holiday day that occurs. A 'working day' as defined by the Licensing Act is any day other than a Saturday, a Sunday, Christmas Day, Good Friday, or a day that is a bank holiday under the Banking and Financial Dealings Act 1971 in England and Wales.

38 Only the Police or the Environmental Health team (on grounds relevant to any of the licensing objectives) may intervene to prevent such an event taking place. However, the licensing authority will also intervene if the notice given is incorrect or if the limits set out in the Act on the number of events that may be given are exceeded.

In a significant number of events it is anticipated that the minimum notice period will not provide sufficient time for proper consideration to be given to any concerns that may arise. For this reason, while this authority will accept notifications given with only the statutory minimum notice, it is requested that 28 days notice of an intention to stage a temporary event is provided, together with

as much supporting information as possible, in order to prevent unnecessary objections having to be raised.

39 It should also be noted that in cases where there is any element of doubt as to whether the premises user has the consent of the premises owner to use the premises concerned for the purposes given; this authority will wish for both the police and itself to be provided with evidence to this effect.

Furthermore, it should be recognised that many temporary events will still have potential to give rise to concerns, particularly around health and safety or protection of children. For this reason applicants should understand that the licensing service may share information on temporary events taking place with other “responsible authorities”. This does not provide those responsible authorities with the opportunity to raise representations, but will allow any matter of concern to be followed up under other powers. This action does not, however, absolve any premises user from their own responsibility to ensure that any other necessary consent is obtained or that their event does not give rise to any crime and disorder, public safety, nuisance or harm to children issues

40 If the required notice is not given, the TEN cannot be acknowledged by the Authority. Therefore, it is advisable to provide as much notice as possible.
The Police and Environmental Health may object to a TEN within three working days of their receipt of the TEN. An objection can be made on the grounds of any licensing objective. Where an objection is received (and not withdrawn) a hearing will be held to determine whether the event may proceed.
The police or Environmental Health may withdraw their objection notice at any Stage if the proposed premises user agrees to modify the proposal to meet their concerns. A copy of the modified Notice should then be given to the licensing authority by the police as proof of the agreement.
The licensing committee may decide to allow the licensable activities to go ahead As stated in the notice. Where the notice is in connection with licensable activities at a premises which already holds a premises licence or club premises certificate, the licensing authority may impose one or more of the conditions from that authorisation on the Temporary Event Notice (insofar as such conditions are not inconsistent with the event). Where the authority considers that this is appropriate for the promotion of the licence objectives, the policy is to give notice to the premises user which includes a statement of the conditions imposed. Copies of this notice will be provided to the police and Environmental Health.

Where, following any representations at the hearing, the licensing authority is not satisfied the event will ensure the promotion of the licensing objectives, the policy is to issue a counter-notice against the Temporary Event Notice.

41 Personal Licences

A Personal Licence authorises a person to sell or supply, or authorise the sale or supply, of alcohol on a licensed premises.
A Personal Licence lasts indefinitely and is granted by the local authority where the person ordinarily resides. The licence is portable although changes of home address must be notified to the issuing licensing authority.
In order to be eligible, a person must be:

a) 18 years or over
b) Possess an accredited licensing qualification
c) Must have not forfeited a Personal Licence in the past five years
d) Must have not have unspent convictions (offences related to dishonesty, licensed premises or Personal Licence, firearms, violence, drink drive and other alcohol related offences in the UK or abroad)

42 Where an applicant for a Personal Licence has an unspent conviction for a relevant offence, the licensing authority will consult with the police, who shall consider whether an objection is appropriate based upon a likely breach of the crime prevention licensing objective.
Where the police have issued an objection notice, the policy is that, following a hearing, the licensing authority will refuse the application unless there are exceptional and compelling circumstances that justify granting it.

43 Designated Premises Supervisors
Under the Licensing Act 2003, all licences that authorise the sale of alcohol must contain details of the Designated Premises Supervisor (DPS).
All applications to appoint a person as the premises supervisor must be accompanied by a form of consent from that person. Applicants for new licences that authorise the sale of alcohol should include the prescribed information in respect of the individual who the licensee wishes to have specified in the Premises Licence as the premises supervisor.
Applications must be in the prescribed form and accompanied by the specified documents and fee. Applications to vary an existing licence to specify a new person as the premises supervisor must be made in the prescribed form and be accompanied by the specified documents and fee. Responsible Authorities will typically look to develop constructive working relationships with Designated Premises Supervisors and the licensing authority expects that this is reciprocated to promote effective partnership working relations with the trade.
The Guidance to the Licensing Act states: 'the designated premises supervisor is the key person who will usually be charged with day-to-day management of the premises including the prevention of disorder.' The licensing authority will not normally impose conditions related to the management competency of designated premises supervisors, save where it is considered appropriate that in the circumstances associated with particular premises, poor management competency could give rise to issues of crime and disorder, public safety and public nuisance.

In exceptional circumstances, the police may object to the appointment of an individual as a designated premises supervisor.
Where, following an objection by the police, the licensing authority is satisfied that the appointment of a person as a Designated Premises Supervisor would undermine the crime prevention licensing objective, the policy is to refuse the appointment or to remove them as the DPS in circumstances where they are already in post.

44 Minor variations
Under sections 41A to 41C of the Licensing Act 2003, an application may be made for small variations that will not impact adversely on the Licensing Objectives by way of a simplified 'minor variations' process.
Under this process, the licensee is not required to advertise the variation in a newspaper or copy it to Responsible Authorities. However, they must display a white notice at the premises in accordance with Regulations for no less than ten working days, starting on the working day after the minor variation was given to the licensing authority.
Upon receipt of an application for a minor variation, the licensing authority shall consider whether the variation could adversely impact upon the Licensing Objectives.

45 In considering the application, the licensing authority will consult relevant Responsible Authorities if there is any doubt about the impact of the variation on the Licensing Objectives or it requires specialist advice.
The licensing authority will also take into account any relevant representations received from any other person (that is not a Responsible Authority) in making a decision on a minor variation application. There is no right to a hearing under the

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minor variation procedure.
Applications must be determined no later than 15 working days, beginning on the first working day after the application was received by the licensing authority. There is no right of appeal against the decision of the licensing authority.
Where the licensing authority considers that the variation could adversely impact upon one or more of the Licensing Objectives, the application will be refused. If the application is not determined within 15 working days, the licensee will initially be offered the opportunity to treat the undetermined application as a new application.

46 Minor variations generally fall into four categories:

- Minor changes to the structure or layout of the premises
- The removal of out-of date, irrelevant or unenforceable conditions
- The addition of volunteered conditions
- The addition of certain licensable activities.

Applications to remove licensable activities will normally be approved as minor variations.
Variations to:

- Extend licensing hours for the sale or supply of alcohol for consumption on or off the premises between the hours of 23.00 and 07.00; or
- To increase the amount of time on any day during which alcohol may be sold or supplied for consumption on or off the premises

are **excluded** from the minor variations process and must be treated as full variations in all cases.

47 Dis-application of Mandatory Conditions for Community Premises

The Legislative Reform (Supervision of Alcohol Sales in Church and Village Halls) Order 2009 amended the 2003 Act to allow certain community premises which have, or are applying for, a Premises Licence that authorises alcohol sales to also apply to include an alternative licence condition instead of the usual mandatory conditions in sections 19(2) and 19(3) of the 2003 Act requiring a designated premises supervisor to be specified on the Premises Licence and for all sales of alcohol to be authorised by a Personal Licence holder.
Instead, the alternative condition only requires that every supply of alcohol under the Premises Licence must be made or authorised by the management committee.
Such an application may only be made if the licence holder is, or is to be, a committee or board of individuals with responsibility for the management of the premises (the 'management committee'). If such an application is successful, the effect of the alternative licence condition will be that the licence holder (i.e. the management committee) is responsible for the supervision and authorisation of all alcohol sales made pursuant to the licence. All such sales will have to be made or authorised by the licence holder. There will be no requirement for a Designated Premises Supervisor or for alcohol sales to be authorised by a Personal Licence holder. 'Community premises' are defined as premises that are or form part of a church hall, chapel hall or other similar building or a village hall, parish hall, community hall or other similar building.
Where it is not clear whether the premises constitute a community premises, the licensing authority will approach the matter on a case-by-case basis. The main consideration in most cases will be how the premises are predominantly used. The licensing authority will need to be satisfied that the premises are genuinely made available for community benefit most of the time and accessible by a broad range of persons and sectors of the local community for purposes that include purposes beneficial to the community as a whole. The fact that premises may be available for private hire by the general public will not normally be sufficient for such premises to qualify as 'community premises'.

48 Management of the premises

The application form requires applicants to set out how the premises are managed, the committee structure and how the supervision of alcohol sales is to be ensured in different situations (e.g. when the hall is hired to private parties) and how responsibility for this is to be determined in individual cases and discussed and reviewed within the committee procedure in the event of any issues arising. The application form requires that the community premises submit copies of any constitution or other management documents with their applications and that they provide the names of their key officers, e.g. the Chair, Secretary, Treasurer.
Where the management arrangements are less clear, The licensing authority may require further details to confirm that the management board or committee is properly constituted and accountable before taking a decision on whether to grant the application (subject to the views of the police). Community premises may wish to check with the Council's Licensing Team before making an application. The management committee is strongly encouraged to notify the licensing authority if there are key changes in the committee's composition, e.g. to the Chair, Secretary, Treasurer, and to submit a copy to the Chief Officer of Police. A failure to do so may form the basis of an application to review the Premises Licence, or be taken into account as part of the consideration of such an application.

49 Objections by The Police

In exceptional circumstances the police can object to a request for inclusion of the alternative licence condition on the grounds of crime and disorder, and any Responsible Authority and/or any other person can seek reinstatement of the mandatory conditions through a review of the licence (as provided in section 52A of the 2003 Act). It is expected the Police will consider any history of incidents at an establishment in light of the actual or proposed management arrangements, including the use of appropriate hire agreements.
If the police issue a notice seeking the refusal of the application to include the alternative licence condition, the licensing authority will hold a hearing in order to reach a decision on whether to grant the application.

50 Suspension for Non Payment of Fees

The licensing authority is required to suspend a premises licence or club premises certificate if the annual fee has not been paid when it is due. Where a premises licence or certificate has been suspended, no licensable activities can be lawfully carried out at the premises until the annual fee has been paid. The suspension shall be lifted immediately upon payment of the fee and licensable activities may be resumed.
If an annual fee has not been paid by the due date, the licence holder shall be notified accordingly by the Licensing Authority and given notice of the date the suspension shall take effect.
Where payment has not been made by the due date as a result of a genuine administrative error, or because the licence holder disputed liability for the fee before or at the time of the due date, there shall be a grace period of 21 days to resolve the matter before the licence is suspended.

51 Duplication with other regulatory regimes

In exercising its licensing functions, the licensing authority shall seek to avoid duplication with any other existing legislation and regulatory regimes that already place obligations on employers and operators e.g. the Management of Health and Safety at Work Regulations 1999, the Regulatory Reform (Fire Safety) Order 2005, or the Environmental Protection Act 1990.

52 Section 2 Licensing Objectives

Promoting the Licensing Objectives in Haringey

The licensing authority works in conjunction with partners (Responsible Authorities) such as Environmental Health, Trading Standards, Police, Planning Department, Anti Social Behaviour Team, Enforcement Response Team, National Health Service (NHS), Local Safeguarding Children Board (LSCB), Public Health Team and Fire Authority, in delivering a range of initiatives aimed at ensuring the promotion of the Licensing Objectives throughout Haringey such as:

- Joint-agency enforcement exercises
- Proactive monitoring of licensed premises
- Test purchase operations
- multi-agency meetings
- The establishment of Public Spaces Protection Orders where, following a direction from a police officer or authorised officer, alcohol may not be consumed publicly.
- Pub watch schemes/ Best Bar None Schemes.
- Responsible Retailer Scheme
- Conducting training in responsible alcohol service and conflict management
- Alcohol Diversion Schemes.
- Attendance and participation in local and community meetings and workshops

53 LICENSING HOURS

The Council will generally deal with the issue of licensing hours having due regard to the individual merits of each application, considering the potential for nuisance associated with the style, characteristics and activities of the business and type of premises, examining any steps that might reduce the risk of nuisance.

However, although the Council will treat each case on its individual merits, generally it will not grant permission for licensable activities beyond 2330 hours on Sundays to Thursdays and Midnight on Fridays and Saturdays in respect of public houses situated in areas having denser residential accommodation. The Council would expect good reasons to be given to support any application for extensions beyond these hours, including addressing possible disturbance to residents and local parking. Additionally, in these areas, consideration will be given to imposing stricter conditions in respect of noise control.

54 THE FIRST LICENSING OBJECTIVE THE PREVENTION OF CRIME AND DISORDER

The council recognises that well run licensed premises can make a valuable and positive contribution to the local community through the local economy, tourism, and cultural development. However, poorly managed licensed premises, especially those offering late night alcohol and / or entertainment, or late night refreshment for large numbers of people, can become a serious source of crime and disorder or anti-social behaviour problems.

55 This authority expects applicants for premises licences and club premises certificates to have made relevant enquiries about the local area and prepare their operating schedule on the basis of a risk assessment of the potential sources of crime and disorder associated with the premises operation. The operating schedule should demonstrate an understanding of the level of risk of crime and disorder and include positive proposals to manage any potential risk. The Authority expects licensees to operate to the highest standards of management, and cooperate with responsible authorities to prevent:

- The sale of alcohol to underage children
- Drunkenness on premises
- Irresponsible drinks promotions

- Public drunkenness
- Drugs use
- Violent behaviour, including the possession of weapons
- Anti-social behaviour
- Counterfeit goods
- Theft of personal property
- Prostitution, lewd acts and similar offences
- Tax evasion
- Maintenance of smoke-free environments

56 Applicants are recommended to seek advice from the council's licensing team, the police and trading standards when carrying out their risk assessments and in preparing their operating schedules.

While it is recognised that there is no requirement in the 2003 Act to do so, applicants may find that it helps the licensing process to provide a copy of the completed risk assessment upon which the operating schedule is based to the relevant responsible bodies for consideration at the time of application.

57 The main part of this section of the policy is intended to provide a guide to prospective licence applicants as to the types of controls that may be appropriate for the promotion of the prevention of crime and disorder licensing objective. It is neither intended to provide a definitive list of preventative measures nor will the controls listed be appropriate in every circumstance. They are provided to be considered and modified to fit the proposed business operation.

Where its discretion is engaged following consideration of relevant representations, the licensing authority will consider attaching appropriate conditions to licences and permissions to deter crime and disorder, both inside and immediately outside the premises. As far as possible these will reflect local crime prevention strategies.

As an additional aide to good management, this authority recommends the range of qualifications designed to support the licensing objectives, available from the British Institute of Innkeeping (BII). Further information is available by contacting the BII by e-mail at the following address info@bii.org

58 The Licensing Authority's approach is that the supply of illicit goods will be taken seriously as these matters undermine the licensing objectives. Licensees supplying illicit goods can expect the Licensing Authority to impose additional controls and sanctions and run the risk of losing their licence. The Licensing Authority will consider licence review applications where there is evidence that illicit alcohol has been offered for sale on the premises. Where other illicit goods, such as tobacco, have been found this may be considered by the Licensing Authority as evidence of poor management and have the potential to undermine the licensing objectives. The Authority notes that the Home Office guidance under S.182 makes it clear that matters such as these should be treated particularly seriously.

59 Off licences

Street drinking can be a major cause of antisocial behaviour, often involving underage persons and those with alcoholic problems, which gives rise to disorder, concerns over public safety and harm to children. Additionally, it is widely reported that consumption of alcohol by persons on the way to on-licensed premises gives rise to problems of drunken and disorderly behaviour.

60 The licensing authority therefore adopts the following policy in relation to premises licensed for the sale of alcohol for consumption exclusively off the premises where any Responsible Authority makes representation against the grant of a licence for off-sales and, following a hearing the committee are satisfied that there is evidence of serious concerns over

demonstrable problems of street drinking or disorder associated with the off-sale of alcohol in the area, there shall be a presumption against granting a licence.
Applicants will need to demonstrate in their operating schedule their willingness to address any known anti social behaviour issues in the area:

- Consider the types of alcohol intended to be sold at the premises
- Times for alcohol sales
- Not selling single cans
- Social responsibility
- Joining the Responsible Retailer Scheme
- No bottles or cans of beer, lager or cider with an alcohol volume of 6.5% or more that is sold cheaply shall be sold except higher priced premium products as specified in a Reduce the Strength Campaign.

61 Applications shall only be granted where the licensing authority is satisfied the grant of the licence would not harm the Licensing Objectives following a hearing. Where relevant representations are made, the licensing authority will also have particular consideration to the hours requested for sales of alcohol. Persons who are alcohol-dependant may be drawn to particular premises if they are licensed to sell alcohol at earlier times than other premises. Additionally, if there are issues related to late-night disorder, the hours for alcohol sales from the premises may be restricted. Other conditions may be imposed directed at avoiding problematic street drinking in the vicinity of the premises. Another particular concern will be irresponsible drink promotions that do not follow best practice, would appeal to underage drinkers or street drinkers, or encourage excessive consumption.

62 Mandatory conditions
A number of mandatory licence conditions are set out in the Act. The following mandatory conditions will apply to all premises licences authorising the retail sale of alcohol:

(a) Where a premises licence authorises the sale of alcohol, every supply of alcohol is to be made or authorised by a person who holds a personal licence; and

(b) Where a premises licence authorises the supply of alcohol, no supply may be made if no designated premises supervisor has been specified in the licence, or at a time when the designated premises supervisor does not hold a personal licence, or his or her licence has been suspended.

63 Note: The Legislative Reform Order (Supervision of Alcohol Sales in Church and Village Halls) Order 2009 allows for certain community venues to apply for an alternative licence condition – the effect of which will be that the licence holder (i.e. the management committee) becomes responsible for the supervision and authorisation of all sales.

Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out security activities, the licence must contain a condition that such individuals must be licensed by the Security Industry Authority (SIA).

64 Furthermore, five additional mandatory licence conditions have been introduced under Orders made from 2010 - 2014. The further mandatory conditions cover:

- The prohibition of irresponsible drinks promotions (on sales only) – Requiring the responsible person to ensure staff do not carry out, arrange or participate in any irresponsible promotion carried on for the purpose of encouraging the sale of alcohol on the premises. Irresponsible promotions incorporate drinking games; provision of unlimited or unspecified quantities of alcohol for free or fixed or discounted prices which undermine the licensing objective; promotional posters; and dispensing alcohol directly into the mouth of a

customer by a member of staff

- The provision of free potable water (on sales only)

- Requirements for age verification policies to be established in relation to the sale and supply of alcohol, including photo-identification for persons appearing to be under 18 years of age (on and off sales).

- Requirements for alcohol, where sold or supplied for consumption upon the premises) to be made available in the following measures beer or cider half pint; gin, rum, vodka or whisky – 25ml or 35ml; and still wine in a glass – 125ml

- A ban on the sale of alcohol below the cost of VAT and duty

65 All premises

When compiling operating schedules applicants are advised to give consideration to:

- **The setting of a safe capacity limit** – While often necessary on public safety grounds, this is equally important in order to prevent overcrowding giving rise to risk of crime and disorder.
- **Use of crime prevention notices** – For use in circumstances where it would be helpful to warn customers of prevalence of crime which may target them, for instance, to warn of pickpockets or bag snatchers
- **Publicise details of the premises operation** – Display details of the premises opening and closing times
- **Install CCTV** – The presence of CCTV cameras can be an important means of deterring crime both inside and outside of the premises. It can also help to provide valuable evidence in the event that an incident does occur. CCTV should be maintained in good working order and used at all times with a 31 day library of recordings maintained at all times
- **Commit to signing up to Haringey Council's Responsible Retailers Scheme and remove low cost high strength alcohol from offer** – To help reduce street crime and violence and anti-social behaviour from public drunkenness
- **Develop a drugs policy in conjunction with the police –** Establish a clear written anti-drugs policy and publicise this to customers
- **Use bond fide suppliers** – Only source alcohol, tobacco and other products from authorized or bona fide suppliers
- **Deny access to hawkers** – Prevent counterfeit products, such as alcohol, tobacco, DVDs, CDs and other goods from being offered for sale upon the premises

66 Premises providing alcohol for consumption on the Premises

Consideration should be given to

- **Maintain control over the removal of open containers** – To prevent the use of containers as weapons in the street
- **Use of plastic containers and toughened glass** – Consideration should be given to the use of safer alternatives to glass which would inflict less severe injuries if used as weapons. Note: That any glass alternatives used for measuring draft beer and cider must be lawful for trade use under weights and measures legislation
- **Introduce bottle bans** – Decant drinks into glasses before being handed across a bar
- **Provide seating for customers** – sufficient to ensure that the majority of customers do not have to stand
- **Ensure good availability of soft drinks and food**

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67 Premises providing alcohol for consumption upon the premises and regulated entertainment in the night-time economy

Consideration should be given to

- **Employment of appropriate number of SIA registered door supervisors** – Valuable for maintaining orderly behaviour in queues; searching and excluding those suspected of carrying offensive weapons, or illegal drugs; keeping out banned individuals; or controlling admissions and departures. Ensure staff are empowered to deal with violence against the person on licensed premises in particular women. Clear understanding of the need to report occurrences and safeguard victims.
- **Make personal searches by door supervisors a condition of entry** – Including the provision of signage and female SIA for personal searches conducted on female customers and performers
- **Provide door supervisors with search wands / search arches** – Maintained in good working order and used on all occasions
- **Provide a drugs and weapons box** – Kept under the direct control of premises management with all seized drugs and weapons to be handed over to the police in accordance with the police code of practice
- **Install ID scanning and recording equipment** – Requiring all patrons to provide ID and agree to being recorded. Provide notices to this effect in conjunction
- **Establish a last admissions policy** – For both admissions and readmissions. Publicise this at the premises
- **Establish a dispersal policy** – Helping to reduce the potential for disturbance to local residents
- **Co-operate with the police and council on venue hire agreements** – Provide good notice (at least one month) of all internal and external promoters engaged at the premises. Also comply with requests from the police not to engage a specific promoter where this is recommended by the police for crime and disorder reasons
- **Avoid certain performances and exhibitions** – That no film be exhibited or performance given that is likely to stir up hatred or incite violence against any section of the public on grounds of colour, race or ethnic or national origin, disability religious beliefs, sexual orientation or gender

68 Cumulative effect

This authority will not consider the issue of "need" in determining any licence application, as this is a matter for planning control and the market. Thereby, this council will not impose quotas of premises or licences.

However, the authority recognises that in areas where the number, type and density of premises selling alcohol are high or exceptional, serious problems of nuisance and disorder may be arising or have begun to arise outside or some distance from licensed premises. Guidance to the Act sets out that the cumulative impact of licensed premises on the promotion of the licensing objectives is a proper matter for a licensing authority to consider within its licensing policy and that local authorities may adopt special local saturation policies. However, there should be an evidential basis for a decision to include a special policy within the statement of licensing policy.

69 In summary, the steps to be followed in considering whether to adopt a special policy within the borough are:

(a) Identification of concern about crime and disorder or public nuisance or protection of children from harm
(b) Consideration of whether there is good evidence that crime and disorder or nuisance are occurring; or whether there are activities which pose a threat to public safety or the

protection of children from harm

(c) If such problems are occurring, identify whether these problems are being caused by customers of licensed premises, or that the risk of cumulative impact is imminent

(d) Identifying the boundaries of the area where problems are occurring (this can involve mapping where the problems occur and identifying specific streets or localities where such problems arise

(e) Consultation with those specified by section 5(3) of the 2003 Act and subject to the outcome of the consultation, include and publish details of the special policy in the licensing policy statement

70 The effect of adopting a special policy of this kind is to create a rebuttable presumption that applications for new premises licences or club premises certificates or variations that are likely to add to the existing cumulative impact will normally be refused, or subject to certain limitations, following relevant representations. This, unless the applicant can demonstrate in their operating schedule, that there will be no negative cumulative impact on one or more of the licensing objectives. Applicants should give consideration to potential cumulative impact issues when setting out the steps they will take to promote the licensing objectives in their application. It should be stressed that this presumption does not relieve responsible authorities or interested parties of the need to make a relevant representation, referring to information which had been before the licensing authority when it developed its statement of policy, before a licensing authority may lawfully consider giving effect to its special policy. If there are no representations, the licensing authority must grant the application in terms that are consistent with the operating schedule submitted. Once a policy is adopted it will need to be kept under review.

71 Designated premises supervisor / personal licence holders and authorisations for the retail sale of alcohol

This authority recognises that neither the Act nor the mandatory conditions outlined elsewhere in this chapter require either a designated premises supervisor or any other personal licence holder to be present on the premises at all times when alcohol is sold or supplied. Nor does the fact that every sale or supply of alcohol must be made under the authority of a personal licence holder mean that only personal licence holders can make such sale or supply or that they must be personally present at every transaction.

However, this authority wishes to emphasise that the designated premises supervisor and the premises licence holder remain responsible for the premises at all times including compliance with the terms of the Licensing Act and conditions attached to the premises licence to promote the licensing objectives.

72 This authority considers it reasonable to expect therefore that either the designated premises supervisor or another personal licence holder will normally be present upon the premises at all times that alcohol is either sold or supplied or that proper arrangements are in place for authorisation of staff in their absence and for their monitoring. This authority does recognise that there may be occasions when it is not possible for the designated premises supervisor or another personal licence holder to be present but this authority considers that this should not occur for any extended period and emphasises that there can be no abdication of responsibility in their absence.

Furthermore, this authority expects that authorisations of other staff to sell and supply alcohol made by the designated premises supervisor and any other personal licence holders must be meaningful and be properly carried out, with a copy of the written authorisation available at the premises.

73 It is understood that, ultimately, whether or not an authorisation has been given within

the meaning of the Act will be a matter for a court to determine on the evidence before it when the issue arose, but this authority notes the Secretary of State considers that the following factors should be relevant in considering whether there was real authorisation:

a) The person(s) authorised to sell alcohol at any particular premises should be clearly identified
b) The authorisation should have specified the acts which may be carried out by the person being authorised
c) There should be an overt act of authorisation, for example a specific written statement given to the individual(s) being authorised
d) There should be in place sensible arrangements for the personal licence holder to monitor the activity that they have authorised on a reasonably regular basis

74 Door Supervision

Door supervisors will often play an important key role in ensuring that well managed premises are free from crime and disorder and nuisance problems. A reminder is given that where a premises licence (other than for plays or films) includes a condition that at specified times there must be persons employed for the purposes of security; protection; screening the suitability of persons entering premises; or dealing with conflict in pubs, clubs and other licensed premises open to the public, then such persons must be registered with the Security Industry Authority (SIA). In any event it is in operator's own interests to ensure that all security staff employed, whether under contract or employed in-house are so licensed, since the operator may be legally liable for their actions. Licensed door supervisors will have undergone an identity and criminal record check and have received suitable training. More information on the SIA is available from their website at www.the-sia.org.uk .

75 Police promotion event risk assessment form 696

This authority recommends that for significant events (see note below) further specific comprehensive risk assessments are undertaken by premises licence holders to identify and minimise any risk of serious violent crime. Accordingly, for premises that wish to stage promotions, or events (as defined below) this authority recommends that applicants address the risk assessment and debrief processes in their operating schedules.

This authority further recommends the metropolitan police promotion / event risk assessment form 696 and the after promotion / event debrief risk assessment form 696a (both available from the local police licensing office) as useful and effective tools for this purpose. Where the risk assessment forms are used to assess the likely risks from any promotion or event, this licensing authority anticipates that these will be completed in consultation with the metropolitan police. Risk assessments should be submitted to the metropolitan police and the licensing authority within 14 days of any proposed event and debrief forms submitted within 14 days of the conclusion.

Note: The metropolitan police define "a significant event" as any occasion in a premises licensed under the provisions of the licensing act 2003, that is promoted / advertised to the public at any time before the event; predominantly features DJs or MCs performing to a recorded backing track; runs anytime between the hours of 10pm and 4am; and is in a nightclub or large public house. Licensees should consult with the local police licensing office if in any doubt as to whether an event is "significant".

76 Entertainment involving striptease and nudity

On 11th January 2011, Council resolved to adopt the provisions under Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by section 27 of the

Policing and Crime Act 2009, with effect from 8th February 2011. This legislation established a new extended licensing regime for sex establishments, covering sex shops, sex cinemas and sex entertainment venues.

Any person wishing to operate a lap dancing club or similar in the Haringey area will require to be licensed as a sex entertainments venue under a sex establishments licence. The policy decision taken in January 2011 was that the number of sexual entertainment venues across the borough should be 0 in each ward, meaning that no licences will be issued. The exemption that existed in law that enabled lap dancing clubs or similar to operate under the provisions of the 2003 Act no longer applies, excepting that occasional striptease performances are permitted without a sex establishments licence. Occasional performances are limited to no more than 11 per year, each of less than 24 hours duration and each at least one month apart.

This authority's approach to the licensing of sex establishments is covered in full under the separate Haringey Sex Establishments Licensing Policy, which is available from the licensing section.

Beyond the remit of the 1982 Act (as amended) where activities specified in the operating schedule include any permitted adult entertainment (involving full or partial nudity, occasional striptease or any other kind of adult entertainment) the licensing authority will give particular consideration to the implications of the proposals across the four licensing objectives.

77 In such circumstances, this authority advises that applicants should give specific consideration when conducting their risk assessments and operating schedules to the appropriate management controls. This must include issues around the protection of children and young people from harm.

Where occasional striptease performances are provided, the licensing authority will normally expect the operating schedule and, if the application is granted, the licence conditions to address all relevant matters in pursuit of the licensing objectives. These are likely to include conditions relating to:

- The exclusion of persons under 18 at all times from the premises and the prevention of views into the premises
- The prohibition of exterior advertising of the sex-related entertainment at the premises
- The prohibition of leafleting or touting for business
- That the provision of services will be to seated customers only
- The prohibition of the participation of customers in the performance
- The maintenance of a minimum distance of 1 metre between performer and customers during the performance
- The provision of CCTV and the maintenance of a library of recordings
- A code of conduct for dancers including appropriate disciplinary procedures for failure to comply with the code
- Rules of conduct for customers, including appropriate procedures for breach of these rules
- Procedures to ensure that all staff employed in the premises have pre-employment checks including suitable proof of identity, age and (where required) permission to work
- The provision of supervisors and security staff
- Other necessary steps to be taken, including in the recruitment or supply of

performers, is free of the influence or organised criminal activity

78 The sale and possession of smuggled, bootlegged or counterfeit Products and the handling of stolen goods

The guidance to the Act indicates that offences can be committed by certain persons in licensed premises if they allow the sale or supply of smuggled, bootlegged or counterfeit goods on the premises. This is in particular relation to alcohol or tobacco products, but may also include the sale of other counterfeited products such as DVDs and CDs and the handling of stolen goods.

Smuggled – foreign brands illegally brought into the UK
Bootlegged (duty evaded) foreign products brought into the UK in illegal quantities and / or resold in the UK
Counterfeit – Fake goods and packaging. Cheap low quality and often dangerous products packaged to look like premium UK brands

Offences are for selling illicit products but also for employees permitting sales and for employees buying or selling. The Home Office guidance indicates that these offences are taken particularly seriously. To prevent these offences occurring, the licensee should consider taking certain precautions. Advice on this can be obtained from the council's trading standards service.

79 Theft of personal property

Recent analysis of crime statistics has given rise to increasing concern over levels of theft of personal property within licensed premises, especially within the developing northern-western riverside area of the borough. Licence applicants are asked to give consideration to appropriate control measures within their risk-assessments and operating schedules.

Important steps that can be taken to reduce the risk of theft of personal property include:

- Raise the level of awareness among customers of the risk of theft of personal property through crime prevention information. This is especially important within premises where there is a high level of transient, tourist trade
- Provide controlled cloakroom areas
- Provide Chelsea clips under tables
- Ensure all areas of the premises are well lit and able to be observed by staff. Direct staff to observe the customer areas and politely raise with customers when personal belongings are unattended
- Provide and publicise internal CCTV
- Ensure adequate staffing levels and provided appropriate staff training

Officers from the police crime prevention will be happy to visit and advise on arrangements at your premises.

80 THE PREVENTION OF PUBLIC NUISANCE

Licensed premises, especially those that operate late at night or in the early hours of the morning, can give rise to a range of nuisances that may potentially impact on people living, working or sleeping in the vicinity of the premises. Principal concerns relate to noise nuisance, light pollution and noxious smells.

This authority expects applicants for premises licences and club premises certificates to have made relevant enquiries about the local area and prepare their operating schedule on the basis of a risk assessment of the potential sources of nuisance posed to the local community by their

intended operation. The operating schedule should demonstrate an understanding of the level of risk of nuisance and include positive proposals to manage any potential risks.

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This authority expects applicants for premises licences and club premises certificates to have made relevant enquiries about the local area and prepare their operating schedule on the basis of a risk assessment of the potential sources of nuisance posed to the local community by their intended operation. The operating schedule should demonstrate an understanding of the level of risk of nuisance and include positive proposals to manage any potential risks.

81 Relevant issues might include

- Preventing noise and vibration escaping from the premises, including music, noise from plant and patrons
- Preventing disturbance by patrons arriving at, gathering outside of, being admitted or re-admitted to or departing from the premises, particularly, but not exclusively between 2300 and 0700 hours
- Preventing vehicle queues forming outside of the premises, or where some form of queuing is necessary, the steps to prevent disturbance or obstruction
- Ensuring clear up operations conducted by staff do not cause a nuisance and that staff leave the premises quietly
- Addressing arrangements made for parking by patrons
- Considering whether there is sufficient public transport provision and where licensed taxis or private hire vehicles are likely and any arrangements made to prevent disturbance to local residents
- Controlling disturbance that may be caused by the use of gardens / terraces / external and other open-air areas including the highway, particularly in relation to the smoking ban and passage of patrons between internal and external areas
- Preventing nuisance from the positioning and operation of plant and machinery such as kitchen extraction systems, ventilation plant, condensers etc
- Restricting delivery and collection times (waste, equipment and consumables) to between 0800 and 2000 hours.
- Limiting any nuisance or glare caused by the positioning of external lighting, including security lighting
- Preventing odour or pests from refuse storage and waste disposal and the accumulation of litter and smokers waste in the vicinity of the premises.
- The need for regular patrols of the boundary of the premises and / or at the nearest residential to ensure nuisance impacts are not being experienced by neighbours.

82 Applicants are recommended to seek advice from the council's environmental protection team when preparing their operating plans and schedules. Where relevant, applicants are also advised to refer to:

- The Institute of Acoustics "Good Practice Guide on the Control of Noise from Pubs and Clubs"
- Noise at Work Guidance for employers on the Control of Noise at Work Regulations 2005 issued by the Health and Safety Executive and obtainable from

http://www.hse.gov.uk/pubns/indg362.pdf

- In the case of large music events, the Code of Practice on Environmental Noise Control at Concerts produced by the Noise Council together with Haringey Noise Team policies
- Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems produced by DEFRA
- Guidance Notes for the Reduction of Obtrusive Light – Institute of Lighting Engineers (2005)

83 This section of the policy is intended to provide a guide to prospective licence applicants as to the types of controls that may be appropriate for the promotion of the prevention of public nuisance licensing objective. It is neither intended to provide a definitive list of preventative measures nor will the controls listed be appropriate in every circumstance. They are provided to be considered and modified to fit the proposed business operation.

Applicants should note that where its discretion is engaged following consideration of relevant representations, the licensing authority will consider attaching appropriate conditions to licences to prevent nuisance. This may include additional site specific controls relevant to the planned activities and their timing.

84 Preventing nuisance outside of premises

Nuisance caused by patrons outside of premises, whether by patrons queuing for entry; enjoying the facility of a beer garden or terrace; or by smokers congregated on the pavement, is of considerable concern to local residents. While noise is often the main concern, obstruction of the highway preventing people passing by on the pavement and forcing them into the road, can also be both intimidating and dangerous and hamper access by emergency services, or street cleansing. Local residents may be further affected by smoke from barbeques and other cooking equipment used in the open air.

Licensees have a responsibility for the conduct of their customers while they are in and around their premises. If provision is made for customers to congregate or smoke outside of premises, then sufficient management controls must be put into place to ensure that no nuisance or disturbance is caused to local residents. Failure to control customers outside of premises can result in licence reviews being submitted and impact upon the premises licence.

85 Some simple management controls can be put into place which can significantly reduce the risk of nuisance caused to local residents outside of licensed premises. These include placing management controls on:

- The numbers of persons using any licensed external area at any one time
- The hours of operation of any licensed external area, requiring patrons to return back into the premises at a specific time. In residential areas it is suggested that a closing time of 22.00 is appropriate. Any music relayed into the external area should cease earlier
- The numbers of ‘smokers’ allowed outside of the premises at any one time
- The taking of drinks outside of the premises when patrons step outside to smoke. This can be assisted by providing a ‘drinks safe’ area for patrons who temporarily leave the premises
- Queues of patrons awaiting admission and how these are arranged areas within which patrons may congregate outside of the premises, restricting them, for instance, to the curtilage or footprint of the premises
- The times within which live music and / or amplified sound may be played in any external area or marquees or relayed by external speakers (where permitted under

the terms of the licence). It is suggested that this should not continue beyond 22.00

- The times within which barbecues or other cooking facilities may be provided within any external area
- Terminal hour for last admissions and readmissions to the premises
- The supervision of patrons using any external area so as to prevent nuisance and disturbance
- Arrangements made with local cab companies calling for customers, requiring that they call within the premises for their customers without sounding their horn in the street
- The reduction of music levels within the premises 30 minutes before closing so as to reduce levels of excitement among patrons upon leaving
- The display of notices at exit points asking patrons to ' please leave quietly' and be mindful of local neighbours when leaving the premises
- The supervision of patrons outside of the premises to ensure quick dispersal from the immediate area upon closing time
- The clearance of any litter created by the operation of the premises
- The hours during which external activities such as the handling and removal of waste or musical equipment or the delivery of goods. It is recommended this is prohibited between 2200 and 0800
- Restricting the use of artificial lighting outside of the premises so as to reduce the potential for light nuisance

86 Preventing nuisance from within premises

Nuisance may often be caused by sound escaping from the premises or transmitted through the structure of the building. Again, some simple management steps may be taken to reduce the problem but in some premises physical works may be necessary to prevent nuisance being caused to local residents. The likelihood of this increases where regulated entertainments are to be provided under the licence and the later the hour of the entertainment and where residents live adjacent to, above or close by the premises or there are other noise sensitive premises. Where physical measures are likely to be necessary expert advice should be sought on appropriate measures.

87 This authority expects that the following measures will be considered and applied appropriate to the level of risk of nuisance being created

- Keeping doors and windows closed during performances of licensable regulated entertainment
- Management control of entrance / exit lobbies so as to ensure that the integrity of the premises is maintained and internal sound contained
- Management and recording of periodic perimeter checks
- The provision of acoustic double door lobbies of an adequate residence time
- The provision of acoustic seals and self closers on doors
- The provision of alarms to fire doors or other private external doors
- The connection of fire doors and / or private external doors to the sound limiting device (so that volume is reduced if the doors are opened)
- The installation and use of a sound-limiting device for all amplified sound to enable maximum volume and bass to be set at levels appropriate for the premises / event
- The installation and / or maintenance of double glazing / sound resistant glass;
- The provision of sound insulation to party walls, floor and ceiling
- The provision of acoustic baffling to any ventilation extract and intake system
- The provision of additional air conditioning / air cooling to enable doors and

windows to remain closed during any entertainment

88 Premises Licences for large-scale public events

Haringey Parks host a number of events throughout the year. If you wish to hold an event in a public space in Haringey, it is strongly recommended that you first contact Haringey Licensing Service.Licensees are expected to have regard to the Licensing Policy as well as address the following elements:

a) Overall event safety control
b) Production details
c) Medical and first aid provision
d) Site management and the structural integrity of all temporary structures
e) Crowd management, stewarding and security
f) Fire safety and control
g) Configuration and control of sound systems
h) Management of any on-site and off-site car parking
i) Management of concessions and franchises
j) Provision and maintenance of water supplies
k) Welfare and provision of information
l) Provision and maintenance of sanitary facilities
m) Reception collection and removal of litter and other waste
n) Liaison with local residents and businesses

89 Relevant details in respect of the above may include:

- The proposed capacity of the event
- The provision of plans to agreed scales detailing exits, entrances, temporary bars, marquees and all facilities to be provided within the premises
- Details of proposals for entertainments, together with information regarding any special effects
- Details of proposals for concessionary activities, including food franchises, bars, restaurants and non-food retail sales
- An alcohol management plan, which will include details of:

i) The designated premises supervisor
ii) Personal Licence-holders
iii) Control of the sale of alcohol
iv) Proof-of-age policy
v) Promotion of responsible drinking
vi) Appropriate signage

- A Safety Policy and Risk Assessment for the event
- Details of arrangements for co-ordinating and controlling event safety on the site
- A site safety plan, including site safety rules, requirements for construction and breakdown of site, structural safety calculations, drawings of temporary structures and safety barriers, details of electrical installations and lighting arrangements
- Incident contingency and emergency plans (including a Major Incident Plan)
- A crowd management, stewarding and security plan (taking into account the views of Metropolitan Police)
- A medical ambulance and first aid plan
- A fire safety plan
- A traffic management plan drawn up in consultation with the Traffic Subgroup that will involve the event organiser and their contracted service providers, all relevant identified departments of Haringey Council, Police, Fire Service, LAS, TfL and private sector partners and suppliers. Where areas covered by other local authorities could be affected by the event, relevant departments of those respective authorities should also be included
- A sound assessment with details and proposals for monitoring and controlling sound emission

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- Details for the provision of cleaning and maintenance of sanitary accommodation, washing facilities and drinking water
- Details for the reception collection, litter and disposal of other waste
- Details of welfare arrangement facilities and provisions for information on site
- Details of the arrangements and facilities for disabled persons.

90 Consideration should not solely focus on the activities taking place within the area of the licensed premises. Appropriate measures to address issues outside the licensable area include:

- Putting in place plans that will assist to minimise disruption to the day-to-day lives of local residents, businesses and existing operations for the period of the event
- Providing a robust traffic and transport plan that takes into account the needs of the local community – and minimises the impact of visitors to the area for the event – while maintaining a safe and convenient point of access and egress for the attendees within the parameters of existing traffic, transport and parking provision
- Putting in place a strategy to manage the consumption of alcohol by visitors accessing and leaving the event in the public realm and highway
- Putting in place a strategy for the control of access to and egress from the licensed premises for the control of disorderly behaviour.
- Providing facilities external to the licensed area that will assist in the management of the access and egress of visitors to the event – and minimise the impact on the existing public realm – including, but not restricted to, additional toilet facilities and a designated park and ride area
- Putting in place a cleansing strategy beyond the immediate perimeter of the licensed premises in association with the Local Authority
- Providing communication channels for the local community that will enable residents and businesses to access sufficient detailed information prior to the event days
- Providing a hotline and information phone number for residents and local businesses for the duration of the event.

91 Licensees should have reference to The Event Safety Guide – A Guide to Health, Safety and Welfare at Music and Similar Events, commonly referred to as 'The Purple Guide'. There is a Haringey Safety Advisory Group (SAG) with membership comprising all the emergency response authorities which can provide support to event organisers on event planning if good time is allowed.

92 Other consents

Licensees should be aware that a range of other consents may be necessary to provide smoking shelters or space heaters, awnings, tables and chairs or 'A' boards on the highway. Please discuss your proposals with the licensing team in the first instance.

93 PUBLIC SAFETY

Licence holders have a responsibility to ensure the safety of those using their premises as a part of their duties under the Licensing Act 2003. This concerns the safety of people using the relevant premises, including the prevention of accidents and injuries and other immediate harms that can result from excessive alcohol consumption such as unconsciousness or alcohol poisoning.

The act covers a wide range of premises that require licensing, including night clubs, cinemas, concert halls, theatres, public houses, off-licences, supermarkets and grocers, cafes / restaurants and fast food outlets. Each of these premises presents a mixture of risks. While many risks are common to most premises, others are unique to specific operations. It is essential that premises are constructed or adapted and managed in a manner which

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acknowledges these risks and safeguards occupants against them.

94 This authority is committed to ensuring the safety of people visiting and working in licensed premises. Thereby, this authority expects applicants for premises licenses and club premises certificates to prepare their operating schedule on the basis of a risk-assessment and demonstrate an understanding of the potential risks and hazards and include positive proposals to promote the public safety licensing objective. In certain premises where existing legislation does not provide adequately for the safety of the staff or others lawfully on the premises, consideration should also be given to conditions that deal with Living accommodation attached to or accessed via Licensed Premises, such as:

- ensuring that sufficient fire safety arrangements are in place to detect and warn occupants and all other relevant persons
- ensuring adequate fire separation and means of escape is provided between the mixes use premises.

In certain premises where existing legislation does not provide adequately for the safety of the public, consideration might also be given to conditions that ensure that when disabled people are present, adequate arrangements exist to enable their safe evacuation in the event of an emergency; and disabled people on the premises are made aware of those arrangements.

95 ENSURING PUBLIC SAFETY

Licence holders have a responsibility to ensure the safety of those using their premises as a part of their duties under the Licensing Act 2003. This concerns the safety of people using the relevant premises, including the prevention of accidents and injuries and other immediate harms that can result from excessive alcohol consumption such as unconsciousness or alcohol poisoning.

The act covers a wide range of premises that require licensing, including night clubs, cinemas, concert halls, theatres, public houses, off-licences, supermarkets and grocers, cafes / restaurants and fast food outlets. Each of these premises presents a mixture of risks. While many risks are common to most premises, others are unique to specific operations. It is essential that premises are constructed or adapted and managed in a manner which acknowledges these risks and safeguards occupants against them.

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Relevant issues might include

- Premises configuration and site layout arrangements, including access for emergency services such as ambulances
- Means of escape
- Temporary structures
- Fire and other emergency safety and systems
- Building services
- Hygiene and welfare
- Special installations and special effects
- Communications systems
- Ensuring good communication with local authority and emergency services (for example, communications networks with the police and signing up for local incident alerts)

- Ensuring appropriate provision of trained staff including the presence of trained first aiders on the premises and appropriate first aid kits
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late night transport)
- Ensuring appropriate and frequent waste disposal, particularly of glass and bottles
- Ensuring appropriate safe limits on the maximum capacity of the premises
- Considering the use of CCTV in and around the premises (see previous section)
- Considering the use of licensed security

97 Applicants are recommended to seek advice from the council's occupational health and safety team and / or local fire safety officers (see contact details in section 12 of this document) when carrying out their risk assessments and preparing their operating schedules. Reference should also be made to the following documents, where appropriate:

- **Model National and Standard Conditions for Places of Public Entertainment** and Associated Guidance ISBN 904031 11 0 (Entertainment Technology Press – ABTT Publications)
- **The Event Safety Guide** - A guide to health, safety and welfare at music and similar events (HSE 2002) ("The Purple Book") ISBN 0 7176 2453 6
- **Managing Crowds Safely** (HSE 2000) ISBN 0 7176 1834 X
- **5 Steps to Risk Assessment: Case Studies** (HSE 1998) ISBN 07176 15804
- **The Guide to Safety at Sports Grounds** - (The Stationery Office 1997) ("The Green Guide") ISBN 0 11 300095 2
  Safety Guide for Street Arts, Carnival, Processions and large scale Performances published by the Independent Street Arts Network, copies of which may be obtained through www.streetartsnetwork.org/pages/publications.htm
- **Fire Safety Risk Assessment – Open Air Events and Venues"** (ISBN 978 1 85112 823 5) which is available from the Communities and Local Government website www.communities.gov.uk/fire
- The London District Surveyors Association's **"Technical Standards for Places of Public Entertainment**" ISBN 0 9531229 2 1
- **Safer Clubbing** - Produced by the Home Office in conjunction with the London Drugs Policy Forum

98 The following British Standards should also be considered

- BS 5588 Part 6 (regarding places of assembly)
- BS 5588 Part 9 (regarding ventilation and air conditioning systems)
- BS5588 Part 9 (regarding means of escape for disabled people)
- BS 5839 (fire detection, fire alarm systems and buildings)
- BS 5266 (emergency lighting systems)

It helps the licensing process to provide a copy of the completed risk-assessment upon which the operating schedule is based to the relevant responsible bodies for consideration at the time of application.

This main part of this section of the policy is intended to provide a guide to prospective licence applicants as to the types of controls that may be appropriate for the promotion of the public safety licensing objective. It is neither intended to provide a definitive list of preventative measures nor will the controls listed be appropriate in every circumstance. They are provided to be considered and modified to fit the proposed business operation.

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Where its discretion is engaged following the consideration of relevant representations the licensing authority will consider attaching relevant conditions to licences and permissions to promote public safety where these are not provided for within other legislation and are necessary for the promotion of the public safety licensing objective. This may include additional site specific controls relevant to the planned activities and their timing.

99 Other relevant legislation

Applicants are firstly reminded of the general duties imposed under other legislation (i.e. the Regulatory Reform (Fire Safety) Order 2005) and the Health and Safety at Work Regulations 1999.

100 Regulatory Reform (Fire Safety) Order 2005

Under the Regulatory Reform (Fire Safety) Order 2005 the "responsible person" as defined by the order, must

- Take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of his or her employees
- Take such general fire precautions as may be reasonably required in the circumstances of the case to ensure that the premises are safe for the use by other persons
- Make a suitable and sufficient assessment of fire risks to which relevant persons may be exposed for the purposes of identifying the general fire precautions he or she needs to take
- The responsible person MUST record the information gathered by the risk assessment for all premises covered by the Licensing Act 2003, in particular, the significant findings; the measures taken, or to be taken, to ensure general fire safety; and any person identified as being especially at risk

This authority recognises that it may not impose any condition relating to any requirement or prohibition that is or could be imposed under the "Fire Safety Order" and thereby that conditions relating purely to fire safety matters may not be placed on premises licences. Further information and guidance about the Order and fire safety legislation is available from the Communities and Local Government website at www.communities.gov.uk/fire .

101Health and Safety at Work Regulations 1999

The Health and Safety at Work Regulations 1999 state that

"(1) Every employer shall make a suitable and sufficient assessment of

(a) The risks to the health and safety of his employees to which they are exposed whilst they are at work; and
(b) The risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking, for the purpose of identifying the measures he needs to take to comply with the requirements and prohibitions imposed upon him by or under the relevant statutory provisions.

(2) Every self-employed person shall make a suitable and sufficient assessment of -

(a) The risks to his own health and safety to which he is exposed whilst he is at work; and
(b) The risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking,"

The Health and Safety Executive helpfully provides a range of example risk-assessments which may be viewed at http://www.hse.gov.uk/risk/casestudies/ The examples provided include for night-clubs, pubs, village halls, off-licences and convenience stores.

102 Safe capacities

The Guidance to the Act sets out that "safe capacities" should only be imposed where necessary for the promotion of public safety or the prevention of disorder on the relevant premises.

The position of the authority and the responsible authorities is that the importance of the role of safe capacities in terms of both public safety and crime and disorder should not be overlooked.

103 Accordingly it is recommended that wherever the setting of a safe capacity will assist issues of crowd safety or public order, this is addressed by the operating schedule. It should be borne in mind that the safe capacity should be that which applies at any material time that licensable activities may take place under the premises licence. Safe capacities should consider not only the overall capacity of a premises but the potential for localised overcrowding within premises also. This is particularly relevant in larger premises, where several activities are taking place in different areas at the same time.

It should also be noted that where an applicant wishes to take advantage of the special provisions in Section 177 of the Act relating to small venues then a capacity must be set in consultation with the fire authority.

For guidance in calculating safe capacities applicants may refer to the London District Surveyors Associations Technical Regulations.

104 A proactive approach to customer safety

Applicants are also encouraged to take a proactive approach to general safety issues, including that of their customers, and to discuss appropriate measures with the responsible authorities concerned. Arrangements that might be taken into account could include steps;

- To monitor customers present upon the premises so as to ensure that no customer continues to be supplied with alcohol to a point where they become drunk
- To ensure the regular collection of glass within the venue and / or external areas
- To ensure against drinks being "spiked" or otherwise tampered with
- To ensure all (internal and external) parts of the premises are adequately lit and may be monitored by staff report of harassment and sexual intimidation seriously and take appropriate action
- Take active steps to support persons who report harassment or sexual intimidation which might take place in their premises
- Train all front of house staff to address women's safety and harassment issues
- Take active steps to ensure females leave the venue safely
- To ensure that customers are able to return home safely, for instance, by providing information on local transport availability or making arrangements with reputable cab companies

Premises should not be altered in such a way as to make it impossible to comply with an existing licence condition without first seeking a variation of the premises licence proposing the deletion of the condition relating to public safety in question. The applicant will need to propose in a new Operating Schedule reflecting the proposed alteration to the premises how he or she intends to take alternative steps to promote the public safety objective. The application for

variation will enable the responsible authorities with expertise in safety matters to consider whether the proposal is acceptable.

105 PROTECTING CHILDREN FROM HARM

The licensing objective of the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated with alcohol but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment).

This authority believes that it is completely unacceptable to sell alcohol and associated age-restricted products to children.

This authority expects applicants for premises licences and club premises certificates to have prepared their operating schedule on the basis of a risk-assessment of the potential sources of harm to children. It is expected that the operating schedule will demonstrate an understanding of the potential risks to children and that careful consideration has been given to measures relating to the access of children where alcohol is sold and which are appropriate to protect children from harm.

Relevant issues might include

- Preventing access to alcohol
- Removing encouragement for children to consume alcohol
- Preventing exposure to gaming
- Preventing exposure to adult entertainments or facilities

106 Applicants are advised to seek advice from the Haringey Safeguarding Children Board when preparing their operating plans and schedules. Haringey Trading Standards are also available to give advice around preventing under-age sales. See section 1A for contact details.

While it is recognised that there is no requirement in the 2003 act to do so, applicants may find that it helps the licensing process to provide a copy of the completed risk-assessment relating to the protection of children from harm to the LSCB and the trading standards team when submitting the application.

107 This section of the policy is intended to provide a guide to prospective licence applicants as to the types of controls that may be appropriate for the promotion of the protection of children from harm licensing objective. It is neither intended to provide a definitive list of preventative measures nor will the controls listed be appropriate in every circumstance. They are provided to be considered and modified to fit the proposed business operation.

Applicants should note that where its discretion is engaged following the consideration of relevant representations, the licensing authority will consider attaching appropriate conditions to protect children from harm.

108 **Access to licensed premises**

The act makes it an offence to permit children under the age of 16, who are not accompanied by an adult to be present on premises being used exclusively or primarily for the supply of alcohol for consumption on those premises, under the authorisation of a premises licence, club premises certificate or where that activity is carried on under the authority of a temporary event notice. In addition, it is an offence to permit children under 16 who are not accompanied by an adult, between midnight and 0500 at other

premises supplying alcohol for consumption on the premises, under any such authority.

109 The council recognises, however, that licences may be sought for a great variety of premises, including theatres, cinemas, restaurants, concert halls, take-away and fast food outlets as well as public houses and nightclubs. While the council would encourage applicants to make provision for the access of children, where appropriate, conditions restricting the access of children will be strongly considered in circumstances where:

- Adult entertainment is provided.
- A member or members of the current management have been convicted for serving alcohol to minors or with a reputation for allowing underage drinking.
- It is known that unaccompanied children have been allowed access.
- There is a known association with drug taking or drug dealing.
- The premises are used exclusively or primarily for the sale of alcohol for consumption upon the premises.
-

110 Applicants must be clear in their operating schedules about the activities intended to be provided and the times at which these shall take place, in order to help determine when it is not appropriate for children to enter the premises.

Conditions should reflect the licensable activities taking place on the premises. Consideration should be given to appropriate conditions

- Restricting the hours when children are present
- Restricting or excluding children under a specified age when certain particular specified activities are taking place
- Restricting the parts of the premises to which children may have access;
- Age restrictions (below 18)
- Requirements for an accompanying adult
- Full exclusion of people under the age of 18 years from the premises

111 **The purchase and consumption of alcohol by children and young persons**
This Authority is committed to tackling the illegal sale of alcohol to children, including proxy sales when adults buy alcohol for children. Licensees are expected to have robust management arrangements in place to prevent all staff making underage sales. This Authority will take appropriate action, including the review of licenses, where sales persist.

The NHS report on ‘Smoking, Drinking and Drug Use Among Young People in England in 2008’ notes the average weekly intake for pupils aged 11-15 who had drunk alcohol in the week before they were surveyed was 14.6 units. More than double since 1990. Furthermore, 12,718 children aged between 11-17 were admitted to hospital in 2008-9 with an alcohol related condition (3,556 aged 11-15 and 9,164 aged 16-17). The UK has one of the highest rates in the EU of admissions to hospital or A&E due to alcohol use by 15-16 year olds.

Frequency of drinking is associated with offending in children and young people. The 2004 Offending, Crime and Justice Survey found those who drank alcohol once a week or more committed a disproportionate volume of crime, accounting for 37% of all offences but only 14% of respondents.

The borough carries out alcohol test purchase campaigns, while the compliance rates are seen to be improving over the years, the rate of test purchase failures remains a concern.

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It is important that compliance rates are further improved.

112 **Age verification policies – Mandatory condition**

The following mandatory licence condition must be attached to all premises licences and club premises certificates issued by this authority.

- The premises licence holder or club premises certificate holder must ensure that an age verification policy applies to the premises in relation to the sale of alcohol. This must as a minimum require individuals who appear to the responsible person to be under 18 years of age to produce upon request, before being served alcohol, identification bearing their photograph, date of birth, and a holographic mark

113 **Age verification policies-applicants considerations.**

The trading standards service, in its role as responsible authority, considers each individual licence application received by the licensing authority and makes recommendations on the appropriate range of management controls around this issue. The service's recommended approach to controlling under-age sales is set out below. As a minimum it is recommended that:

- That an age verification scheme is established and maintained that requires the production of evidence of age (comprising any Proof of Age Standards Scheme (PASS) accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol.
- That notices be displayed informing customers and staff that sales of alcohol will not be made to under 18s and that age verification will be required.
- That evidence of the scheme (in the form of documented procedures) is maintained and made available for inspection by authorised officers.

114 However, the service recommends that as best management practice

- That "Challenge 25" is supported as part of the age verification scheme established. The scheme should require the production of evidence of age (comprising any PASS accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 25 and who is attempting to buy alcohol.
- That "Challenge 25" notices be displayed informing customers and staff that sales of alcohol will not be made to anyone appearing to be under 25 unless they can prove they are 18 or over.
- That evidence of the scheme (in the form of documented procedures) is maintained and made available for inspection by authorised officers.
- That all staff involved in the sale of alcohol shall be trained in the age verification scheme and records of such training shall be retained on the premises and made available for inspection by authorised officers.
- That an incident log shall be maintained and details of all age related refusals recorded. This book shall be reviewed monthly by the DPS and any actions taken recorded in the book and signed off by the DPS. This log shall be retained on the premises and made available for inspection by authorised officers.
- That if a CCTV recording system is installed inside the premises, it shall be positioned to capture the sale of alcohol. A library of recordings taken by the system shall be maintained for 31 days and made available to authorised

officers upon request.

- That a personal licence holder shall be on the premises at all times that alcohol is supplied.
- That an EPOS (electronic point of sale) system is installed at the premises, it shall be configured to prompt the operator to check proof of age when an alcoholic product is scanned. This prompt should require the operator to confirm the purchaser is over 18 before the next item can be scanned or the transaction completed.
- That the DPS shall ensure that, as far as is reasonably practical, alcohol is displayed in an area which can be constantly monitored or supervised by staff, separate from goods likely to be purchased by persons under 18.
- That, if any advertising campaigns or promotions of alcohol are planned, the premises licence holder shall ensure they are carried out in a socially responsible manner and that they do not encourage irresponsible drinking. If authorised officers raise concerns about any promotion the premises licence holder shall discontinue it.

115 While this is intended as guidance only, this authority recommends that all operators should give careful consideration to introducing these controls into their management practices and including them within their operating schedules.

Trading standards also provides practical support to licensees. This includes:

- Running a local PASS approved proof of age card scheme.
- Provision of a range of downloadable business advice information leaflets.
- Free retailer support materials such as refusals registers, signage, posters and point of sale material.

In detailing the council's recommended approach to under-age sales it is recognised that some sales may be made through intimidation or fear. Licensees experiencing such problems are advised to discuss their situation with licensing or trading standards officers. Furthermore, the council's health and safety team offers conflict resolution training aimed at helping deal with the threat of violence and aggression in the workplace. For contact details please see Appendix 1A.

116 Children and responsible drinks promotions

The Portman Group operates, on behalf of the alcohol industry, the 'Code of Practice of the Naming, Packaging and Promotion of Alcoholic Drinks' to ensure that alcohol is marketed responsibly and only at adults.

The Code applies to all alcohol marketing (including naming, packaging, sponsorship, point of sale and brand merchandising) which is primarily UK targeted and not already subject to regulation by the Advertising Standards Authority (ASA) or Ofcom.

The Code can be viewed at http://www.portmangroup.org.uk/codes/alcohol-marketing/code-of-practice/code-of-practice.This authority commends the Code accordingly.

117 Children and cinemas – Mandatory licence condition

Where premises licences incorporate film exhibitions as a licensable activity the following mandatory condition will be imposed:

- The admission of children to films is to be restricted in accordance with recommendations given either by a body designated under section 4 of the

Video Recordings Act 1984 specified in the licence (currently the British Board of Film Classification) or by the licensing authority itself.

Applicants are expected to include within their operating schedule arrangements for restricting children from viewing age-restricted films.

Information regarding the classification of films by the council can be requested from the licensing service.

118 **Regulated entertainment provided for children**
Where entertainments or facilities generally are provided specifically for children, applicants are asked to demonstrate within their application

- That the company / organisation has a policy or statement on keeping children safe from harm
- How employees or contracted agencies will be made aware of the company's / organisation's policy / statement on keeping children safe from harm
- That recruitment processes for staff who may have to deal direct with children under the age of 18 seek to ensure, as best the company / organisation can, that the appointed applicant has not been known to have harmed children
- That there will be clear expectations on staff with regard to their personal conduct in direct relations with children under 18 and guidance on what is appropriate in dealing with specific situations which may arise
- There are systems in place and that staff are aware of them for dealing with possible abuse or violence to children from other users of the licensed facility
- There are clear and accessible complaints systems for children to report if they have been harmed and that there are clear whistle-blowing procedures for staff who may have concerns about the welfare of children on the premises
- That all duty managers or staff in charge of the premises are aware of how to refer any concerns about the welfare of children to the local police, education authority or social services as necessary

119 Where a theatrical entertainment is specially presented for children, the council advises the presence of sufficient adult staff to control access and egress of children and to protect them from harm as follows –

(1) An adult member of staff to be stationed in the vicinity of each of the exits from any level, subject to there being a minimum of one member of staff per 50 children or part thereof
(2) No child (unless accompanied by an adult) to be permitted in the front row of any balcony
(3) No standing to be permitted in any part of the auditorium during the performance

120 Raising awareness of child sexual exploitation and dealing with the risk.
The risks will vary from premises to premises depending on the type of licensing activity and the age of the children.

Young children may be at risk if they are not properly supervised or are exposed to adults who have become intoxicated. Young children can be dangerously intoxicated by quite small quantities of alcohol, so care needs to be taken to clear used glasses to protect them from this risk.

Young teenagers may attempt to buy and consume alcohol and then become vulnerable because their judgement is impaired, this could put them in danger from getting involved in fights, from drink driving or from sexual predators.

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All children are at risk of adults who are viewed as a danger to them. Care must be taken when staff are appointed to ensure that such individuals are not placed in an environment where they can exploit their position.

Adult entertainment is not suitable for children. At premises where such entertainment is allowed arrangements must be enforced to ensure that children are not exposed to any inappropriate acts or material.

121 Steps to reduce risks to children and young persons

- Use clear signs so that people are aware when and where children are welcome in the premises
- Display signs and adhere to laws relating to alcohol and children
- Have a clear policy for dealing with children on their premises, e.g. age, thresholds, supervision, expectations of adults, timings, etc.
- Age-identification procedures used – national, local, premises schemes
- How expectations on adults are enforced e.g. instructions to staff
- Vetting procedures for staff, to ensure that no unsuitable adults are employed
- Staff should be easily identifiable (uniform or badge) and aware of safeguarding issues
- Policy on clearing glasses to minimise opportunities for children to access left-over alcohol
- Minimise the risk of passive smoking with clearly defined 'smoking' areas to which children have no access.
- Use CCTV to monitor the premises/event including toilet and play areas.

122 The risks vary depending on the style and character of the business but premises can be involved in the following ways:

- If an adult venue (night clubs/sex entertainment venue) is frequented by underage customers this can attract perpetrators; or if a premises (or event) hosts under 18 events or mixed age activities
- Where underage drinking takes place, children and young people are vulnerable as their judgement is impaired
- There is a risk of CSE at premises where goods or services can be offered in exchange for sexual favours (such as free food, transport, drinks, cigarettes, or free access to a venue). This can happen if a perpetrator is employed there (or works voluntarily) and has regular or private contact with children
- Children and young people are vulnerable in areas of premises that are not monitored (such as toilets, beer gardens)
- Risk may present if information technology is in use at a premises (internet, mobile phones/cameras/video recorders)
- Premises providing facilities for private parties, private dancing/entertainment booths or overnight accommodation may be vulnerable to child sexual exploitation

123 **What can licensees do to manage this risk?**

Under the Licensing Act 2003, the 'due diligence' defence can be used to protect your business, if you can demonstrate that all reasonable steps have been taken to manage risk. Here are some suggested safeguarding measures to help evidence 'due diligence' and keep children safe:

- Undertake a written children and young people's risk assessment and use it to inform your operating policy and staff training
- Staff should be trained to recognise indicators of child sexual exploitation and know how to report concerns

- Staff should be trained to operate an age verification scheme, know what types of identification are acceptable and to recognise signs of proxy purchase of alcohol
- Staff training records should be maintained
- Activity at the premises should be monitored (for example using CCTV or by regular patrols. Patrol records should be maintained)
- Suspicious activity should be reported to the police (including details such as vehicle registration numbers, description of individuals) and should be recorded in your incident log
- If you, or your staff, are in a situation involving the supervision of a vulnerable young person at your premise, it is important to follow a consistent and auditable protocol.
- If you have a delivery service (for example hot food) enforce a Code of conduct to promote good safeguarding when deliveries are made to unaccompanied children.

The authority recognises that training is a key factor for applicants to demonstrate and evidence how they will monitor and maintain standards to promote the licensing objectives. Applicants are recommended to use specialised accredited training providers where appropriate.

124 Film classifications

Where a Premises Licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to films to be restricted in accordance with:

- EITHER the BBFC classification;
- OR where the film is not classified by the BBFC, any recommendations made by the licensing authority.

In accordance with the Guidance issued under s182 of the Licensing Act 2003, the licensing authority shall concern itself primarily with the protection of children from harm when classifying films. It will not use its powers to censor films save where there is clear cause to believe that this is required to promote the Licensing Objectives.

The Guidance states: 'The protection of children from harm includes the protection of children from moral, psychological and physical harm and this would include the protection of children from too early an exposure to strong language and sexual expletives, for example, in the context of film exhibitions or where adult entertainment is provided.

The licensing authority considers the classification system used by the BBFC to be nationally understood and accepted. It will therefore use this system and any amendments thereto, as a reference point for determining its recommendation(s) on the restriction of access of children to the film(s). It should be noted however that the licensing authority is not obliged to follow these guidelines.
Requests for certification by the licensing authority should be made at least 28 days in advance of the proposed screening date and submitted to the Licensing Unit.
Requests should include:

(a) a DVD copy of the film
(b) details of any existing classification issued by an existing classification body, whether within or outside the UK
(c) a synopsis identifying the material within the film considered by the exhibitor to be likely to have a bearing on the age limit for the audience for exhibition of the film
(d) such recommendation as may have been made by the film-maker upon age limit for the intended audience for exhibition of the film
(e) proposal of age restriction by the applicant

Section 3 -Guide to Licensing Policy- How can we help?

125 Residents can play a significant role in contributing to the effective implementation of this Licensing Policy. The impact of licensed premises will naturally be most felt at a local level and it is important that residents and businesses have an active involvement in the licensing process and understand how they can do this.
In order for premises to provide any of the above activities, the operator must obtain authorisation from Haringey in its role as licensing authority.

The authorisation may be in the form of a Premises Licence, a Club Premises Certificate or a Temporary Event Notice.

Where an application for a new Premises Licence or Club Premises Certificate is made to the licensing authority or for variation of an existing licence or certificate, consultation is required with Responsible Authorities as defined under the Licensing Act 2003. Details of the Responsible Authorities can be found at Appendix 1.

126 Relevant information for residents and other persons

An application will consist of (among other things) an operating schedule, which details the licensable activities applied for as well as specifying during which times and on which days they would be conducted. In the operating schedule, the licensee also sets out any steps they propose to take in order to address the four Licensing Objectives.
Local residents and businesses can play an important role in the licensing process as it will be they who are most likely to be directly affected. This section provides useful information on understanding how to find out about applications and submit any comments (representations) in respect of them. Representations do not have to be objections and can be made in support of an application.
In this section, references to 'licences' shall also be relevant to 'Club Premises Certificates'.
Further useful information and guidance can be found on the Council's website at www.haringey.gov.uk/licensing and also at https://www.gov.uk/alcohol-licensing.

127 Finding out about the application

Applicants for new licences and variations to existing licences are required to advertise the application in two ways by:

1. Placing a notice at or on the premises
   - On A4 (or larger) pale blue paper (or on white paper, in the case of an application for a Minor Variation)
   - Printed legibly in black ink or typed in a font of at least 16 point
   - Placed prominently at or on the premises where it can be conveniently read from the exterior of the premises
   - Placed every 50 metres on the external perimeter of the premises abutting any highway (where applicable).

2. Placing a notice in a newspaper (not applicable for a Minor Variation)
   - Newspaper circulation must be in the vicinity of the premises (or if there isn't a local paper, in a local newsletter or circular)
   - Advertisement will be at least once in the ten days following the application being given to the licensing authority.

128 Both of these notices are required to give a brief description of the application.
A notice will also be published through the Council's website (www.haringey.gov.uk) outlining key details in respect of an application, including:
   - The name of the applicant or club;
   - The postal address of the applicant or club;

- The postal address and, where applicable, the internet address where we keep our licensing register and where and when the record of the application may be inspected;
- The date by which representations from responsible authorities or other persons should be received and how these representations should be made; and
- That it is an offence to knowingly or recklessly make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence.

It is advised to regularly check the Council's register of licence applications and notices on premises in your local area.

129 Representations

If you want your views to be considered by the Council in respect of a particular application, you must submit a 'relevant representation'. A relevant representation must:

(a) be made by any person or Responsible Authority (see Appendix 1)
(b) be made in writing to the licensing authority
(c) be received by the licensing authority no later than 28 days after the date the application was made (ten days for a minor variation)
(d) relate to the likely effect of the granting of the application upon one or more of the Licensing Objectives, which are:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm.

Potential issues could include noise or disturbance from the premises, previous examples of crime and disorder associated with the premises, litter problems associated with the premises, or provision of activities not suitable for children where children could be admitted.
Any representation that is considered as frivolous or vexatious by the licensing authority will not be accepted.
Representations may be made by email and the licensing authority does not require email representations to be followed up with a hard copy. Representations should be made to:
By post: By email:
The Licensing Team
Level 6, Alex House
10 Station Road
London N22 7TR
licensing@haringey.gov.uk

130 Good practice for making a representation

- In accordance with (d) above, you should demonstrate how your representation affects the promotion of the Licensing Objectives.
- Provide an evidential base for the grounds of the representation, which could include written logs of problems, details of previous complaints, photographs or video evidence of the particular issues.
- Ensure as far as possible that the representation is specific to the premises.
- Consult the Licensing Policy, If you consider that an application has not addressed any particular issues around the four licensing objectives, then you should highlight these and explain your reasons why you thing these issues should be addressed.
- Consider how you would like the issues to be addressed. For example, you may wish to propose additional or alternative conditions to those proposed in the application's operating schedule. Alternatively, you may wish to propose restricted hours or licensable activities.

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- If you are making a representation in support of an application, explain how the proposed application would promote the Licensing Objectives.
- Representations will not be considered if they are considered 'frivolous' or 'vexatious' by the licensing authority. 'Frivolous' and 'vexatious' have their ordinary meaning; therefore, the licensing authority might disregard representations that are made because of a business dispute between rivals or representations that lack seriousness.

131 Disclosure of personal details of persons making representations

The licensing authority is required to provide the licence applicant with copies of any relevant representations received in respect of the application.

The licensing authority may consider withholding some or all of a person's personal details where that person can demonstrate they have a genuine and well-founded fear of intimidation and the circumstances justify such action.

The withholding of personal details by the licensing authority will only be taken in exceptional circumstances and any person requesting their details to be withheld will be expected to demonstrate why such action is necessary.

Where a person who has concerns over an application but does not wish their personal details to be disclosed, alternative approaches include requesting a local councillor to submit a representation based on their concerns, or alternatively providing details on how the licensing objectives are likely to be undermined to a responsible authority, who may make representation, if they consider it justifiable and appropriate to do so.

132 The role of councillors

Councillors are able to make their own representations in their capacity as a member of the Council. If you have concerns over a premises and do not wish to submit a representation yourself, an alternative is to contact your local councillor to enquire whether they will make a representation. However, it is a matter for members whether they accept and it is recommended that such requests are made in writing so that any request can be clearly demonstrated.

Additionally, if you have made a representation, you can nominate any person, including a local councillor, to represent you at the hearing to determine the application. It is your responsibility to ensure that the nominated person is available and willing to represent you.

As above, any request should be made in writing so that the licensing authority can be satisfied the person has been nominated by you.

Where relevant representations are received in respect of an application, it will be determined at a hearing by a subcommittee of three members from the Council's Licensing Committee. The licensee and any party who has submitted a relevant representation (or their representatives) may attend in order to make submissions to the subcommittee.

133 All applications will be considered on their own merit.

Following such a hearing, the Licensing Subcommittee can:

(a) Grant the application as applied for; or

(b) Grant the application with restricted licensable activities/hours than those applied for and/or impose additional conditions, where considered appropriate for the promotion of the Licensing Objectives; or

(c) Refuse the application

There is a right of appeal to the Magistrates' Court against the decision of the Licensing Subcommittee by any party to the original hearing.

134 Licensed premises are an integral part of our communities and this Licensing Policy is a key tool in ensuring the different circumstances of our neighbourhoods are taken into account when considering licence applications.

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Haringey, as the licensing authority, is committed to ensuring that licensed premises are an asset to their locality and respect the character and identity of the area through the implementation of this Licensing Policy. However, where licensed premises fail to promote the Licensing Objectives, the licensing authority will take appropriate steps to address any such licence-related issues.

135 The licensing authority considers it extremely important that licensed premises operate as good neighbours within their community. Operators of licensed premises are encouraged to consult with local residents and businesses prior to submitting applications to ensure they are aware of, and can address, any needs or concerns they may have.
Additionally, existing licensed premises are encouraged to have regular dialogue with residents and businesses in the local area in ensuring the promotion of the Licensing Objectives on an ongoing basis.

136 Information for applicants.
The Authority is committed to ensuring the highest levels of customer service for applicants, responsible bodies and interested parties. Our officers will always seek to assist applicants in completing applications and considering relevant conditions – particularly with a view to accommodating likely representations from residents and responsible bodies. This is an important part of building and enhancing the partnership between the Licensing Authority and the licensed trade and providing useful advice and assistance. Notwithstanding this advice, it will be a matter for the applicant to decide what conditions to volunteer and for responsible bodies and interested parties to seek additional conditions where appropriate to promote the licensing objectives.

In general, the licensing process will take the following form:

- the applicant addresses the licensing objectives through completion of the Operating Schedule;
- if appropriate, the applicant 'volunteers' conditions through the Operating Schedule;
- if a responsible body or an interested party feels that a particular licensing objective is not adequately addressed through the 'Operating Schedule', then it may make relevant representations to that effect;
- if no relevant representations are made, then the application must be granted and the only conditions which can appear on the premises licence are those which have been volunteered by the applicant through the Operating Schedule; and any mandatory conditions specified within the Act;
- if relevant representations are made the Licensing Authority's discretion is engaged, enabling them to impose additional conditions which must be, appropriate to promoting the licensing objectives, proportionate; and address the other general principles set out in the Act, the Secretary of State's Guidance and this Policy.

137 This policy has regard to the Authority's duties under section 17 of the Crime and Disorder Act 1998. (Duty to do all it reasonably can to exercise its functions with due regard to the likely effect on crime and disorder and the need to prevent it.)
In undertaking its licensing functions, the Authority will ensure that at all times it pays due regard to its obligations under the Equalities Act 2010, and will ensure that the policy does not disproportionately impact of any particular equality group.

138 Written and Spoken English

The Licensing Authority considers it reasonable that those who hold licences and persons involved in the sale of alcohol are able to understand the terms of the licence and their legal obligations. It is also expected that those making sales of alcohol can understand and converse in the English language and be able to read and write in English so as to be able to complete documents such as refusals books and read training guides.

139 Where relevant representations are made, and a lack of understanding of basic written and / or spoken English is a factor in those representations, consideration may, if appropriate, be given to attaching conditions to premises licences and club premises certificates that require the licence holder and staff connected with the business, attend a 'Basic Skills' course. This would be at cost to the applicant.

140 Operating Schedules

All applications for new premises licences or variations need to be supported by an operating schedule.

The operating schedule forms part of the completed application form for a premises licence. It sets out the type of licensable activity to be provided, the times during which the activity will take place and the times the premises is proposed to be open. The schedule needs to contain the information necessary to enable the Licensing Authorities, Responsible Authority or other person to assess whether the steps to be taken to promote licensing objectives are satisfactory. Applicants should therefore make informed judgements as to the steps that may need to be undertaken to promote the licensing objectives. Applicants are advised to volunteer conditions they are willing and able to comply with.

The guidance published by the Home Office specifically addresses operating schedules in S.8 – steps to promote the licensing objectives.

141 Applicants are expected to make enquiries about the area in which the premises are situated and to use these to inform the content of the application. This should enable them to show they understand:

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;
- any risk posed to the local area by the applicants' proposed licensable activities; and
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

142 The authority expects that it will be apparent from the operating schedule that the applicant has considered the area and this knowledge will be reflected in the steps proposed in the operating schedule. One way to gather such information and to gauge opinion about the proposed content of the application is to proactively make contact with neighbours; experience has shown that this allows problems to be dealt early on in the process, with all parties understanding the application. It is an expectation of the authority that this will be carried out.

The authority expects applicants to clearly express in the application and operating schedule the nature of the business they propose to operate (such as restaurant, bar or nightclub), and to propose an operating schedule that reflects the nature of the proposal and mitigates risk to the promotion of the licensing objectives.

When making an application applicant should make it clear in the application the nature of the venue they intend to run, and to draft an operating schedule that is appropriate for the nature and style of the venue.

143 As an example a high volume vertical drinking establishment would be expected to have a very different operating schedule to a restaurant only offering alcohol with meals to patrons sitting at tables.

The operating schedule must include and consider:

- what activities are planned at the premises;
- the times during which the applicant proposes that the activities are to take place;
- any other times during which the applicant proposes that the premises are to be open to the public;
- where the applicant wishes the licence to have effect for a limited period , that period must be detailed;
- details of the Designated Premises Supervisor and a copy of the personal licence ;
- if the activities include sale of alcohol, whether such sales are proposed to be for the consumption on the premises or off the premises, or both;
- what the potential impact will be on immediate neighbours and the more general vicinity;
- if the application is for hours outside of the preferred framework hours the justification for this, and
- the steps which the applicant proposes to take to promote each of the licensing objectives.

The steps set out in the Operating Schedule will form the basis of the conditions that are then attached to any licence granted.

145 If no relevant representations are made, the application will be granted in accordance with the application and be subject to conditions consistent with the Operating Schedule and the relevant mandatory conditions. If representations are received the Licensing Authority will hold a hearing. The Licensing Authority in determining the application at the hearing will have regards for the steps put forward in the operating schedule, and considers whether the proposed conditions adequately suit the proposed activities. Conditions should be expressed clearly, meaningfully and without ambiguity. The Authority will reword meaningless unenforceable or ambiguous conditions in Operating Schedules where necessary in order ensure the objectives are promoted. Contact with applicants will be made as early as possible to clarify any questionable conditions offered.

This is not to say that an opposed application which complies with the policy will necessarily be granted or that an opposed application which does not comply with it will necessarily be refused. Where there have been relevant representations, the licensing authority will always consider the merits of the case, and interfere with the operating schedule only when, and to the extent, considered appropriate to promote the licensing objectives. So, for example, following receipt of relevant representations the licensing authority will not interfere with an operating schedule which does not comply with this policy where the steps proposed are sufficient to meet the licensing objectives in the individual circumstances of the case.

146 However, the policy represents the licensing authority's view of the best means of securing the licensing objectives in most normal cases. It has been drawn up in consultation with other expert bodies and responsible authorities, together with business operators and community stakeholders. While the contents of the operating schedule are a matter for the applicant, in cases where there is objection to a schedule which departs from the policy, the licensing sub-committee hearing the opposed application will normally expect to be given good reason for the departure if it is to be asked to make an exception to the policy.

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In this policy, there are a number of references to the licensing authority's expectations of applicants. As explained above, the policy is only engaged where the licensing authority has a discretion following the receipt of objections. In such cases, the licensing authority will not apply the policy rigidly, but will always have regard to the merits of the case with a view to promoting the licensing objectives.

147 Risk Assessments

The Act itself does not state that a risk assessment is mandatory, but this Licensing Authority encourages applicants to complete a risk assessment. Applicants should remember that any risk assessment must be followed by implementation of operating procedures and staff trained in these procedures to minimise and mitigate the risks identified. These procedures should be detailed through the operating schedule accompanying the application. This will be specific to the premises, the proposed licensable activities and hours of trading, the risk assessment will have regard to:

- The location of the premises, e.g. the nature of nearby premises, the times they are used, what they are used for, whether that use could affect the proposed activities at the licensed premises.
- If you have a pub which finishes earlier than the adjacent nightclub, is there the risk of large numbers of people trying to gain access to the nightclub to continue their nights dinking?
- Are the surrounding properties residential, what steps can be taken to reduce the risk of nuisance to local residents.
- Have local residents been advised of the application and their views considered?
- Is the premises adapted for purpose, does it have double glazing to minimise noise break out? Is there adequate means of ventilation without the need for windows and doors to be propped open?
- Are the means of escape in case of a fire adequate? Has the fire risk assessment been carried?
- If customers are required to queue to gain entry are they able to do so without causing an obstruction or putting themselves in harm's way.
- The proposed licensable activities and use.
- The proposed hours of operation.
- The capacity of the venue, the customer profile, the kind of people the operation of the premises is likely to attract.
- Consider the likely behaviour of the people while on the premises and if this is likely to change at different times of the day or on specific day's dependant on what is taking place on the premises.
- Consider the potential for public nuisance arising from customers smoking, eating and drinking in outdoor areas and on the public highway outside the premises.

148 Relationship with Planning:

There are several key differences between licensing and planning control. Licensing is concerned with the operation and management of the premises. Planning control relates to the use of the premises.

The Authority recognises that licensing applications should not be seen as a re-run of any planning application and that there should be clear separation of the planning and licensing regimes to avoid duplication and inefficiency.

Applicants for a premises licence need to be aware that the granting of a licence under the Licensing Act does not negate the need to obtain planning permission. Applicants are strongly

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advised to ensure that they have obtained the correct planning use for the type of premises they seek to operate.
There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time.
Premises operating in breach of their planning permission may be liable to prosecution or other enforcement under planning law.

149 License Conditions – What does it mean?

Conditions on a premises licence or club premises certificate are important in setting the parameters within which premises can lawfully operate. This authority will aim to ensure that conditions attached to licences will:

- Be appropriate for the promotion of the licensing objectives.
- Be precise and enforceable.
- Be unambiguous and clear in what they intend to achieve.
- Not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation.
- Be tailored to the individual type, location and characteristics of the premises and events concerned.
- Not be standardised.
- Not replicate offences set out in the 2003 Act or other legislation.
- Be proportionate, justifiable and be capable of being met.
- Not seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff.
- Be written in a prescriptive manner.

Conditions attached to the various authorisations will be focused on matters which are within the control of individual licence holders and others with relevant authorisations, i.e. the premises and its vicinity. This will include the direct impacts of the activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned.

150 Consultation arrangements

Haringey council considers it important that the local community is fully aware of local licensing applications being made within its area. Regulations governing the advertising of applications for the grant, variation or review of premises licences and club premises certificates require a public notice to be published in the local press and a brief summary of the application to be displayed immediately on or outside premises concerned. Failure to comply with the requirements in full will result in the progression of the application being delayed.

We strongly support the Home Office guidance that recommends co-operation between applicants, responsible authorities and residents, thus minimising the scope for disputes to arise. We expect applicants to indicate that they have done this, and that they document the outcome.

This authority understands that regulations to the Act require public notices to be of a size equal or larger than A4; of pale blue colour; and printed legibly in black ink or typed in black in a font of a size equal to or larger than 16. It also recognises that applications may not be rejected on the basis of improper notification if public notices comply with this minimum standard. However, in order to ensure that the notice of application displayed at the premises may be clearly seen and easily read by passers by, this authority recommends that public notices be of A3 size in pale blue colour printed legibly in black ink in a font of size equal to or larger than 20. This authority also asks that the notice summarises the proposed licensable activities and the proposed hours of opening and remains clearly displayed in a position where it may be readily seen by passers by for the period during which representations may be made. Checks will be made to ensure that the summary is properly displayed.

The licensing service supports the consultation process by maintaining a public register at **http://www.haringey.gov.uk/business/licensing-and-regulations/licensing/licensing-register.** This details all current applications (alongside detail of current licensed premises). It is open to any person who wishes to be kept up to date with the latest applications in their area, to subscribe to "licensing alerts". E-mail notifications are sent to subscribers when a new licence application is received within their local ward. The licensing service will also notify local ward councillors of all new applications in their area.

151 Guidance documents

This policy is also mindful of the direction provided under the following guidance documents:

- **The Home Office Safer Clubbing Guide** issued to ensure the health and safety of anyone who attends dance events, with a particular emphasis on those who also take controlled drugs
- The **Better Regulation Delivery Office's Code of Practice on Age Restricted Products** which deals with the involvement of children in the enforcement of legislation concerning the sale of age-restricted goods
- Furthermore, the objectives of the **Private Security Industry Authority (SIA)** will be taken into account in all issues relating to the provision of door supervision at licensed operations

152 SECTION 4 The Licensing process- Who decides?
Responsible authorities

153 The Responsible Authorities must be notified of, and are entitled to lodge representations about, applications for premises licences or club premises certificates or variations. They may ask the licensing authority to review a premises licence or club premises certificate. Responsible authorities will also provide advice and information on established best management practice.

The Police Reform and Social Responsibility made Health Bodies responsible authorities, in Haringey this role is fulfilled by the Director of Public Health, who is now a consultee as a Responsible Authority, and is able to comment upon applications and initiate reviews. We recognise that health is not a licensing objective but we are aware that there is a significant negative impact on the health of our residents caused by alcohol, reflected in hospital admissions, reduced expectancy of life, deaths from alcohol related illnesses, alcohol induced violence and domestic violence. Significant alcohol related hospital accident and emergency admissions and ambulance pick-ups from specific locations can be indicative of problems and may result in reviews of premises licences.

154 Directors of Public Health potentially have access to much data that can inform licensing decisions and policy. When such data is available and provided it will be examined and where appropriate linked back to inform a response when considering the impact it will have on the four licensing objectives.

The provision of data about street drinking can inform decisions made by the Licensing Sub-Committee when considering applications in some areas that are for the sale of alcohol for consumption off the premises, enabling conditions to be considered aimed at reducing the availability of alcohol to problem drinkers.

155 As a responsible authority, Haringey Council's public health department can make representations in relation to applications for the grant, variation, minor variation or review of premises licences and club premises certificates; in addition, public health may themselves seek a review of a premises licence. Any representation must be specific to the premises and cannot be a general objection.

Representations should be evidence-based and should demonstrably refer to one or more of the licensing objectives. As there is no licensing objective relating to public health, the Council's public health department must ensure representations are relevant to one of the four existing objectives.

156 Considerations of impact within the vicinity of licensed premises

While the licensing authority will seek to ensure the promotion of the four Licensing Objectives by licensed premises in Haringey, it is acknowledged that conditions can only be imposed that seek to manage the behaviour of customers that fall within the control of the licensee and occur 'in the vicinity' of the premises. As stated above, each case will be considered on its own merits and therefore the Licensing Policy does not seek to define what constitutes 'in the vicinity'. When considering the question of vicinity the licensing authority will consider the likely impact the proposed operation of the premises will have upon one or more of the

Licensing law is not the primary mechanism for the general control of nuisance and antisocial behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned. Nonetheless, it is a key aspect of such control, and licensing law will always be part of a holistic approach to the management of the evening and night-time economy.

157 The need for licensed premises

The licensing authority shall not take into account 'need' or commercial demand when exercising any licensing function, which is a matter for the market.

158 Processing of Applications and Objections

The Authority will process all applications taking into account any relevant timescales in the Act and, where there are no timescales, within a reasonable time.

The Authority will also publish guidance for applicants to assist them in identifying the kind of actions that may need to be taken to meet the licensing objectives. The guidance will supplement anything issued by central Government. It will not provide an exhaustive list of options, but it will give applicants advice on many of the approaches that can be taken to ensure successful applications for licences.

159 Licences can be issued by Officers acting under delegated powers;
following review by a sub-committee of the Regulatory Committee. Potential objectors to licence applications can be "responsible authorities" as listed.

As well as responsible authorities, any other person, which includes any individual, body or business, can make representations in relation to applications for the grant, variation, minor variation or review of premises licences and club premises certificates, regardless of their geographic proximity to the premises. In addition, these persons may themselves seek a review of a premises licence.

Whilst any of these 'other persons' may act in their own right, they may also request an individual or group to represent them. This could be someone legally qualified or an MP, MEP or Ward Councillor. Where a Councillor agrees to make representations on behalf of an interested party and that Councillor is a member of the Regulatory Committee, they will

disqualify themselves from all involvement in the decision making process in relation to that application.

160 Representations can only be considered if they relate to a problem that could compromise one or more of the licensing objectives. Officers will decide if this is the case and they are charged with deciding whether or not objections are irrelevant, frivolous or vexatious. Any representation deemed so will not be considered. Representations need not just relate to the negative effect of a licence but may relate to the positive effect the granting of a licence may have. This is also true in the case of a review where positive representations can be taken into account by the Authority.

161 The Licensing Committee and its delegation of functions

In accordance with the Licensing Act, Haringey has established Licensing sub Committee consisting of 15 Council members. Where relevant representations are made against an application (and not withdrawn), the application shall be determined by a subcommittee constituting of three members of the Licensing Committee at a hearing.
In doing so, the council has sought to establish an efficient and cost-effective system for determinations of licences. Where the Act carries a presumption of grant for applications to which no objection has been made, the administration of the grant will be delegated to officers. All such matters will be periodically reported for information only to the full Regulatory committee.

162 Where matters are subject of representations, the licensing service will normally attempt to reach a negotiated conclusion through a conciliation process. This process is operated in recognition of the fact that the most workable solutions are normally ones that all parties concerned can sign up to and in order to attempt to save the time and costs associated with holding a public hearing. Conciliation can be agreed up until 24 hours before a hearing takes place. Where this is not possible the application and representations to it will be considered by the sub-committee at a public hearing.

163 Full details of the delegation structure for the Licensing Sub Committee are shown below:

Matter to be dealt with		
	Licensing	**Officers**

Matter to be dealt with		
	Sub-Committee	
Application for personal licence	Where a police objection has been received	Where the applicant has no unspent convictions
Application for provisional statement	Where representations have been received and not withdrawn	Where representations were not received or have all been withdrawn
Application for premises licence / club premises certificate	Where representations have been received and not withdrawn	Where representations were not received or have all been withdrawn
Application to vary premises licence / club premises certificate	Where representations have been received and not withdrawn	Where representations were not received or have all been withdrawn
Application to vary designated premises supervisor	Where a police objection has been received	Where an objection was not received
Request to be removed as designated premises supervisor		✓
Application for transfer of premises licence	Where a police objection has been received	Where an objection was not received
Application for interim authority notice	Where a police objection has been received	Where an objection was not received
Application to review premises licence / club premises certificate	✓	
Decision whether a representation is irrelevant, frivolous or vexatious		✓
Making of representation when authority is consulted by neighbouring licensing authority	✓	
Consideration of a police objection to a temporary event notice	✓	

164 Section 5 Compliance and Enforcement

It is essential that licensed premises comply with the terms of their licence as well as other requirements of the Licensing Act. Equally important is ensuring that premises not licensed to provide licensable activities are prevented from doing so.

The licensing authority works particularly closely with the Responsible Authorities, including its partners such as the Police and Fire Authority, based upon the principles of partnership working, in order to most effectively address licensing-related issues.

165 Enforcement action has been taken in respect of issues including unlicensed

premises, underage sales, and breaches of licence condition by the Responsible Authorities such as the Police, Environmental Health and Trading Standards.
The licensing authority takes a risk-based and proportionate approach to regulatory enforcement and monitoring in relation to the likely impact of the premises upon crime and disorder, public nuisance, problems concerning public safety and the protection of children from harm. Therefore, higher-risk and problem premises will be targeted for enforcement activity whereas a lighter touch approach will be adopted for low risk, well-run premises.
Failure to promote the Licensing Objectives may result in licence review and the possible implementation of sanctions by the Licensing Committee, including removal of licensable activities, reductions in hours or, ultimately, revocation of the licence. Additionally, where offences are committed, prosecution may be considered.
The licensing authority and partner agencies shall continue to work with the licensed trade through the provision of advice, education and training, information, promotion of good practice and behaviour.

166 The principles of enforcement for the licensing authority focus on:

- Taking firm action against those who flout the law or act irresponsibly
- Assisting businesses and others in meeting their legal obligations
- Promptly acting on issues of concern to local communities.

The Responsible Authorities (see Appendix 1) are available to provide advice and support for licensees as well as members of the public in relation to any problems they may be encountering relevant to licensed premises.

167 All enforcement actions are taken by the range of enforcement agents located within the council's community safety and enforcement division (including the licensing service) and are governed by the council's enforcement policy. In line with best practise all enforcement actions will be fair, consistent, transparent and proportionate. A copy of our enforcement policy may be obtained from the licensing service. Licensing@haringey.gov.uk

All proactive premises inspections will be undertaken on a risk-assessed basis with resources targeted toward agreed problem and high-risk premises, which require greater attention. A lighter touch will be applied in respect of low risk premises, which are well run.

Other enforcement activities will be intelligence led using the full range of available information sources, including using complaints and referrals from the local community and reports from officers and partner agencies. As part of the "better regulation initiative" and in order to promote effective use of enforcement resources and reduce the burden on business, the various enforcement agencies involved may from time to time look at references normally dealt with by other relevant agencies during the course of premises visits. Where issues are identified under those other agencies remits (for instance where a licensing officer notes a fire safety matter) this will be brought to the attention of the person in charge and the matter may be referred on to the agency involved. Where appropriate advice and guidance will be given.

168 This approach is supported and facilitated by the partnership night-time economy team; regular liaison meetings between the licensing service and the police licensing teams; meetings of the primary responsible authorities; and through the partnership tasking group, and local licensing enforcement group. All complaints and referrals made to such liaison meetings will be investigated appropriately. The night-time economy team also intends to provide a high-visibility reassuring presence and to establish good working relationships with venue front of house and management staff. Random visits will be made to premises to further these aims.

Investigations may be undertaken through a range of means including overt and covert

operations. This could include covert observations on premises to ensure opening hours restrictions are being complied with. In addition, weights and measures officers from the council's trading standards service or officers from the police authority will carry out covert test purchases of age restricted products including alcohol. This means underage, or young looking, volunteers are deployed to attempt to buy age restricted products or services. These tests are conducted to check compliance with the law and age verification policies (eg Challenge 25 scheme).

169 Additionally, this authority recognises the important role played in preventing crime and disorder by the Security Industry Authority by ensuring that door supervisors are properly licensed and, in partnership with the police and other agencies, that security companies are not being used as fronts for serious and organised criminal activity. This authority will look to co-operate with the SIA as far as possible and as part of this co-operation has authorised officers to act under the powers of the Private Security Industry Act 2001.

However, it remains the over-riding intention of this authority, the police and the other relevant enforcement agents to work together at all times with responsible licence holders and operators to help run successful venues and facilities that play a positive role within the local community. We will look to provide support, advice and education and give early warning of any concerns identified at any premises. In return we expect licence holders to act responsibly and work together with us. However, the authorities will use the range of enforcement powers made available under the Act where individuals act with disregard to their responsibilities.

In demonstration of this, this authority will provide induction meetings with new licensed operators, intended to make clear the responsibilities of and expectations made of operators and the support that can be expected in return.

This authority also supports pub and club watch and is willing to support business led initiatives intended to help promote the licensing objectives. Together we will ensure that Haringey remains a great place to live, work and visit.

170 Review Procedures

Reviews represent a key protection for the community where premises present problems associated with the licensing objectives, allowing interested parties, local councillors or representatives and responsible authorities to apply in writing to the Licensing Authority for a review of a premises licence or club premises certificate.

The Licensing Authority may, at any time, reject any ground for review if it is satisfied that the request for review does not relate to the licensing objectives or is frivolous, vexatious or repetitious.

171 The review process will not be allowed to be used as a 'second bite of the cherry' where the decision of the Licensing Authority is disagreed with. In other words, where a licence has been granted or varied and an aggrieved interested party chooses not to appeal but elects instead to review the premises licence/certificate shortly after the Licensing Sub-Committee's decision.

In general the Licensing Authority would expect a period of at least 12 months to elapse before a second review may be considered in relation to the same premises on similar grounds to a previous review (other than for closure orders) or where very serious incidents which impact on the licensing objectives occur within 12 months of the previous review.

172 The Licensing Sub-Committee must, having regard to an application and any relevant

representations, take such steps as it considers appropriate for the promotion of the licensing objectives. It is able to:

(a) modify the conditions of the licence (The conditions of the licence are modified if any of them is altered or omitted or any new condition is added);
(b) exclude a licensable activity from the scope of the licence;
(c) remove the designated premises supervisor;
(d) suspend the licence for a period not exceeding three months; and
(e) revoke the licence.

The Licensing Sub-Committee or Licensing Authority must follow Guidance and relevant case law in respect of those reviews issued by responsible authorities that follow successful prosecutions. Applicants may find that, where existing closing times are causing problems in their areas, the police may request fixed closing times or staggered closing times or zoning.

173 Guidance to residents and Other parties on Reviews.
Problems with existing premises
this Licensing Policy provides details on the enforcement approach by Haringey and there are a range of enforcement measures available for agencies that can be used depending on which is most appropriate to the issues to be addressed.
Any person that is encountering problems related to a licensed premises should contact the licensing authority in the first instance to report the problem.

Additionally, any person can apply in their own right for a review of a licence.
The licensing authority encourages licensed premises, local residents and businesses to work together in achieving the promotion of the Licensing Objectives and it can be constructive for local residents to approach the manager of the licensed premises in the first instance. Alternatively, any problems can just be reported to the licensing authority for them to address with the premises on your behalf.

174 Petitions
While there is no prescribed format for petitions and the licensing authority has no power to prescribe the form of petitions, it is suggested that individuals may find the following format useful for petitions submitted in respect of a licence application.
Each page should include:
i) The premises' name and address
ii) The details of the application
iii) The prayer of the petition, i.e. what the basis of it is
iv) The full name and address (in print) and signature of each person supporting the petition. Appropriate weight will be given to petitions having regard to the above.

Petitions in respect of an application shall only be accepted if submitted by either a Responsible Authority or person who has made a relevant representation , or by the applicant. Where a petition is received, it shall be considered as support for the representation (or application) it was submitted with; the licensing authority will not consider each signatory as a representation and so shall not contact each individual signatory.

175 Ability to re-instate conditions relating to Live Music upon Review
The Licensing Authority may reinstate or impose conditions about live music following a review of a premises licence or club premises certificate relating to premises authorised to supply alcohol for consumption on the premises, where it can be demonstrated that live music has undermined the promotion of the licensing objectives and such action is considered to be appropriate.

176 Summary Reviews

Where a licensed premises is considered to be associated with serious crime or serious disorder or both, the Chief Officer of Police can apply to the relevant Licensing Authority for a summary, or expedited, review of the premises licence. Within 48 hours of receipt of that application the Licensing Authority must consider whether it is appropriate to take interim steps pending the determination of a review of the premises licence. Within 28 days after the day of its receipt, a full review hearing must be held.

Interim steps can include:

a. the modification of the conditions of the premises licence,
b. the exclusion of the sale of alcohol by retail from the scope of the licence,
c. the removal of the designated premises supervisor from the licence; and/or
d. the suspension of the licence.

If the holder of the premises licence makes, and does not withdraw, representations against any interim steps taken by the Licensing Authority, the authority must, within 48 hours of the time of its receipt of the representations, hold a hearing to consider those representations.

177 However, this authority recognises that licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour caused by individuals once they leave licensed premises and beyond the direct control of the individual, club or business, holding the licence. Nevertheless, it is a key aspect of such control and licensing law will always be a part of the holistic approach to the management of the evening and night-time economy in town and city centres.

The council will use its full range of powers, engage all relevant responsibilities and work with all partners to deliver the licensing objectives.

178 Other mechanisms available for addressing issues of unruly behaviour that can occur away from licensed premises include:

- Planning controls;
- The co-ordinating and tactical resourcing roles played by the likes of the partnership tactical tasking group (TTG).
- Enforcement Response Team, all of which aim to create a safe, clean and green environment through partnerships between the council and the community;
- The provision of CCTV surveillance across the borough; improved street lighting; late night public conveniences; street cleaning and litter patrols;
- The introduction of the alcohol control areas, (Public Space Protection Orders (PSPOs)) in designated wards of the borough, which brings greater powers to penalise and confiscate alcohol from nuisance drinkers;
- Enforcement powers under the Environmental Protection Act 1990 to deal with statutory nuisance arising from noise, odours and artificial light;
- Enforcement powers to curb disorder and anti-social behaviour including the issue of fixed penalty notices;
- Enforcement powers to prosecute personal licence holders or members of staff who sell alcohol to persons who are drunk or sell alcohol to under-age children;
- Enforcement powers to close down instantly, for up to 24 hours, any licensed premises or temporary event on grounds of disorder, the likelihood of disorder or nuisance emanating from the premises causing a nuisance. This together with the ability to extend the closure via the magistrates' court and initiate a review hearing where appropriate;
- Commitment to Haringey's Responsible Retailers Scheme. The Responsible Retailers Scheme, designed by Haringey Council, encourages traders to support efforts to make Haringey a healthier and safer place by adopting responsible selling practices. As a

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Responsible Retailer, licensees will commit to doing everything they can to prevent their business from selling age restricted products to underage minors, agree not to sell the most harmful forms of alcohol such as super strength ciders, larger and beer which is 6.5 ABV or above.

- The establishment of local pub-watch, club-watch and similar schemes. Information about pub-watch can be obtained through their web site on www.nationalpubwatch.org.uk;
- Encouragement of socially responsible licensed operations through schemes such as the Haringey Safeguarding to prevent child sexual exploitation, Safer Clubbing schemes.
- The best practice demonstrated and supported by the Purple Flag, Best Bar None and other similar award schemes.
- Early morning restriction orders
- Declaration of a Late Night Levy in the area.

179 Alcohol in Public Places

The Authority has adopted powers to designate parts of its area as places where alcohol may not be consumed publicly. The Authority will keep designated areas under review. Currently, the Authority has designated most of the main town centres and green spaces as places where alcohol may not be consumed publicly if the individual is causing annoyance or nuisance (anti social behaviour).

In considering licence applications and reviews, the Authority will have regard to the impact of licensed premises on the observance of the designated area controls. This is likely to be particularly relevant to sales of alcohol in open containers for consumption off the premises and unauthorised removal of alcohol in open containers, which have been supplied for consumption on premises.

180 Pubwatches and Off-licence Forums

Such schemes are demonstrations of good practice by the licensed trade and are supported by the Council as well as partner agencies such as the Police and the NHS. Haringey will encourage licensees to participate in such local groups, or for them to seek to establish new ones where none currently exist. We will endeavour to provide as much support as possible to any members of the trade looking to work together with neighbouring residents and businesses to ensure the promotion of the Licensing Objectives.

181 Best Bar None

The Best Bar None is an awards scheme for licensed premises, currently running in over 80 locations across the UK. Best Bar None schemes provide an incentive for the operators of licensed premises to improve their standards of operation to the level of a commonly agreed national benchmark.

CONTACT DETAILS

THE LICENSING SERVICE

Advice and Guidance

Further details of the licensing application processes and copies of application forms can be obtained from the licensing service. You can contact the service

In writing
The Licensing Service
Alex House,Level 6, 10 Station Road, Wood Green, London N22

By phone: Customer service centre on
028489 1335
By e-mail: licensing@haringey.gov.uk
By visiting the web site: http://www.haringey.gov.uk

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Responsible Authorities –APPENDIX 1A

Licensing Authority London Borough of Haringey Licensing Team Level 6 Alexandra House 10 Station Road London N22 7TR Tel: 0208 489 8232 Fax: 0208 489 5528 Email licensing@haringey.gov.uk	**Police** Metropolitan Police Service Quicksilver Patrol Base Unit 1 Quicksilver Place Western Road Wood Green London N22 6UH Tel: 0203 276 0150 Fax: 0203 276 0140
Fire LFEPA	**Childrens and Young Peoples Service.** River Park House

Fire Safety Regulation: North West Area 1 London Fire Brigade 169 Union Street London SE1 0LL Tel 0208 555 1200 X53252	225 High Road , Wood Green London N22
P**lanning & Regeneration Service Group** Level 2 River Park House 225 High Road Wood Green London N22 8HQ Tel: 0208 489 1000 Fax: 0208 489 5220 **Email**: development.control@haringey.gov.uk	**Health, Safety & Food Protection Group** Level 6 Alexandra House 10 Station Road London N22 7TR Tel: 0208 489 8229 **Fax** 020 8489 5528 Email frontline@haringey.gov.uk
Trading Standards Level 6 Alexandra House 10 Station Road London N22 7TR Tel 020 8489 5134 Fax 020 8489 5554 Email tradingstandards@haringey.gov.uk	**Building Control** Level 6 River Park House 225 High Road Wood Green N22 8HQ **Tel** 020 8489 5504 **Fax** 020 8489 5229 **Email** building.control@haringey.gov.uk
Director of Public Health London Borough of Haringey Level 4 River Park House 225 High Road London N22 8HQ	**The Enforcement Response Service (Noise)** Level 6 Alexandra House 10 Station Road Wood Green N22 7TR Tel: 020 8489 1000 Email: enforcement.response@haringey.gov.uk

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Appendix 2 - Consultation responses

Person/Organisation Making representation	Representation made **Specific Policy Comments**	Does it have an effect on the Policy.
J&H– Licensing Advisor.	Do not like no.53 as I am always against presumptions - 'generally it will not grant'. If each case is dealt with on its merits that should be it in my opinion. Also, it mentions public houses but does not mention off licences, restaurants etc. **Section 53- LICENSING HOURS:** The Council will generally deal with the issue of licensing hours having due regard to the individual merits of each application, considering the potential for nuisance associated with the style, characteristics and activities of the business and examining any steps that might reduce the risk of nuisance. However, although the Council will treat each case on its individual merits, generally it will not grant permission for licensable activities beyond 2330 hours on Sundays to Thursdays and Midnight on Fridays and Saturdays in respect of public houses situated in areas having denser residential accommodation. The Council would expect	The public house was given as an example but we will alter to ensure that it is clear it applies to all premises type.

	good reasons to be given to support any application for extensions beyond these hours, including addressing possible disturbance to residents and local parking. Additionally, in these areas, consideration will be given to imposing stricter conditions in respect of noise control. **Section 59 - Impact of the sale of high strength beers, lagers and ciders:** I would offer 'No bottles or cans of beer, lager or cider with an alcohol volume of 6.5% or more that is sold cheaply shall be sold except higher priced premium products. The 'Reduce the Strength' booklet can specify the names of the cheap brands that cause concern. I do not agree with a ban on all high strength beer because that is not fair on a law abiding customer who might want to buy a single can to take home to drink. Why should he be penalised because homeless people in the area buy cheap alcohol to drink on the streets. Also, if it is a designated no drinking area the police can seize the alcohol. **Para 22 (last bullet point)**	Requesting that the following wording is inserted: 'No bottles or cans of beer, lager or cider with an alcohol volume of 6.5% or more that is sold cheaply shall be sold except higher priced premium products. Agree to alter wording to reflect this consideration.

Ladder Community Safety Partnership	As it's difficult for residents to find <u>how</u> they get involved/comment, it might be worth adding a sentence referring to the most appropriate section of the Policy. **Para 135** Given the attempts made by applicants to play off planning v. licensing, it's worth making this point very clearly, so ADD the following (after the sentence beginning '*applicants for a premises licence need to be aware….*' : ADD: Indeed the Authority strongly recommends that applicants should have been granted planning permission for the appropriate class use of the premises <u>before</u> applying for a premises licence. This is because the licence cannot be activated without appropriate and complementary planning consents. It is therefore a logical progression for planning to precede licensing, especially as planning may set terminal hours as a condition of permitted use.	We will add to Para 22: Section 3, Para 121 and following, will be particularly helpful for residents in this context. We note the comment and will add: That the Licensing Authority advise applicants to seek clarity from the Planning Service to ensure that they have the correct use class for the their intended business operation. The policy always states that where the Planning condition hours are less than those being applied for under Licensing that the expectation is that the applicant will adhere to the earlier Planning hours.

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Haringey Council v1

Equality Impact Assessment

Name of Project	**Revision of Statement of Licensing Policy**	**Cabinet meeting date** ***If applicable***	10th November 2015
Service area responsible	Regulatory Services		
Name of completing officer	Daliah Barrett	**Date EqIA created**	15th October 2015
Approved by Director / Assistant Director	Stephen McDonnell	**Date of approval**	

The Equality Act 2010 places a '**General Duty'** on all public bodies to have '**due regard'** to:

- **Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act**
- **Advancing equality of opportunity between those with 'protected characteristics' and those without them**
- **Fostering good relations between those with 'protected characteristics' and those without them.**

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a '**Specific Duty'** to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Councils commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead	Daliah Barrett
2. Equalities / HR	
3. EqIA Adviser (where necessary)	

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.

Haringey Council is the licensing authority under the Licensing Act 2003 and is responsible for granting licences in the Borough in respect of a wide variety of activities.
These are

- the sale and/or supply of alcohol
- the provision of regulated entertainment, (which includes music and/or dance, theatres, cinemas, indoor sporting events)
- late night refreshments.

All activities that come within the definition of the 2003 Act are covered. This would cover personal licences, which are held by individual licensees, registered supervisors, and premises licences, including clubs (premises certificates) and temporary events (permissions).

All licences/permissions relating to a premises is termed as a premises licence. The 2003 Act requires that the Council, after consultation adopts and publishes a licensing policy, which is reviewed every five years. The Council will apply the policy when making decisions on applications made under the Act. However each individual application must still be treated on its own merits and proper consideration must be given to each individual application.
The policy must be reviewed and ratified by Full Council by December 2015. This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act and the published guidelines made under Section 182 of the Act. The policy has, as required by legislation, be consulted on and reviewed. The new guidelines issued by the Secretary of State have also been taken into account.

The policy states the general principles that the Council will take into account when determining each licence application on its own merits.
The Licensing Authority may depart from its own policy if the individual merits of the application warrant such a departure. In such circumstances the Licensing Authority must be able to justify its decision should there be a challenge
The Licensing Act 2003 requires that the we carry out our various licensing functions so as to promote the four licensing objectives:

- the prevention of crime and disorder

- public safety
- the prevention of public nuisance
- the protection of children from harm

All of the Policy and its implementation must be consistent with these four objectives and nothing in the Licensing Policy should undermine the rights of any person to apply under the Act for a variety of permissions and have the application considered on its individual merits, and/or override the right of any person to make representations on any application or seek a review of a licence or certificate where they are permitted to do so under the Act.
The main aims of the policy are to achieve a safe welcoming and clean environment for all to enjoy by improving opportunities to business and leisure activities whilst respecting the needs of residents to be able to go about their normal lives without undue interference or disturbance from licensable activities.

The Licensing Policy is a universal statement and has the ability to affect all parts of the community. The Policy sets out the Council's suggested approach to the administration and regulation of licensable activity.
The main stakeholders are
Entertainment and leisure businesses – have enjoyed a liberalisation of the laws and regulation that relates to licensable activity. The general business community have enjoyed having longer opening hours. A more liberal opening regime is considered by some to be a driver for expanding the economy and therefore, there will be prospect of more regeneration for the borough and more jobs. There will also be the prospect of generally increasing the quality of life by the provision of a more diverse and accessible entertainment's sector in the borough.

Local residents - would be concerned at the possible increase in anti social behaviour and the increase in noise and nuisance and the detrimental affect it may have on their quality of life.
The revised policy is intended to help empower local residents and businesses by raising awareness of the statutory consultation timeframes and how they can participate in the decision making process.

The various responsible authorities, who look to the policy as a source of reference to help them achieve the licensing objectives
The aim of the policy has got to be the delivery of a compromise that will help deliver a more diverse entertainment environment with the economic and accessible benefits it may deliver, but not at the expense of local residents and other stakeholders who would not want their quality of life affected

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment **Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.**	
Data Source (include link where published)	**What does this data include?**

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment **This section to be completed where there is a change to the service provided**	
Data Source (include link where published)	**What does this data include?**
The Policy contains data on alcohol health harm sourced from Public Health England and sits in the document as background information. Health harm is not a licensing objective so matters cannot be determined on this criteria.	The data shows alcohol health related harm in women and men at various adult ages.

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex	We have inserted guidance in the policy around staff being empowered to deal with violence against women and girls/violence in general on licensed premises.			Anyone affected by the operation of a licensed premises or an application for a premises licence is able to make representation in line with the four licensing objectives.
Gender Reassignment			No impact	
Age	The Policy now reflects guidance on awareness on prevention of child sexual exploitation on licensed premises.		The statutory guidelines highlight the protection of children as a key objective of the policy. As a result the policy addresses issues relating to children in the following way • Applicants will have to consult with the Children Safeguarding Officer. • The Council may impose conditions limiting access to children where there have been convictions for	

			• serving alcohol to minors or with a reputation for underage drinking • with a known association with drug taking or dealing • where there is a strong element of gambling on the premises • where entertainment of an adult nature is commonly provided The Licensing Authority will consider any of the following options when dealing with a licence application where limiting the access of children is considered necessary to prevent harm to children: • Limitations on the hours when children may be present. • Limitations on ages below 18 • Limitations or exclusion when certain activities are taking place • Requirements for an accompanying adult • Full exclusion of	

			people under 18 from the premises when any licensable activities are taking place	
Disability			Under the Disabilities Discrimination Act 1995 all business premises should be making arrangements to allow access to premises for all people with disabilities. This is a legal requirement outside of the Licensing Act 2003.	Anyone affected by the operation of a licensed premises or an application for a premises licence is able to make representation in line with the four licensing objectives.
Race & Ethnicity	We have also written into the policy that there is a clear requirement of good understanding of spoken and written English by licence holders.		There are no apparent adverse impact on different race groups at the moment. Forms are only provided in English and there is no scope for monitoring on the forms. Objectors to licence applications come from across the community.	
Sexual Orientation			No impact	There is no adverse impact. Anyone affected by the operation of a licensed premises or an application for a premises licence is able to make representation in line with the four licensing objectives.

Religion or Belief (or No Belief)				Premises that are primarily places of public worship are exempt from the Licensing Act 2003, and therefore outside the policy. Also exempt are all acts of religious worship, wherever they occur.
Pregnancy & Maternity				There is no adverse impact
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))			No Impact	There is no adverse impact Anyone affected by the operation of a licensed premises or an application for a premises licence is able to make representation in line with the four licensing objectives.

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex				Staff dealing with licensing matters are not affected as there is a prescribed process that has to be followed by the Council and the applicant and any residents that wish to make representataion.

Gender Reassignment				
Age				
Disability				
Race & Ethnicity				
Sexual Orientation				
Religion or Belief (or No Belief)				
Pregnancy & Maternity				
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				

Stage 6 - Initial Impact analysis	**Actions to mitigate, advance equality or fill gaps in information**
The Licensing function suffers from a lack of equalities information, all local authorities have to use prescribed processes and forms produced by Central Government. These forms do not include equalities issues. The Government have not permitted application forms to contain anything except that which is specified in the regulations. This has had implications not just for future equalities impact assessments for licensing consultation but also monitoring of Council interventions under the act. There is no multi-language material, and the timescale for dealing with applications is so short that no translation can be undertaken once an application has been received. We may have to consider addressing this locally by carrying out some consultation. Questionarres placed within application packs have not been responded to in the past.	There is an active Responsible Retailers Scheme operating in the borough. This is to enable important messages and support and promote valuable awareness to retailers on retailing age restrictrited items in a responsible manner. Pub Watch scheme also operate as does face to face engagement with shops/retailers etc. Residents association /Traders association meetings and Area meetings /Ward Panel meetings are attended in order to ensure engagement and involvement with the various communities is maintained. The Licensing Policy only very indirectly has an impact on the issue of drinking and health. The promotion of health is not a licensing objective. The Licensing Authority has however, been an active participant in various sensible drinking campaigns. Public Health carried out activity on this topic,

	and it shows that elderly males can have their health adversely affected by drinking. This issue however is outside the remit of this policy.

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	**What does this data include?**
The policy was emailed out to: • Local Residents and Tenants associations • Responsible Authorities • Local Businesses • Religious bodies and organisations • Relevant and associated business organisations • Regeneration Team • Parks Service • Local holders of on & off licences, • Licence holders • Local Councillors • businesses and a sample of residents who have been involved in a reviews of a specific individual Premises Licences under the Licensing Act 2003	No responses were received

Stage 8 - Final impact analysis
The service is primarily a reactive service. Businesses and individuals are required to be granted a licence before they can carry out the Licensable activity. Guidance and information is available for businesses. When applications are made a prescribed consultation process has to take place. Guidance and advice is also available to individuals who wish to make representations (objections) to an application. Officers of the service have had a number of meetings with local residents and their organisations about triggering a review. Any objections are considered and if valid objections are received applications are decided by a Licensing Sub Committee. If no objections are received Officers will have delegated authority to grant licences. Unlicensed activity and compliance will be monitored by Licensing enforcement. Enforcement activity is governed by the Enforcement concordat and there are multiple steps utilised to enforcement against operators starting with an initial warning.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director		Date of review	
Review approved by Director / Assistant Director		Date of review	

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council's policy.

Report for: Full Council, 23rd November 2015

Item number:

Title: Fifth Annual Carbon Report

Report authorised by : Dan Hawthorn, Assistant Director for Regeneration



Lead Officer: Joe Baker, Head of Carbon Management, joe.baker@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non Key Decision: Non Key Decisions

1. Describe the issue under consideration

1.1. As a borough, Haringey has made an ambitious commitment to reduce carbon emissions 40% from the 2005 levels by 2020; whilst delivering growth and increasing prosperity. This is referred to as Haringey 40:20. The 40:20 initiative arose from recommendations by the Carbon Commission, a team of sustainability experts, bought together to address how Haringey could reduce emissions and inequality. The Annual Carbon Report provides year on year progress towards this target. This is the fifth year we have reported on our progress.

1.2 The report includes:

- Official Carbon Emissions, published by the Department of Energy and Climate Change (DECC) in 2015, relating to emissions between April 2013 and March 2015.
- Information on key projects which have contributed to reducing emissions between April 2014 and March 2015.

- The position of National Government Policy influencing Haringey 40:20.
- Future projects and ongoing projects to reduce emissions from April 2015.

2. Cabinet Member Introduction

2.1 Five years ago we committed to publish our carbon emissions every year at Full Council, to ensure our efforts to tackle climate change in the borough were given the highest levels of status and transparency. I am saddened we, to my knowledge remain the only Local Authority to do so.

2.2 There can be no denying that the commitment to reduce carbon emissions 40% by 2020 was ambitious, but this report makes for grim reading. Haringey cannot make further progress to reduce carbon emissions alone. Local and National Government must come together to address the impending economic, ecological and humanitarian crises that will envelop us, should temperature rises fail to be curbed to two degrees centigrade.

2.3 Of course, I am proud of the progress we have made this year. The success of the Smart Homes project firmly demonstrated our commitment to take carbon reduction seriously and we were recognised as the second best performing project across the UK. This is a fantastic achievement. Working in partnership with five other London boroughs, we offered grants to households wishing to improve the energy efficiency of their homes. A total of 1136 grants were approved, and residents have benefitted from the installation of a range of measures, including solid wall insulation and new boilers. This project will help to reduce energy bills and improve the quality of housing in the borough, providing residents with warmer homes and reducing the risk of fuel poverty.

2.4 We have also reduced emissions caused by the Council as an organisation. We wanted to lead by example, and set a goal of reducing our own emissions 40% by 2015, five years ahead of the borough wide target. We have already exceeded our target, by a large margin, reducing emissions by an incredible 19% in the last year. However, we want to stretch ourselves further which is

why we have set another proposal, to reduce emissions a further 10% by 2018.

2.5 However, Government policy is becoming increasingly uncertain and the funding which made the Smart Homes project possible has been discontinued. There have also been changes to subsidies for the renewable energy sector, with cuts to Feed-in-Tariffs literally decimating our own £16m solar panel installation programme. Cuts are causing companies to go into administration[1] with consequential job losses[2] and slow down in innovation, as a climate of uncertainty makes it hard to secure capital investment. I believe this uncertainty can only be increased by the Government's decision to offer a referendum on EU membership.

2.6 Since we started publishing these reports, Copenhagen has come and gone, and now we are approaching the critical COP21 summit in Paris. As Stern said this month, "Whether we can live in our cities – breathe in them, move in them – all of this will be defined by the decisions we take [at Paris]." Our own Carbon Commission recognized the importance of taking action to reduce emissions, implementing local change and creating the Haringey 40:20 initiative. We need the support of national policy to drive retrofit, de-carbonise the grid and achieve our targets. On these measures the Government has been criticised, with the Committee on Climate Change blasting the changes in an open letter[3] and the UK stuggling to meet targets on renewable energy.[4] Failure to increase our carbon commitment in Paris to reduce emissions at least 50% by 2030 would, in my opinion, be nothing short of negligence.

[1] The Guardian, 'Government blamed as third UK solar power installer goes bust' http://www.theguardian.com/environment/2015/oct/15/government-blamed-as-third-uk-solar-power-installer-goes-bust and BBC, 'Solar energy firm Mark Group axes 900 jobs' http://www.bbc.co.uk/news/uk-england-leicestershire-34472419

[2] The Telegraph, ' 1000 jobs lost as solar firms go into administration' http://www.telegraph.co.uk/finance/newsbysector/energy/11919688/1000-jobs-lost-as-solar-firms-go-into-administration.html

[3] Committee on Climate Change, 'Clarifying the direction for low carbon policy' https://www.theccc.org.uk/publication/letter-clarifying-the-direction-for-low-carbon-policy/

[4] BBC, 'Energy Secretary Amber Rudd 'misled' MPs on renewables' http://www.bbc.co.uk/news/science-environment-34774145

2.7 Meanwhile we continue to do what we can locally, to demonstrate leadership, and to ensure the regeneration across the borough is used as an opportunity to find better ways to generate and distribute energy, starting with the Spurs development in Northumberland Park. In doing so, we want to place Haringey at the centre of the green economy, encouraging low-carbon technology and the development of skills. I hope we can make Haringey the exemplar, providing confidence to the Mayor of London to forge a plan to make us the world's first zero-carbon megacity.

Councillor Joe Goldberg
Cabinet Member for Economic Development, Social Inclusion and Sustainability

3. Recommendations

It is recommended that:

3.1 The Annual Report is made publically available, to engage residents in the Haringey 40:20 initiative.

3.2 Councillors engage with the initiative and lead action in their community, promoting the importance of reducing carbon emissions whilst increasing prosperity.

3.3 The future projects outlined on pages 43 to 45 are implemented and further opportunities are identified, subject to the avalibility of external funding and grants.

3.4 Haringey continues to report annually on our progress to reduce emissions 40% by 2020, and increase prosperity.

4. Reasons for decision

4.1 In 2009, the Council endorsed the recommendations of the Carbon Commission, which are to:

4.1.1 Create business models which reinvest wealth back into the borough though community energy and a retrofit cooperative network.

4.1.2 Build a low carbon economy, establishing a green enterprise hub and creating training opportunities.

4.1.3 Boost innovation in the borough through cutting-edge low carbon technological, social and financial solutions.

4.1.4 Invest in low-carbon transport, including Dutch style cycling provision and alternative fuel vehicles.

4.1.5 Strengthen community organisations, supporting the transition to a sustainable way of living, by sharing best practice and working togrther to deliver Haringey 40:20.

4.2 The Annual Carbon Report provides year on year progress towards the achievement of the recommendations, and the wider aim to reduce emissions 40% by 2020, whilst increasing prosperity in the borough.

5. Alternative options considered

5.1 No other options were considered.

6. Background information

6.1 In 2009, Haringey Council set an ambitious target to reduce carbon emissions in the borough, 40% by 2020, referred to as Haringey 40:20. To achieve this goal, the 'Carbon Commission' ,a team of sustainabililty experts, examined how Haringey could achieve the reduction in emissions, whilst increasing prosperity and reducing inequality within the borough. The Annual Carbon Report provides year on year progress towards Haringey 40:20.

6.2 Reducing carbon emissions in the borough also works towards achievement of the wider London and National climate change targets:

6.1.1 Section 5 of the London Plan 'London's Response to Climate Change' commits to achieving a 60% reduction in London's CO_2 by

2025 and ensuring 25% of London's energy is delivered through decentralised energy networks by 2025.

6.1.2 The Climate Change Act 2008 established a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% (from the baseline of 1990 levels) by 2050.

6.1.3 The European Union's (EU) Climate and Energy Policy Framework aims to make the EU's economy and energy systems more competitive, secure and sustainable. The framework incorporates binding targets to reduce EU greenhouse gas emissions at least 40% (based on 1990 levels) by 2030, and to increase the share of renewable energy to at least 27% of the EU's energy consumption by 2030.

7. Contribution to strategic outcomes

7.1 The Haringey 40:20 initiative forms part of Priority 4. This is to drive growth and employment from which everyone can benefit. The Annual Carbon Report falls into the fourth objective detailed in the Corporate Plan 2015-18 under Priority 4. This states:

"We will manage the impact of growth, by reducing carbon emissions across the borough with the aim of meeting our 40:20 goal, while growing the green economy."

7.3 The role of the Council within this objective is to take active steps to reduce the Council's own emissions, lead efforts to reduce emissions across the borough, and support green business. The Annual Carbon Report provides information on projects which have supported these priorities.

8. Statutory Officers comments

Comments of the Chief Finance Officer and Financial Implications

8.1 The costs of preparing this report and undertaking the completed projects contained within it have been met from existing budgets, which includes both

Council funded budget allocations and grants received from external organisations, especially Central Government Departments such as the Department of Energy and Climate Change. In looking forward the Council needs to be aware of the changing funding landscape, with both the Council's own resources reducing and the level of external grants likely to be limited in the future. Therefore the Council will need to ensure funding is in place before it can commence projects.

Comments of the Assistant Director of Corporate Governance and Legal Implications

8.2 There are no specific legal implications arising out of this report. All initiatives and projects carried out as part of the Carbon Plan will need to comply with domestic and European legislation.

Equalities and Community Cohesion Comments

8.3 Haringey 40:20 is not just about reducing emissions, it is about increasing prosperity in the borough and reducing inequality. The projects outlined in the report aim to help vulnerable residents, providing access to affordable energy and reducing fuel poverty. Projects which focus on the installation of energy efficiency measures in domestic properties, such as the Smart Homes project and Decent Homes programme, help to improve the quality of housing for residents, increasing efficiency and reducing energy bills. Encouranging green technology and skills provides local job opportunities, with local installers used to complete Council led projects, where possible.

9. Use of Appendices

9.1 Appendix 1 - The Fifth Annual Carbon Report

10. Local Government (Access to Information) Act 1985

9.2 Background documents:

9.2.1 The Carbon Commission Report http://www.haringey4020.org.uk/index/about4020/carbon_commission/report.htm

9.2.2 The Annual Carbon Reports (First, Second, Third and Fourth) http://www.haringey4020.org.uk/index/about4020/annual_carbon_report.htm

9.2.3 Statistics from the Department of Energy and Climate Change, the "subset dataset" https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013.

APPENDIX 1 – THE FIFTH ANNUAL CARBON REPORT

FOREWORD

Five years ago we committed to publish our carbon emissions every year at Full Council, to ensure our efforts to tackle climate change in the borough were given the highest levels of status and transparency. I am saddened we, to my knowledge remain the only Local Authority to do so.

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However, Government policy is becoming increasingly uncertain and the funding which made the Smart Homes project possible has been discontinued. There have also been changes to subsidies for the renewable energy sector, with cuts to Feed-in-Tariffs literally decimating our own £16m solar panel installation programme. Cuts are causing companies

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Meanwhile we continue to do what we can locally, to demonstrate leadership, and to ensure the regeneration across the borough is used as an opportunity to find better ways to generate and distribute energy, starting with the Spurs development in Northumberland Park. In doing so, we want to place Haringey at the centre of the green economy, encouraging low-carbon technology and the development of skills. I hope we can make Haringey the exemplar, providing confidence to the Mayor of London to forge a plan to make us the world's first zero-carbon megacity.

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[1] The Guardian, 'Government blamed as third UK solar power installer goes bust' http://www.theguardian.com/environment/2015/oct/15/government-blamed-as-third-uk-solar-power-installer-goes-bust and BBC, 'Solar energy firm Mark Group axes 900 jobs' http://www.bbc.co.uk/news/uk-england-leicestershire-34472419

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[3] Committee on Climate Change, 'Clarifying the direction for low carbon policy' https://www.theccc.org.uk/publication/letter-clarifying-the-direction-for-low-carbon-policy/

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BACKGROUND

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The report includes:

- Official Carbon Emissions Data, published by the Department of Energy and Climate Change (DECC) in 2015, relating to emissions between April 2013 and March 2014.
- Information on key projects which have contributed to reducing emissions between April 2014 and March 2015.
- The position of National Government Policy influencing Haringey 40:20.
- Future and ongoing projects to reduce emissions from April 2015.

To find out more about the 40:20 initiative, visit: http://www.haringey4020.org.uk/

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CARBON EMISSIONS FOR HARINGEY

The data below provides information on the borough's progress towards reducing emissions 40% by 2020, examining carbon emission trends in Haringey as well as comparisons to neighbouring boroughs, Greater London and the UK. This uses data published by the Department of Energy and Climate Change (DECC) in 2015, relating to emissions between 2012 and 2013, the "subset dataset".[5] The "subset dataset" excludes emissions that are outside of the direct control of the Local Authority. The baseline year for reducing emissions is 2005, and emissions must therefore reduce 40% from the data available for this year. Haringey is performing well in reducing emissions, particularly in comparison to neighbouring boroughs and when the increasing population of the borough is taken into account. However, further progress is needed to achieve 40:20. It should be noted that a new methodology for collecting carbon emissions data was introduced in 2012. To ensure consistency, the data for prior years has been amended, resulting in a new 2020 target of 616.92 kilotonnes.

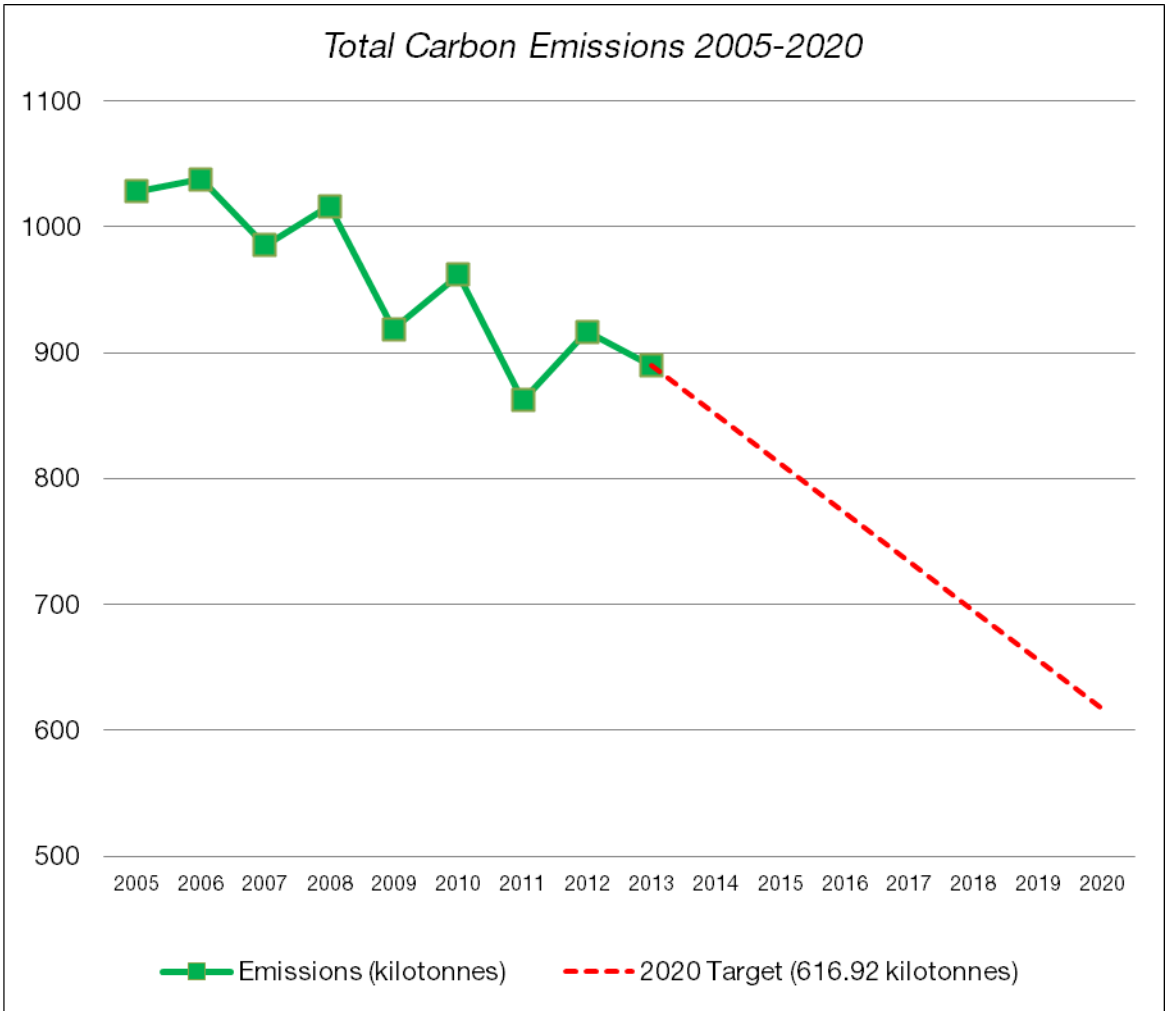
For more information on the changes in methodology, please refer to: https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013

Performance 2005-2013

Total Carbon Emissions

Since 2005, the baseline year, Haringey's total carbon emissions have fallen by 13.45%. Emissions have alternately increased and decreased, demonstrated in the graph below:

[5] Department of Energy and Climate Change (DECC), '2005 to 2013 UK local and regional CO2 emissions subset dataset' https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013



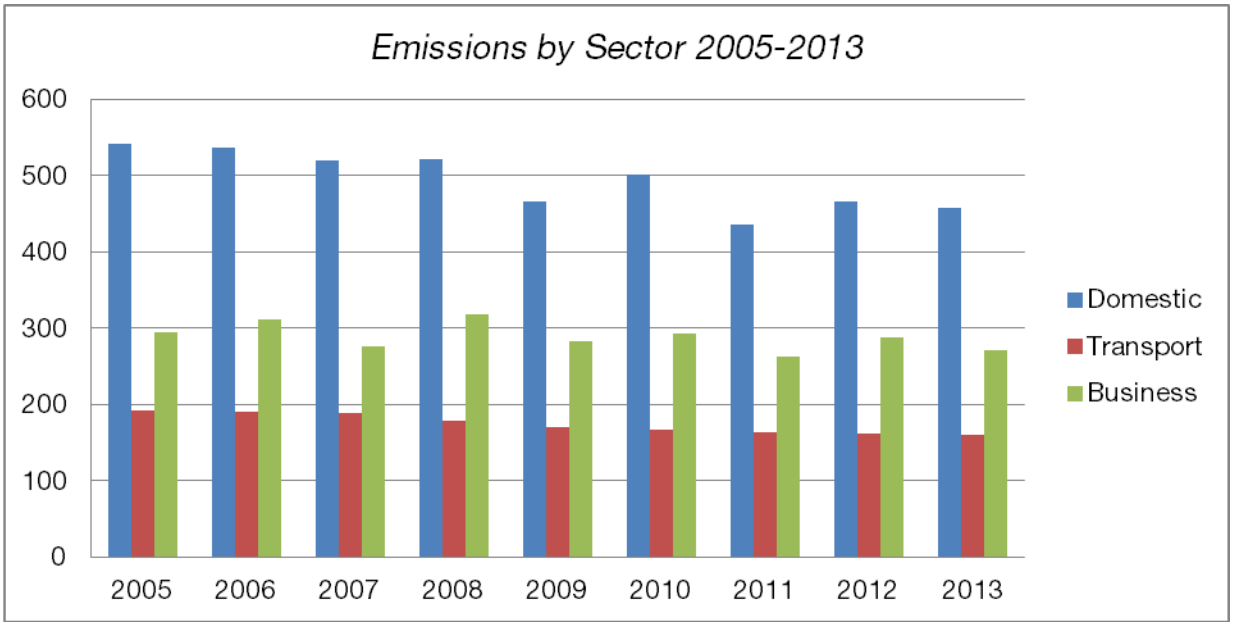
To deliver a 40% reduction in emissions by 2020, emissions must reduce a further 30% over the next seven years. This is an average reduction of 39 kilotonnes per year: a larger decline then at any stage of the programme so far, demonstrating the ambition behind Haringey 40:20.

Emissions by Sector

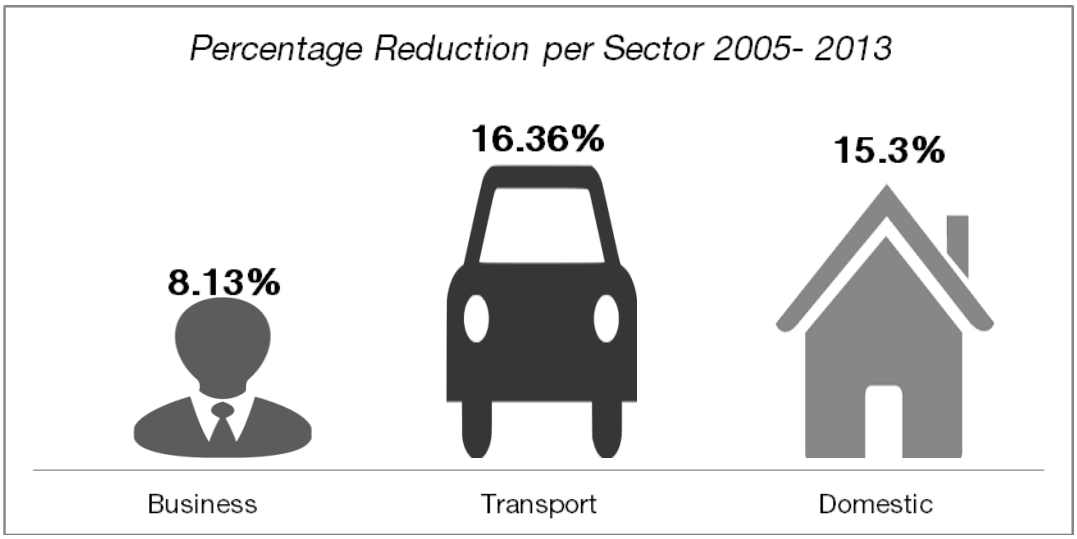
Total carbon emissions are divided into three categories:

- *Domestic Emissions* – emissions caused by energy use in the home, primarily the use of gas and electric.
- *Transport Emissions* – emissions from transport, excluding motorways.
- *Business Emissions* – emissions from commercial businesses.

Since 2005, Domestic Emissions have accounted for the majority of the borough's emissions, followed by Business Emissions and then Transport Emissions.



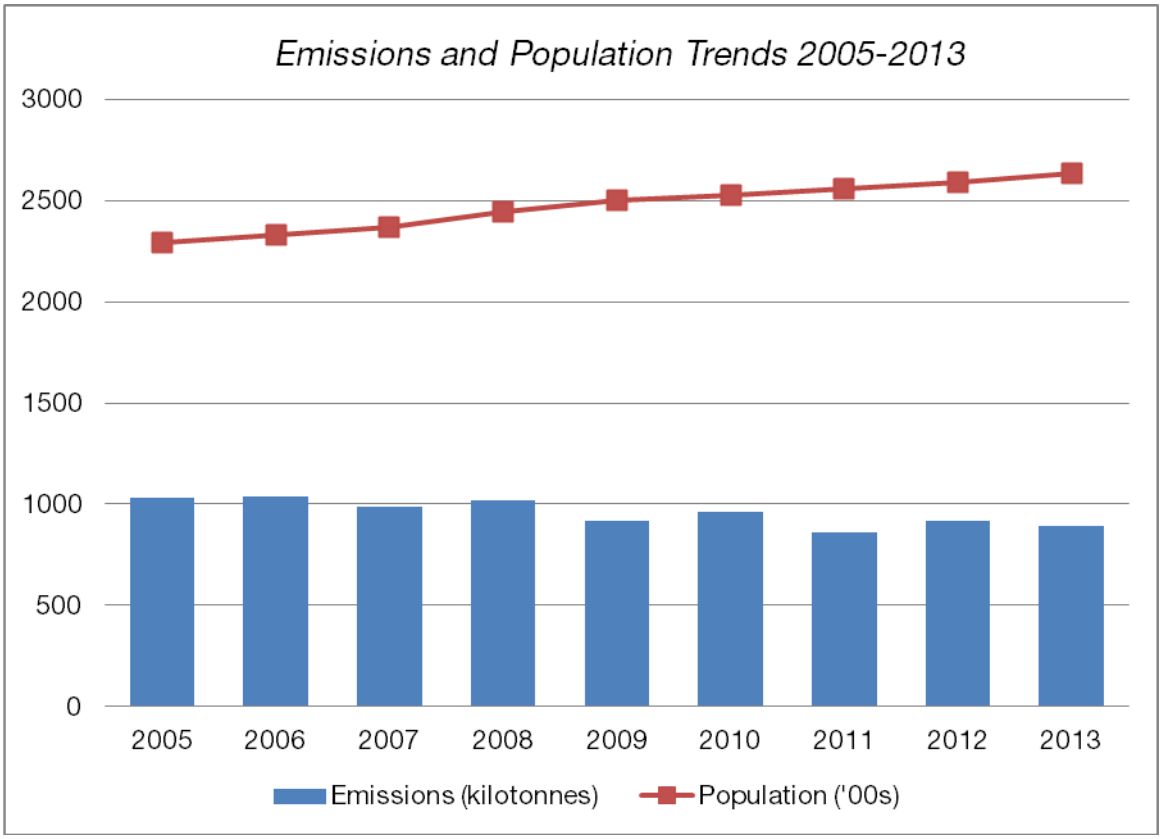
Across the years, carbon emissions in each sector have fallen. The reduction in transport emissions has had the largest impact since 2005, falling by 16.36% and contributing the least to overall emissions for Haringey. The domestic sector has decreased at a similar rate to transport, but still accounts for the majority of the borough's emissions and therefore needs further improvement. Business emissions have generally decreased at a slower rate, but have benefitted from a large reduction in emissions (5.9%) between 2012 and 2013. This is in line with wider London trends.



Emissions per Capita

Emissions per Capita refer to the average emissions per person, based on population trends and carbon emissions within the borough. Haringey's population has increased 14.8% since 2005. At the same time, emissions per capita have decreased by 24%, from 4.5 kilotonnes

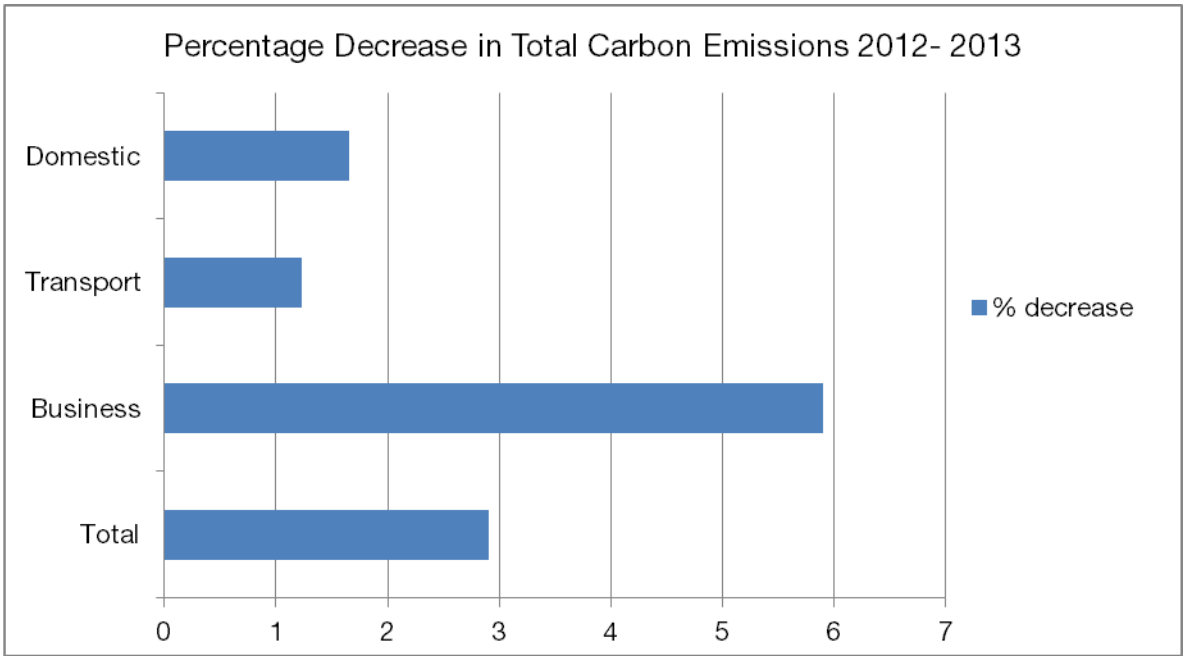
to 3.4 kilotonnes per person. This demonstrates that carbon emissions are falling at a significant rate, faster than population growth. Haringey is delivering growth in the borough whilst moving towards a 40% reduction in emissions by 2020, in line with the recommendations made by the Carbon Commission.



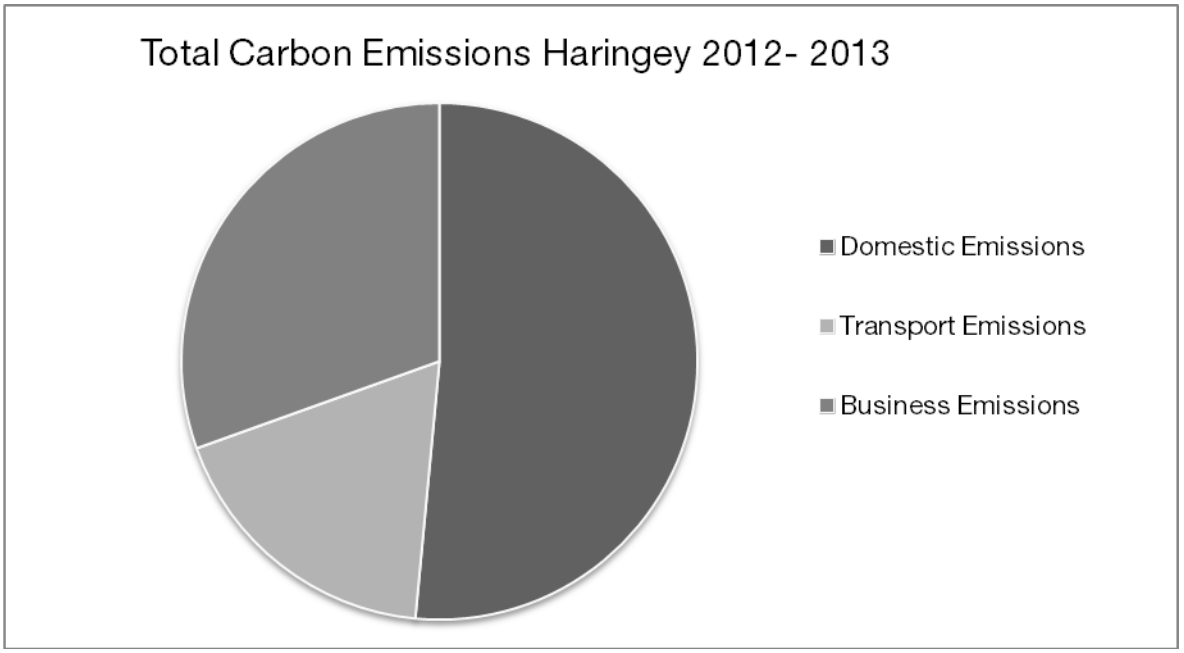
Performance 2012-2013

Between 2012 and 2013, Haringey's total carbon emissions decreased by 2.9%. This was distributed between the domestic, transport and business sectors as follows:

- Domestic emissions decreased by 1.65%.
- Transport emissions decreased by 1.23%.
- Business emissions decreased by 5.9%.

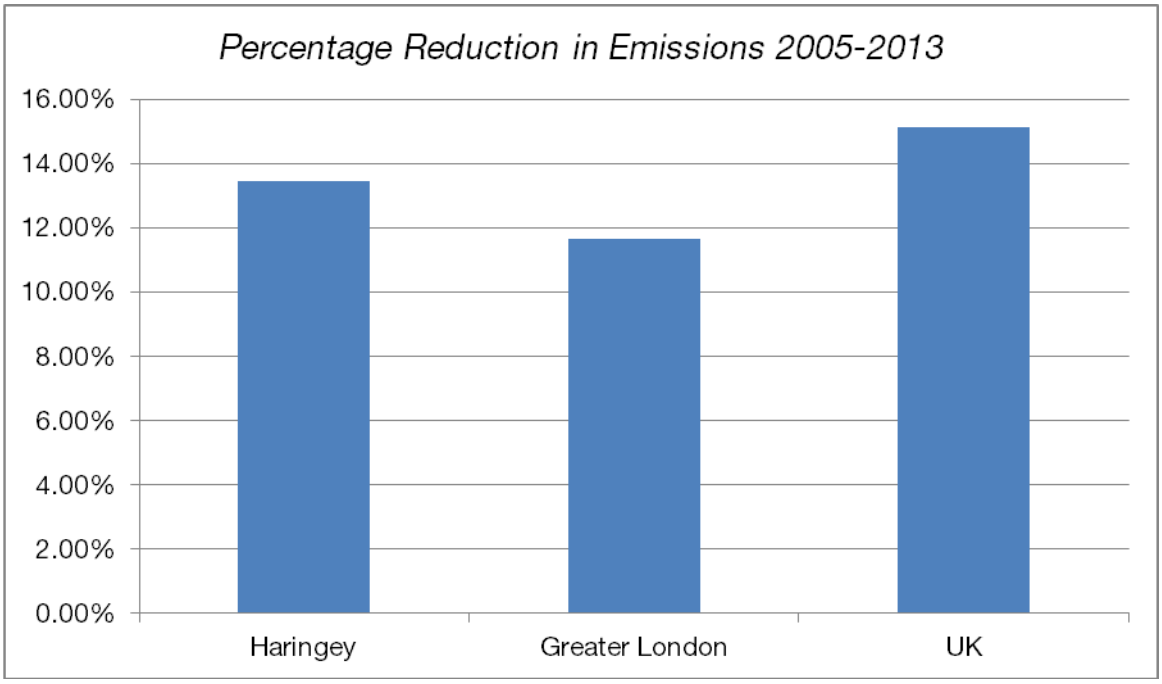


In line with trends since the baseline year, Domestic Emissions accounted for the majority of borough's emissions (51.49%) in 2012-2013, followed by Business Emissions (30.46%) and then Transport Emissions (18.03%).



Comparison to Neighbouring Boroughs, Greater London and the UK

Since 2005, Haringey's emissions have decreased by 13.45%, from 1028.2 kilotonnes to 889.9, a larger reduction than Greater London, where emissions have decreased by 11.64%. Although this is a positive, Haringey is slightly behind the UK where emissions fell by 15.12%.



Neighbouring Boroughs

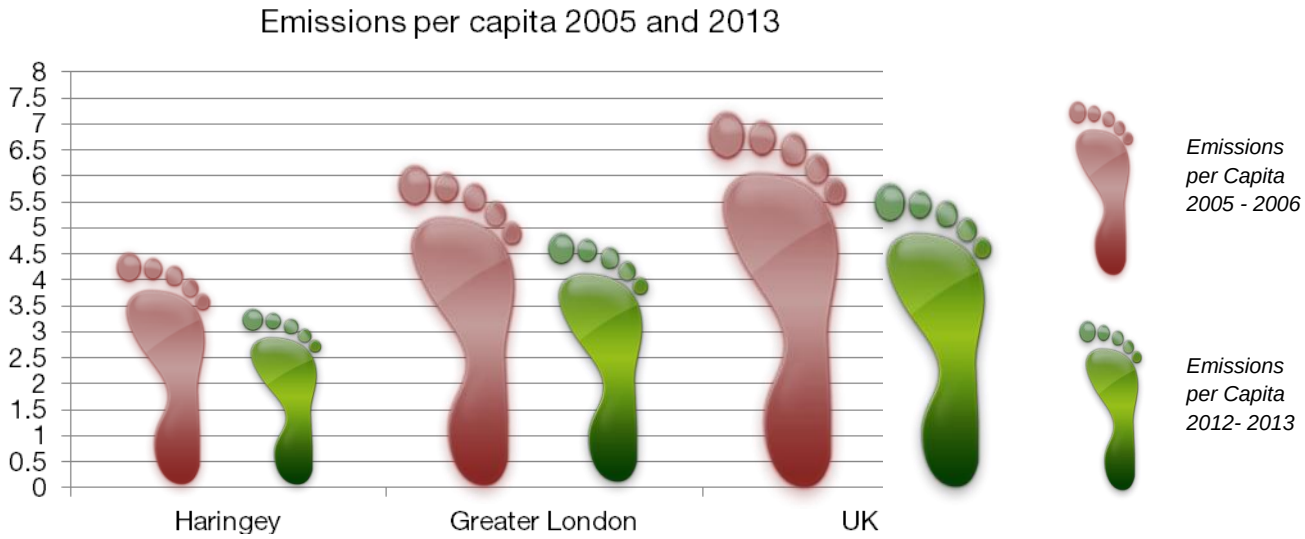
As well as performing well in reducing emissions in comparison to Greater London, Haringey has reduced emissions faster than the majority of neighbouring London boroughs. The map shows Haringey's position in comparison to its surrounding areas. Haringey has the second largest reduction in emissions since the baseline year of 2005.

Total Carbon Emission Reduction in Neighbouring Boroughs 2005- 2013 (%)



Emissions per Capita

The average emissions per person in Haringey are lower than the average for Greater London and the UK. In 2012- 2013, emissions per capita in Haringey were 3.4 kilotonnes, 24% lower than 2005. Haringey has performed better than Greater London, where emissions per capita have reduced 21% since 2005, from 6.1 kilotonnes to 4.8 kilotonnes, and the UK with a reduction of 20% from 7.4 kilotonnes to 5.9 kilotonnes.



Haringey's Performance

As a borough, we are taking the lead in reducing carbon emissions. Total emissions have fallen at a faster rate than London, although they are slightly behind the UK. Emissions in each sector, business, domestic and transport are falling, although domestic emissions still account for the majority of the borough's emissions and therefore need further improvement. Haringey is performing better than neighbouring boroughs, with the second largest reduction in emissions since 2005, ensuring Haringey sets a local example for carbon reduction. Furthermore, emissions per capita have reduced at a significantly faster rate than both London and the UK, despite an increasing population. However, to achieve the necessary 30% reduction in emissions over the next seven years to satisfy Haringey 40:20, emissions must reduce at an even faster pace. Consequently, there is still significant progress to be made to reduce emissions 40% by 2020.

NATIONAL GOVERNMENT APPROACH

Over the last year, there have been a number of changes to National Government policy on climate change. The Climate Change Act 2008 created a national target to reduce carbon emissions 80% by 2050. However, policy changes indicate a move away from this commitment, which could impact on the achievement of Haringey 40:20.

End of the Green Deal



The Government has announced an end to funding of the Green Deal, which provides finance for schemes looking to improve energy efficiency in homes and businesses. Funding will no longer be provided to the Green Deal Finance Company (GDFC) and the Green Deal Home Improvement Fund.

As a Council we successfully ran two programmes reliant on Green Deal funding this year: Smart Homes and Smart Business, both of which are due to end in 2016. The changes create uncertainty around the future funding of similar projects to retrofit properties. The Government has announced it is working to provide a new value for money approach, but a policy is yet to be announced.

Zero Carbon Homes

In 2006, the Government agreed to a zero carbon homes policy. This would ensure all new properties would be zero carbon by 2016, generating energy on site to offset the use of energy within the home. This plan has now been abandoned. As well as impacting carbon reduction, the Government will have to find a new way of delivering the EU Directive on the energy efficiency of buildings, which requires all new buildings to be 'nearly zero- energy' by 2020. Nearly zero-energy refers to buildings with a very high energy performance, whose energy is mostly generated from renewable sources, on or off site.

Renewable Subsidy Cuts

The Government is making changes to subsidies for the renewable energy sector. This affects wind farms and solar panels. Subsidies for onshore wind farms have ended, one year

earlier than originally planned. Ministers have also proposed to reduce feed in tariffs (FITs) for solar panels 87%, from 12.47p per kilowatt hour to 1.63p, by January 2016.

After the announcement regarding solar panel proposals, companies have gone into administration[6]and it is believed job losses could occur widely. Approximately 10,000 jobs within London are dependent on the solar sector[7] and cuts could therefore have a significant local effect. The changes will also make it difficult for schools, households and communities to install solar panels. As a Council, we have successfully implemented a solar panel programme for schools, lowering the cost of energy whilst reducing emissions. This is likely to be impacted if the proposals go ahead; as it is unlikely further solar panel installation would be economically viable.

Decarbonisation of the National Grid

Decarbonisation is the reduction of carbon dioxide from energy sources that provide the electricity to the National Grid. The UK has made progress in decarbonising the National Grid. In 2014, electricity generation fell by 5.6% due to a fall in demand across the UK. At the same time, electricity generation from renewable sources rose 21%, meaning renewable energy accounted for 19.1% of the UK's energy supply. This is the highest supply on record, demonstrating the advances in renewable energy powering the grid. The European Union (EU) has provided that the UK must produce 15% of its energy from renewable sources by 2020, this includes electricity, transport and heat. According to the data, the UK is on track to achieve this. However, onshore wind farms were central to achieving this[8] and cuts to subsidies could therefore have a negative impact, with the UK now predicted to fall short of the target.[9]

Uncertainty for Investment

Policy change has created uncertainty in the renewable energy market, deterring investment from the UK. RWE Innogy has halted nine onshore wind projects in the UK amounting to

[6] Financial Times, 'Energy Groups axe UK renewable projects' http://www.ft.com/cms/s/0/517aabd6-7343-11e5-bdb1-e6e4767162cc.html#axzz3phcXzytu
[7] The Guardian, 'Boris Johnson speaks out against Government plans to cut solar subsidies' http://www.theguardian.com/environment/2015/sep/17/boris-johnson-speaks-out-against-government-plans-to-cut-solar-subsidies
[8] The Guardian, 'UK on track to meet its renewable energy targets' http://www.theguardian.com/environment/2015/feb/20/uk-on-track-to-meet-its-renewable-energy-targets
[9] The Guardian, 'Energy Minister expects UK to miss renewables target, leaked letter shows' http://www.theguardian.com/environment/2015/nov/09/energy-minister-expects-uk-to-miss-renewables-target-leaked-letter-shows

£250 million in investment,[10] whilst four solar companies have gone into administration since the beginning of October. A number of high profile people and companies have spoken out against the changes, including the Chief Scientist of the UN's Environment Programme,[11] the Committee on Climate Change[12] and Panasonic.[13]

> *"The uncertainty created by changes to existing policies and a lack of replacement policies up to and after 2020 could well lead to stop-start investment, higher costs and a risk that targets to reduce emissions will be missed."*
>
> Committee on Climate Change, open letter to Amber Rudd, Secretary of State for Energy and Climate Change, 22nd September 2015

Global Agreement on Climate Change

The Paris Summit begins at the end of November 2015 providing an opportunity for the 196 participating countries to negotiate a global plan to tackle climate change and reduce carbon emissions. Despite the changes in policy, the Government has said it remains committed to achieving a global climate change deal in the Paris Summit.[14] A global agreement would have many benefits: uniting different countries' approaches to reducing emissions and creating certainty for investors in the low carbon sector. For the UK, it would guide policy, on a national and London level, providing Haringey with the framework to successfully achieve the 40:20 target.

[10] Financial Times, 'Energy Groups axe UK renewable projects' http://www.ft.com/cms/s/0/517aabd6-7343-11e5-bdb1-e6e4767162cc.html#axzz3phcXzytu
[11] Financial Times, 'Top UN Scientist attacks UK cuts to Renewable Energy Subsidy' http://www.ft.com/cms/s/0/96ec7b9c-7648-11e5-933d-efcdc3c11c89.html#axzz3p6sx9hUM
[12] Committee on Climate Change, Letter to Amber Rudd, https://www.theccc.org.uk/publication/letter-clarifying-the-direction-for-low-carbon-policy/
[13] The Guardian, 'Panasonic criticises damaging cuts to solar panels' http://www.theguardian.com/environment/2015/sep/06/panasonic-slams-governments-damaging-solar-panel-subsidy-cuts
[14] Financial Times, 'Top UN Scientist attacks UK cuts to Renewable Energy Subsidy' http://www.ft.com/cms/s/0/96ec7b9c-7648-11e5-933d-efcdc3c11c89.html#axzz3p6sx9hUM

SUMMARY OF KEY PROJECTS 2014-2015

The summary below provides information on key projects between March 2014 and April 2015 which contribute to reducing carbon emissions in Haringey, and the overall 40:20 initiative. The projects also help to increase prosperity and quality of life, by improving the standard of housing, making energy affordable for the most vulnerable and encouraging green technology and business.

Smart Homes

The Smart Homes project was launched in partnership with five other London boroughs, under Haringey's leadership, using funding from the Department of Energy and Climate Change (DECC). The project offered homeowners grants of up to £6000, towards the cost of installing energy efficiency measures. The project has been a huge success: 1136 grants have been approved, and there have been over 4000 expressions of interest. Homeowners have installed a range of measures including solid wall installation and boilers, benefitting from increased energy efficiency and reduced bills. There have also been wider positive impacts on training, employment and housing quality. This project will help to reduce domestic emissions, by reducing consumption of energy within the home. Domestic emissions currently account for the majority of emissions in Haringey and therefore, to meet 40:20, decreasing domestic emissions is essential.

Smart Business

The Smart Business project operates under a similar framework to Smart Homes, focusing on the commercial sector and aiming to reduce business emissions. This is an ongoing project, with grants of up to 50% of the cost, available to businesses wishing to install energy efficiency measures. There is a target to install measures in 72 commercial buildings and currently, over 40 businesses are participating in the scheme. For more information on obtaining a grant, please contact smartbusiness@haringey.gov.uk or 02084893489.

Homes for Haringey

Homes for Haringey have continued to implement the Decent Homes Programme to increase the quality of social housing. This has involved the installation of over 1600 energy efficiency measures including: insulation, new boilers and double glazing. Homes for Haringey are also working as part of the RE:NEW programme, led by the Mayor of London, to examine potential improvements which could be made to the Noel Park estate.

Durham University Partnership

Haringey Council have had an ongoing relationship with Durham University since 2013, to support the 40:20 agenda and conduct related research within the borough. Over the course of the year, we have continued to strengthen our partnership. Research projects provide an opportunity to gather information, to assess what we are doing well and where improvements could be made. This can then be used to inform our approach to new schemes. Research has been concluded on the effect of Living Under One Sun's community allotment programme. This highlighted the important role of community groups, in transferring knowledge to and creating opportunities for residents. Moving forward, we are currently collecting information on the success of the Smart Homes project and developing a project to assess the relationship between fuel poverty and children's achievement at school.

Fuel Poverty

A number of projects have helped to identify and support residents in fuel poverty, tackling inequality across the borough. Two training courses were facilitated by National Energy Action in Haringey, to provide frontline workers with the skills to help residents in fuel poverty. An energy bill management event also gave tips to 75 residents on how to reduce their energy bills. This will help to reduce carbon emissions and increase prosperity, by providing the vulnerable residents with support. Research is also being conducted by Durham University, to investigate the link between fuel poverty and children's achievement at school.

Council Carbon Emissions

As a Council, we committed to reduce our own carbon emissions 40% by 2015, five years ahead of the overall target for the borough. We have exceeded this target, reducing overall emissions from the organisation, 45% since the baseline year of 2006. This has largely been due to a significant 19% decrease in emissions between April 2014 and March 2015. Progress has been made through a number of energy saving initiatives, including a pilot project to install solar panels on local schools and implementation of the Greater London Authority (GLA) RE:FIT programme. Moving forward, we have created a new goal, to reduce emissions a further 10% by 2018.

Transport

The Transport Team within Haringey Council have run a number of projects to reduce transport emissions, by improving facilities for sustainable transport. Across the borough, 92 bike parking spaces have been installed and the ongoing installation of cycle routes to connect Haringey to Central London, will provide safer routes for cyclists and encourage further active travel. Car clubs are increasing in popularity, providing an alternative to car ownership and electric vehicles are also becoming more widely used, with Haringey Council are investigating the prospect of installing electric vehicle charging points for residents without access to off street parking.

Smarter Travel

The Smarter Travel programme aims to encourage those living, working and travelling in Haringey to travel sustainably. Cycle training and maintenance courses have been developed to promote cycling as an active form of travel. During this year, 996 school pupils received cycling training, 960 bikes were serviced as part of the Dr Bike programme, and 95 residents participated in a basic maintenance course. Across the borough, 3% of people cycle, an increase of 1% from 2013, with approximately 120 people taking part in organised bike rides over the course of the year and over 1200 people attending the festival of cycling.

Haringey 40:20 Climate Change Forum - Community Fund

The Haringey 40:20 Community Fund offers small grants to local organisations running projects to reduce carbon emissions. The fund is financed through feed-in-tariffs from council owned solar panels. In 2014/15, grants were offered to Haringey Shed and Jan Trust, who aimed to educate residents on carbon emissions and the environment. Haringey Shed used theatrical performance to engage young people in the 40:20 initiative, whilst Jan Trust used workshops to engage women from ethnic minority backgrounds in a number of languages.

Decentralised Energy

Haringey Council have been investigating and promoting the use of decentralised energy and low carbon heat networks. This project continues to build on our previous work. Decentralised energy involves sourcing energy locally, increasing efficiency and reducing cost. Last year, we analysed the borough to determine areas where decentralised energy would have the most benefits for the community. Building upon this assessment, a number of locations have been identified as key opportunity areas. This includes: North Tottenham, Tottenham Hale and Wood Green. We are assessing the future plans for these areas

identifying costs, benefit, risks and practical issues. We are working with Tottenham Hotspur Football Club regarding a decentralised network for North Tottenham. Decentralised energy projects will help to decarbonise the national grid and meet the wider London Plan, to supply 25% of London's energy locally from 2025.

Innovation Hub

We continue to encourage new technology to drive the reduction of emissions. The Innovation Hub is a mechanism where businesses can access new technology in the environment sector. Small and medium enterprises (SMEs) showcase their products to the companies, before placing them on the market. This provides the opportunity to build business connections and allows knowledge to be shared. This also provides Haringey Council, as a property owner, to access new technology to reduce emissions on our portfolio. The Hub has been launched and will progress in 2015/16.

Planning Policy Sustainability

Planning policy aids carbon emission reduction, by providing a framework for new developments and existing redevelopments. In 2014/15 the Council agreed to the first carbon offsetting payment from a planning application that did not achieve the required energy efficiency standard. Carbon offsetting is recommended by the London Plan and provides a means to push high levels of carbon reduction in planning applications. If the levels cannot be achieved onsite, carbon offsetting payments provide finance for future carbon reduction projects across the borough.

We are currently in the process of developing Haringey's Local Plan. This contains a planning policy for sustainability, incorporating the wider national and London planning policies. Haringey's Local Plan sets out the policy for decentralised energy and sustainable transport, further cementing Haringey's commitment to reduce carbon emission

SMART HOMES AND SMART BUSINESS

In 2013, Haringey Council in partnership with five other London boroughs successfully applied for £6.5 million of funding from the Department of Energy and Climate Change (DECC). This was used to deliver two programmes: Smart Homes and Smart Business, with the aim of reducing energy costs for households and businesses in the borough, increasing energy efficiency and reducing emissions in the domestic and business sector. Both projects were led by Haringey Council on behalf of the six-borough partnership.

Smart Homes

The Smart Homes project offered grants to homeowners and landlords wishing to install energy efficiency measures in their properties. The scheme primarily focused on the installation of solid wall insulation, as this is often expensive and difficult for homeowners to do. The aim of the project was to provide a mechanism whereby homeowners could receive support and financial assistance to improve the energy efficiency, and therefore the quality of their homes as well as reducing their domestic carbon emissions.

The process for the scheme was as follows:

- The homeowner would receive a green deal assessment to identify the measures which would be the most appropriate for the property.
- This assessment would be checked by a Smart Advisor, who had energy efficiency expertise. This ensured the homeowner was installing the most effective measures and getting value for money.
- A grant of up to £6000 would be given towards the cost of installation, with the homeowner contributing a minimum of 25%.

Through the use of grants, residents saved money on the cost of energy efficiency measures including solid wall insulation, new boilers and, in some circumstances, double glazing. They also benefitted from an estimated 15% reduction in their energy bills. Figures on the exact savings are being collected.

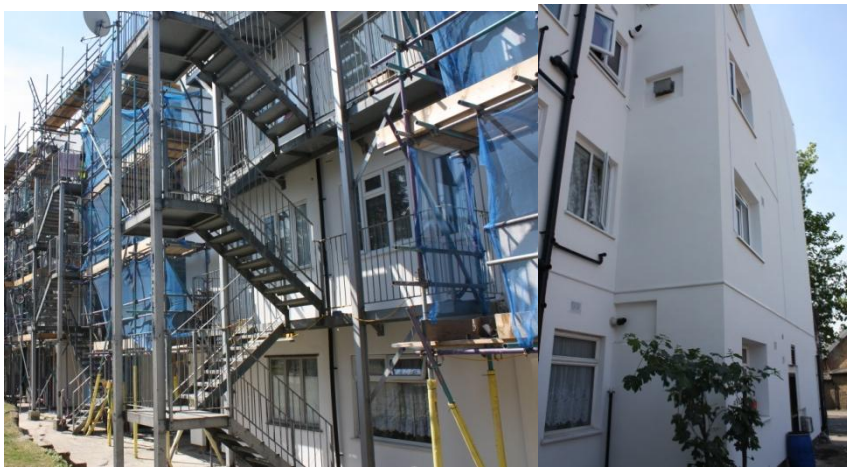
The scheme has now closed for new grant applications, and all installations are due to be completed by January 2016. Across the participating boroughs, there were over 4000 expressions of interest in the scheme, with a total of 1136 grants approved. In Haringey, this amounted to 219 grants worth over £930,000.



Before and After Insulation Works, dwelling on Flexmere Road, Haringey, London

As well as the financial benefits, the project had wider impacts. A proportion of the funding was used to deliver training to small and medium enterprises (SMEs) to meet the required accreditation standards to install energy efficiency works.

Smart Homes has a network of over 30 installers working to retrofit resident's houses. This has led to 40 local jobs being retained and up to 20 being created. This figure would have been higher, had the project been delivered on a long-term basis, for example, over 3 to 5 years. This demonstrates the strength of the energy efficiency supply chain in North London.



A block of 40 flats, in Waltham Forest, retrofitted with External Wall Insulation as part of the Smart Homes project, images taken during and after construction.

Smart Homes also engaged with private sector landlords whose houses were rated low in energy efficiency. There is a correlation between energy efficiency and fuel poverty[15] and therefore increasing the energy efficiency of properties can help our most vulnerable residents. Furthermore, in 2018 the law will change to prevent landlords from letting these properties. Over 200 private sector landlords participated in the Smart Homes scheme, many of whom owned multiple properties. Their participation will improve the quality of housing stock in the borough, with energy savings passed on to tenants, who can benefit from lower energy bills and the ability to heat their house more effectively, potentially reducing the risk of fuel poverty.

Overall, the Smart Homes project has been a huge success, generating high levels of interest and helping to reduce domestic carbon emissions and increase access to affordable energy for residents. Haringey has been recognised as the second best performing project across the UK.

Smart Business

Smart Business is an ongoing project, looking to improve energy efficiency in the commercial sector, using a similar framework to the Smart Homes scheme. Grants of up to 50% of the cost of measures are being offered to small and medium enterprises (SMEs) to make their businesses more energy efficient. This can be used to install a range of measures including lighting, boilers and double glazing. There is a target to retrofit 72 businesses across the participating boroughs.

[15] DECC, '2013 sub-regional fuel poverty data' https://www.gov.uk/government/statistics/2013-sub-regional-fuel-poverty-data-low-income-high-costs-indicator

Engaging with SMEs to install energy efficiency measures has been more difficult than domestic properties. Small businesses struggle to provide finance towards the installation of energy efficiency measures, particularly within the short time constraint of a project. This is usually because they are likely to have a financial budget for the business year, and therefore require notice to be able to plan for the cost of measures. Another issue is that businesses generally lease their commercial premises and are reluctant to retrofit properties they do not own.

Despite the challenges, 44 businesses are currently participating in the scheme, with a further 15 expressing interest. Grants are still available for businesses who wish to install energy efficiency measures in their commercial properties.

For more information, please email smartbusiness@haringey.gov.uk or call 02084893489.

HOMES FOR HARINGEY

Decent Homes Programme

Homes for Haringey have continued to implement the Decent Homes Programme to increase the quality of social housing stock in the borough. This involves installation of energy efficiency measures including, insulation, heating systems and double glazing. The table below shows the numbers of dwellings that benefited from energy efficiency improvements in the Decent Homes Programme in 2014/15. This information also includes boiler renewals outside of the Decent Homes Programme.

Type of Measures	Number of Properties where Installation Occurred
Wall/Loft/Roof Insulation	161
Heating/Boiler Renewal	355
Double Glazing	615
Mechanical Services Boiler renewals	546

Additionally, five Supported Housing blocks with community heating and hot water systems were fitted with new condensing boilers and digital building management systems. A further eight are due to be refitted in 2015/16. In combination with improved internal controls, these works will allow annual energy savings of 12%.

RE:NEW Support Plan

Homes for Haringey have also entered into a support plan with RE:NEW, an initiative run by the Mayor of London to reduce carbon emissions and energy bills in homes in London. Currently, RE:NEW have undertaken a detailed analysis of the Noel Park Estate, preparing models of options to improve the energy efficiency of houses. This project will continue into the future.

REDUCING FUEL POVERTY

Haringey 40:20 is not just about reducing carbon emissions, it is also about increasing prosperity in the borough. Fuel poverty refers to households who cannot afford to adequately heat their homes. This can have negative effects on health, and there is also ongoing research suggesting it also is detrimental to children's educational achievement. According to data supplied by Department of Energy and Climate Change (DECC) in 2013, 11.9% of households across the borough are in fuel poverty. This section outlines projects that have contributed to tackling fuel poverty and helping the most vulnerable residents in Haringey. The projects also contribute to achieving the Affordable Warmth Strategy: "To make sure that no household in Haringey lives in a cold, unheated home and that people know how to use energy in their homes efficiently, therefore saving money and reducing CO2 emissions."

Engaging Communities

Funding was obtained by National Energy Action (NEA) to engage community groups in recognising and supporting residents in fuel poverty. Between December 2014 and March 2015, two training courses and an energy bill management event were facilitated by NEA in Haringey. The training courses provided 30 frontline workers from the local community with the skills to deliver good quality advice to residents facing fuel poverty, whilst the bill management event provided information to residents about ways to reduce their energy bills.

Smart Homes

The Smart Homes project also has the potential to reduce fuel poverty by engaging with private sector landlords. Over 200 landlords, whose houses were rated low in energy efficiency, installed measures in their properties with the help of Smart Homes grant funding. The benefits of the measures will be passed on to tenants, who will be able to heat their homes for less.

Energy Efficiency to Reduce Illness

Funding has been secured from NEA, for a future project to install heating and insulation measures in properties belonging to vulnerable people. Working with three other London Boroughs, the project will assist 180 households who are at risk of cold related illness, have a disability or are living in fuel poverty. Eligible households will be identified through referrals by community groups and partners. This will aim to improve the health and thermal comfort of residents. The project is due to begin at the end of 2015.

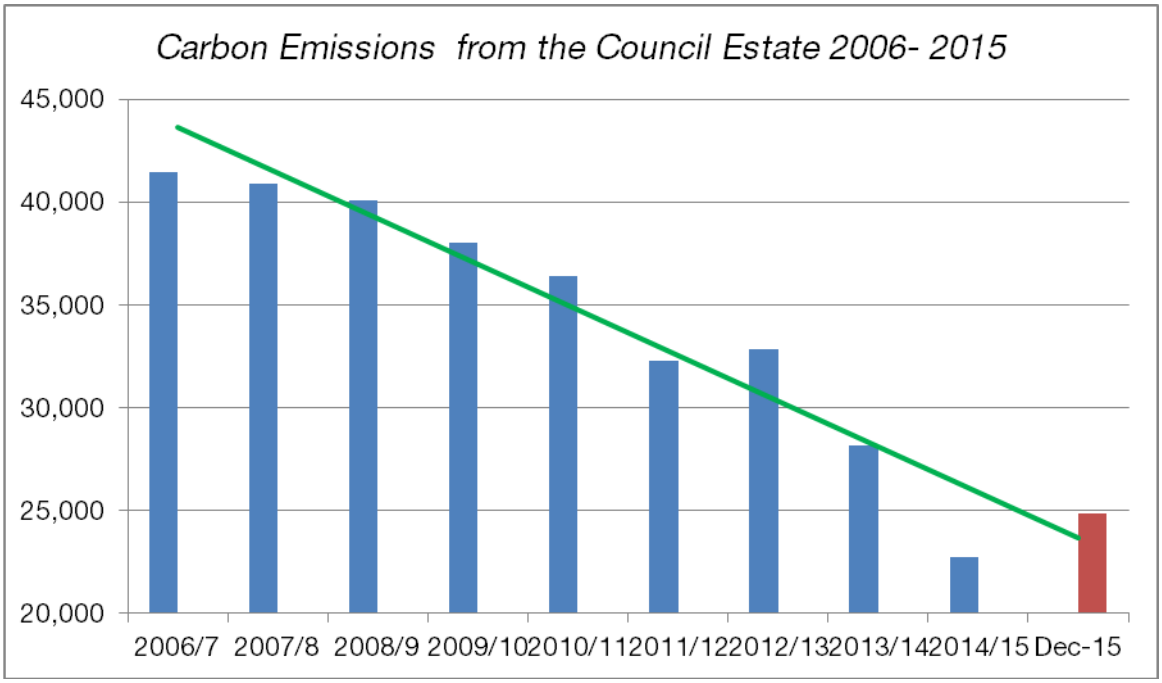
Durham University

Durham University are working on a research project to investigate the link between fuel poverty and school achievement. Research has suggested children in fuel poverty struggle in Maths and the Arts. The project will build upon this research, examining the importance of tackling fuel poverty. Approaches to fuel poverty can be fragmented and Haringey Council, alongside Durham University and community groups, are investigating how to provide a cohesive referral network across the borough to help those who are most vulnerable.

COUNCIL EMISSIONS

Haringey Council committed to reduce carbon emissions from the organisation, 40% by the end of 2015, five years ahead of the borough wide target. This has been achieved earlier than planned, as emissions have decreased significantly in the last year. The baseline for reducing emissions is the 2006 data.

Since 2005, carbon emissions from the organisation have decreased by 45% exceeding the original 40% target. This has largely due to a significant reduction in emissions between 2013/14 and 2014/15. Emissions decreased from 28, 139 tonnes to 22,760 tonnes, a decrease of 19%, exceeding the target of 24, 858 tonnes by the end of the year.



A combination of energy saving projects have contributed to a reduction in emissions between April 2014 and March 2015:

- Solar Panel Project – solar panels have been installed on a number of local schools.
- Voltage Optimisation Programme – the installation of units to reduce the voltage of electricity.

- GLA RE:FIT Programme – installation of energy efficiency measures in public buildings to reduce emissions.
- Disposal of office buildings surplus to business requirements, supporting the Council's Accommodation Strategy.

Solar Panel Project

A number of local schools have participated in a project to install solar panels reducing energy cost and emissions:

- Solar panels have been installed on four schools.
- One other school is awaiting installation in December.
- Installation is planned for one further school before the end of January 2016.

(Picture of solar panels on completed school)

The project has been successful, with energy savings helping to achieve the Council target of reducing emissions 40% by 2015. However, due to proposed policy changes regarding the feed-in-tariffs (FITs) of solar panels, implementing the scheme more widely in the borough may be difficult. At this time, there are no further plans to widen the programme until policy impacts are clear.

GLA RE:FIT Programme

The purpose of the GLA RE:FIT programme is to significantly reduce energy bills and carbon emissions of public buildings across London. This has been implemented on the Council's corporate buildings. A wide range of measures have been installed as part of the programme including cavity wall insulation, LED lighting and boiler controls. The measures are estimated to save £198,000 on energy costs annually.

Eight public building have benefitted from the project:

- Alexandra House
- River Park House
- Wood Green Library
- Bruce Castle Museum
- Stroud Green Library
- Osborne Grove
- Linden House

Innovative solutions include a data server cooling system with heat recovery and state of the art LED lighting upgrade programme in Alexandra House and River Park House.

The success of reducing emissions has led to a further proposal to decrease emissions an additional 10% by 2018. This has been agreed as a key objective in the Corporate Plan. Proposed projects to deliver this new target may include:

- Disposal of inefficient buildings.
- Expansion of the GLA RE:FIT Programme into schools.
- Installation of energy saving measures in Alexandra Palace. This could take the form of LED Lighting in the Great Hall and a boiler replacement programme.
- Installation of energy efficiency measures in parks and open spaces.

PLANNING POLICY

Planning policy aids carbon emission reduction, by providing a framework for new developments and existing redevelopments. We are currently in the process of developing Haringey's Local Plan, which incorporates the wider national and London planning requirements. This provides a framework for sustainable development, helping to reduce emissions 40% by 2020, by ensuring all new buildings and renovations must meet energy efficiency standards. If the standards are not met, carbon offsetting payments provide finance for projects to reduce emissions across the borough.

New Developments

Haringey's Local Plan provides proposals to guide development and ensure that properties are built to the highest environmental standards. This involves ensuring buildings are sustainable, with high energy efficiency and therefore low operating costs. This helps to reduce the risk of fuel poverty by ensuring energy costs are as low as possible.

In line with the London Plan, new development proposals should:

- Be Lean – use less energy through sustainable design.
- Be Clean – supply energy efficiently, prioritising where possible decentralised energy networks.
- Be Green – use renewable energy.

Despite the removal of the zero carbon commitment from National Policy, the London Plan commits to a graduated tightening of planning rules, to ensure that residential buildings are zero carbon by 2016.

Blossom Lodge

A planning application has been submitted for Blossom Lodge in Haringey; a building containing 30 residential properties and commercial space. The application is an example of good practice, providing a high level of energy efficiency. All residential units are expected to achieve the highest grade of energy efficiency, an A grade on the Energy Performance Certificate (EPC). There is a centralised heat network for the properties, increasing efficiency. Furthermore, the building uses renewable sources to generate 33% of its energy, through the installation of solar panels on the roof.

Decentralised Energy

Haringey's Local Plan also commits to the use of decentralised energy, which is essential for decarbonisation of the national grid, and reducing the cost of energy for residents in the borough. Decentralised energy involves sourcing energy locally. Analysis of the borough has identified a number of areas where decentralised energy is likely to have the most benefits. This includes: North Tottenham, Tottenham Hale and Wood Green.

The Local Plan reinforces the commitment to decentralised energy and low carbon heat networks by providing conditions which need to be satisfied in planning applications. All major developments should incorporate communal energy systems, and optimise on opportunities to extend the supply of energy to neighbouring developments. Additionally, all major developments within 500m of an existing decentralised energy network, and minor developments within 25m, will be expected to connect to its supply. This has the potential to extend decentralised energy networks across the borough, providing affordable energy to residents, reducing emissions and helping to meet the wider London Plan for 25% of energy to be supplied through decentralised energy by 2025.

Sustainable Transport

Haringey's Local Plan also promotes the use of sustainable methods of transport within the borough by committing to protect, improve and create pedestrian cycle routes within the borough to encourage walking and cycling and supporting the provision of electric vehicle charging points. This is likely to incentivise ownership of electric cars and encourage active travel, which will in turn reduce transport emissions.

TRANSPORT

The Council's Transport Team has developed a number of projects to reduce transport emissions, and provide facilities to encourage active and sustainable methods of travel. This contributes to the overall 40:20 initiative, to reduce carbon emissions 40% by 2020.

On Street Car Clubs

On street car club networks continue to grow in popularity, making Haringey the largest and most successful outer London network. Membership since October 2014 has increased by 12% and the network has over 5400 members. We are also trialling a flexible car sharing model operated by Drivenow. This provides residents with access to a vehicle for short, one-way journeys across the borough. This flexibility could provide a tempting alternative to owning a car especially for infrequent journeys such as leisure and shopping trips. The DriveNow fleet includes 30 all-electric, zero emission vehicles, which will have a positive impact on transport emissions in the borough.

Electric Vehicle Charging Facilities

Haringey has 17 charging points providing access to 21 charging bays, both on the street and in car parks. All the charging points are part of the Source London network which provides its members with access to over 1,400 charging points across London, managed by Blue Point London. This is currently being expanded in a two phase plan.

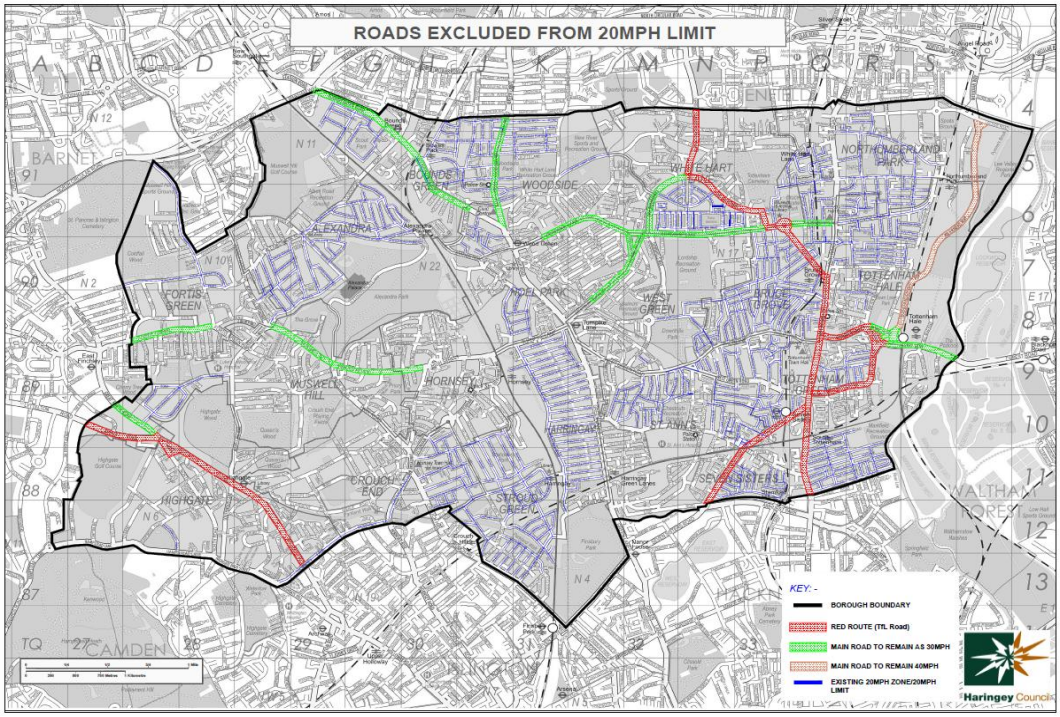
The Council is also investigating innovative solutions to provide on street charging facilities in residential streets. This will provide opportunities for residents without access to off street parking to own electric vehicles. This could be done by:

- Establishing residential on street charging networks (in addition to the Source London network) specifically for local residents to share close to their homes.
- Provision of a 'socket network' of charging points via existing street furniture, such as accessing charging facilities installed in street light columns.

20mph Zones

From February 2015, the majority of the borough's roads will be subject to a 20mph speed limit (see diagram below). This will improve road safety for motorists, cyclists and pedestrians. It also has the potential to reduce emissions through lower fuel consumption;

however, there is competing evidence on this. There are however, wider environmental benefits of the project, such as noise reduction, safer streets and reduced congestion.



Cycling Parking

Over the course of the year, we have improved cycling facilities to provide an extra 118 cycle parking spaces. This included:

- Four bikehangers providing 24 secure parking spaces.
- Thirteen Sheffield stands providing 26 parking spaces.
- Twenty one bespoke stands providing 42 parking spaces.

We will continue to ensure that cycle parking facilities are expanded, to encourage cycling within the borough.



Bike hanger installed on Stapleton Hall Road

Community Street Scheme

The Community Street Scheme aims to engage with the community to improve the environment and increase pedestrian safety. Schemes are currently running in Tottenham Hale, Tottenham Green and Hornsey Park neighbourhoods. Projects have included tree planting, bike hangers and street lighting improvements.

Electric Bike Hire Scheme

Transport for London (TFL) announced plans to implement an electric bike hire scheme in 2013. The aim of the project is to install 200 electric bikes between Finsbury Park and Muswell Hill to encourage active travel in area with hilly terrain. The feasibility study has now been completed, assessing practical issues with the project, and TFL is currently in the procurement process. The scheme is due to be launched in Spring 2017.

Cycle Routes

Quietways Scheme

The Quietways Scheme, funded by TFL, aims to provide direct cycling routes on quieter roads for cyclists who are less confident. Haringey has identified two priority routes, east to

west, and north to south. TFL are currently assessing the feasibility of a north to south route, connecting Enfield, through Farringdon, to Central London.



Cycle Superhighway 1 Route

Cycle Superhighway 1

Work is ongoing for cycle superhighway 1 which will connect Haringey and Central London, running from Tottenham to Liverpool Street. Construction has started, and the project is due to be completed in Spring 2016. The superhighway will improve safety for cyclists, road users and pedestrians.

SMARTER TRAVEL

The Smarter Travel programme, funded by Transport for London, aims to change the behaviour of those living, working and travelling within Haringey to encourage more people to travel sustainably and safely. This year, the Smarter Travel team led a number of projects to improve the health of residents, encourage active travel and enhance air quality. These projects have also contributed to reducing transport emissions in the borough.

Cycling

A number of initiatives have encouraged cycling in Haringey. This includes cycle training, maintenance and organised bike rides. 3% of people travelling within the borough now use cycling as a mode of transport, an increase of 1% from 2013.

Between April 2014 and March 2015:

- 996 pupils received cycle training including 100 secondary school pupils.
- 960 bikes were serviced as part of regular Dr Bike sessions in Finsbury Park, Priory Park, Lordship Recreation Ground and at events across the borough.
- Approximately 120 residents participated in organised bike rides across the borough, targeted at all levels of skill. This also included the British Cycling's Breeze Programme, specifically aimed at encouraging more women to cycle.
- 95 residents attended a basic cycle maintenance class. Feedback was very positive and, subject to funding, an advanced class will be developed in the coming year.



Dr Bike performing free bike maintenance for residents

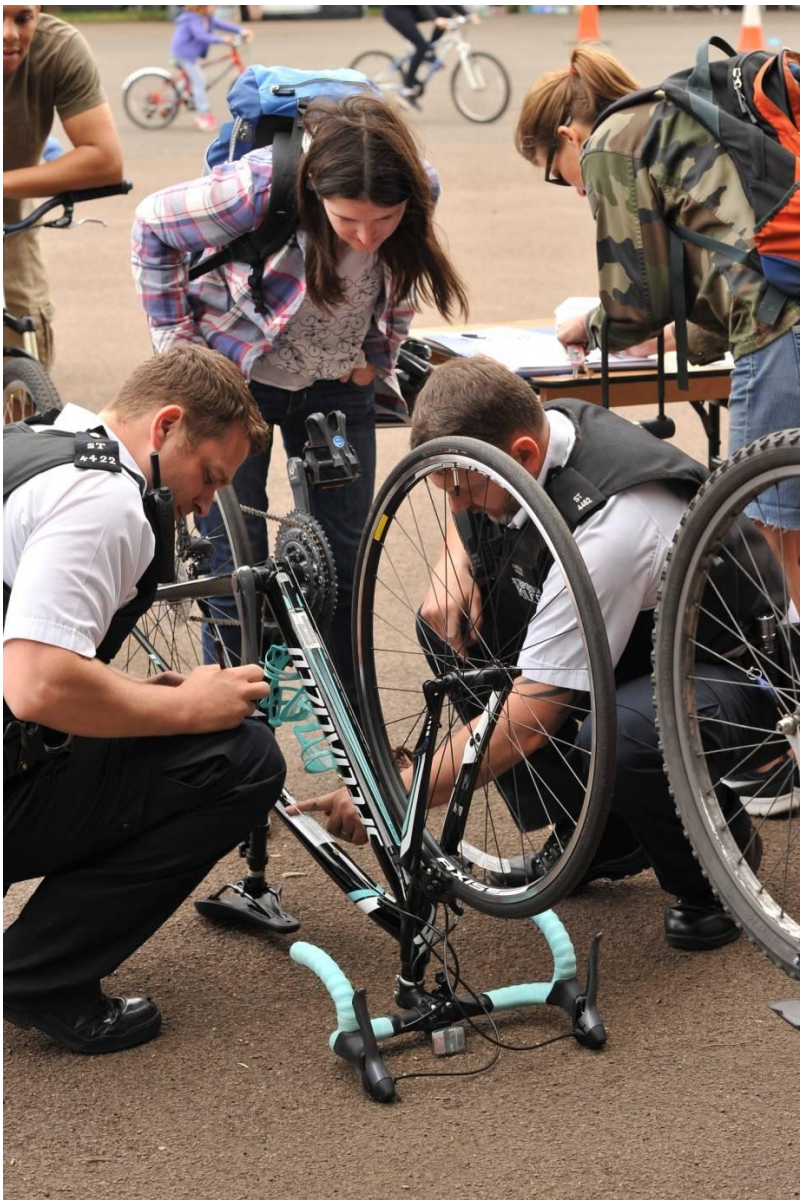
Festival of Cycling

The Festival of Cycling was hosted by Hackney, Haringey and Islington Councils for the second time, to celebrate the start of 'Bike Week', from the 14th to the 22nd of June 2014. The Festival, held in Finsbury Park, aimed to encourage people to participate in addressing barriers to cycling, as well as providing local businesses with a chance to promote themselves.

Over 1200 people across London attended the event, making it a huge success. On the day:

- 150 bikes were security marked by the Police.
- 130 bikes were fixed by Dr Bike.
- 72 people participated in 'exchanging places' – looking at cycling from a lorry drivers' perspective.

These activities will help to encourage safer cycling within the borough. Additionally, 118 people completed a survey about sustainable travel. The information gathered can be used to identify the worries of road users and the improvements needed to promote further active travel.



Police Officers Security Marking Bikes at the Festival of Cycling

Personal Travel Planning

In 2013, Haringey obtained funding to be part of the European Union Personal Travel Project. This project aimed to engage with 5000 households in the Crouch End area of the borough, offering advice and incentives to promote cycling as a sustainable method of transport. Over 6600 households were contacted and of these, 3607 households participated in the project. In total, 12,106 pieces of material distributed about active travel. Results of the success of the project are being collected, to determine if there has been an increase in the number of people cycling as a result.

Community Funding

During the year, funding was allocated to community organisations with projects supporting residents to walk or cycle, rather than drive a car. Recipients of the funding included 'Cycle Fun' and 'Bike Maintenance' by the Tottenham Hotspur Foundation, 'Green Wheels' by the Selby Trust and 'Cycling for Healthier and Closer Communities' by Living Under One Sun.

Air Quality Apprentice

Haringey is the first borough to have an Air Quality Apprentice, funded by the Mayor's Air Quality Fund. The role supports and implements campaigns to reduce air pollution, with a focus on key stage two pupils within schools. 17 assemblies and 3 lessons were delivered on the causes and dangers of air pollution. This is a complex area, and in order to provide pupils with a basic understanding, the main pollutants were given a character, transformed in to 'Air Monsters' to engage younger people. 5120 pupils participated in the project.

The three air monsters used to engage children in air quality



NIXY (Nitrogen Dioxide)

A toxic reddish brown gas produced by combustion of fossil fuels.



DIXY (Carbon Dioxide)

A colourless, odourless gas present in the atmosphere and formed when fuel containing carbon is burned.



Phil and Mitchell, the PM Brothers (Particulate Matter)

This is formed through chemical reactions e.g. fuel combustion, industrial processes and farming.

COMMUNITY PROJECTS

Achieving 40:20 is not possible without the people of Haringey working together as a borough to reduce carbon emissions. This section highlights important projects in the community that have contributed to reducing emissions by educating residents, reducing energy bills and providing training.

Haringey Shed

Haringey Shed is a theatre and performing arts company for children and young people aged between 7-16 years old. They produced an innovative play with carbon emissions as a central theme, to engage young people in the 40:20 initiative. This was primarily aimed at secondary school students. The story followed a family trying to find out more about their impact on the environment.

Overall, Haringey Shed visited 7 secondary schools and 3 primary schools, engaging 1405 local pupils in a combination of shows and workshops. As well as engaging in the performances, pupils were asked to think about their 'legacy', a behaviour change they could implement to help reduce carbon emissions. The project therefore aimed to encourage pupils to begin to think about, and take responsibility for, their impact on the environment in a fun and dynamic atmosphere.



The actors from the play

Jan Trust

Jan Trust is a charity providing education, training and support to empower women to be active citizens. They developed a project called Haringey Energy Awareness Tips (HEAT) aimed at Black, Asian Minority Ethnic and Refugee (BAMER) women. The aim was to provide energy saving tips and information to female residents in a number of languages. This was provided through a series of workshops to raise awareness on ways to protect the environment, reduce emissions and save money.

Overall, 30 workshops were delivered. These explored a range of topics: what are carbon emissions, how can they be reduced in the local community and how can energy be saved within the home, reducing bills. Sixteen of the women who participated became 'Community Champions', passing the information to residents in the wider community. Indirectly, the workshops targeted an extra 100 people in the borough, through transferable knowledge and skills.

> *"This project has helped me save money on my monthly bills".* Workshop Participant

Muswell Hill Sustainability Group (MHSG)

Over the year, MHSG have run a number of projects to promote, educate and inform residents about the benefits of energy efficiency for their homes. This has included:

- DIY Draughtproofing Workshop – demonstration of low-cost draughtproofing methods for doors and sash windows.
- A workshop led by the Love Food, Hate Waste Campaign.
- A specialist guest speaker on the topic: "The Challenge of Climate Change: Prospects for Progress in 2015"

For further information on MHSG, visit www.mhsgroup.org

21st Century Homes

As part of the 21st Century Homes project, MHSG organised two weekend events in partnership with the Highgate Society in September 2014 and March 2015. The events took the form of a programme of speakers, followed by an OpenHomes event. In September

2014, talks educated residents on a wide range of topics including: the Smart Homes project run by Haringey Council, the importance of making homes more energy efficient and how to use central heating systems more economically. The OpenHomes event provided residents with a chance to look around houses that had installed energy efficiency measures.

Homeowner Pack

MHSG put together a 'Homeowner Pack' which was then distributed to estate agents and homeowners. The pack contained information on a range of energy efficiency measures, including solid wall insulation, secondary glazing and upgrading boilers. Additionally, information was supplied on planning, government grants, trusted installers and solar panels.

The pack was launched in September 2014, at Tottenham Green Fair and has provided a useful resource for residents.



MHSG Stall launching homeowner packs, at Tottenham Green Fair

FUTURE AND ONGOING PROJECTS

The landscape for achieving 40:20 is changing, particularly in light of recent changes to Government policy. These policies have the ability to significantly influence carbon reduction, particularly as a significant proportion of funding is provided through Central Government grants. Despite this, Haringey continues to challenge itself to be a leader in reducing emissions and the projects detailed below demonstrate further plans to reduce emissions 40% by 2020. Haringey Council will continue to seek funding opportunities as and when they become available. In light of continuing funding cuts to Central Government grants, we are looking to other sources of finance, including European funding opportunities.

Long Term Illness and Fuel Poverty

Haringey Council, alongside three other London boroughs, has successfully applied for funding from National Energy Action (NEA) to tackle fuel poverty. This project will make heating and insulation improvements to houses where the occupiers suffer from long term illness. This is a pilot project and will initially improve 180 houses, although it is hoped this will eventually be expanded, subject to further funding. The project is due to begin at the end of 2015 and will target our most vulnerable residents.

Durham University Partnership

Our partnership with Durham University will continue into the future. Currently, we are collecting information regarding the success of the Smart Homes project. A research project is also under development to assess the relationship between fuel poverty and school achievement. Studies have suggested that children in fuel poverty perform worse in Maths and Art. The research will explore the wider effects of fuel poverty. Research projects help to inform future priorities and assess ways to reduce carbon emissions in the borough, whilst increasing prosperity.

Solar Panels

Homes for Haringey is looking into a pilot project alongside Camden Council, to install solar panels on social housing. This would create savings for tenants, allowing them to generate some of their own electricity. Funding is available for the installation of solar panels for 40 properties and four suitable houses have currently been identified in the borough.

Cycling

Encouraging cycling will continue to be a priority in the borough and a number of projects have been planned for the future:

- The Dr Bike initiative, which offers free cycle maintenance, will be amended to pass on skills to residents and teach them to fix their own bikes.
- Construction will continue on cycle superhighway 1, which will connect Tottenham to Liverpool Street, in Central London.
- Work will continue on assessing the possibility of a Quietways Cycle Route between Enfield, through Farringdon, to Central London. This will provide a cycling route for cyclists who are less confident.
- 20mph zones will be implemented across the borough, increasing safety for pedestrians, road users and cyclists. This has wider environmental benefits of reducing congestion and noise pollution.

Electric Vehicle Charging Points

Haringey Council will continue to improve facilities for electric vehicles. We are currently investigating the provision of on street parking facilities for residents. This has the potential to increase the number of electric vehicles in the borough.

Decentralised Energy

Building upon the work undertaken this year, we will continue to work with Tottenham Hotspur Football Club to provide a decentralised energy network to North Tottenham and to implement decentralised energy networks in the key opportunity areas identified. The next stage in the process is to assess the practicality of the plans, assessing cost and benefit. This will continue in 2015/16.

Council Carbon Emissions

Following on from the success of reducing emissions of the Council as an organisation 40% by 2015, further energy saving initiatives will be implemented to achieve a further 10% reduction by 2018. This will include extension on the GLA RE:FIT programme into schools and the installation of energy efficiency measures in parks and open spaces.

Team Noel Park

Team Noel Park is a pilot partnership approach with the local community in Noel Park Ward, due to begin at the end of 2015. The project will support the community to target issues

which are important to them and take ownership of their area. The project is in the early stages of development, but it will help to improve the environment and reduce crime. Team Noel Park coincides with other projects: Decent Homes and Noel Park Big Local where £1m of funding was provided by the Big Lottery Fund to make a difference to the community. The project has the potential to reduce carbon emissions in Noel Park, whilst increasing the quality of housing for residents, and increasing the energy efficiency of their homes.

Innovation Hub

The Innovation Hub will continue to provide a means for the promotion of new technology in the commercial sector. The Hub has been launched, providing businesses with a platform to access low-carbon technology from small and medium enterprises. Accessing new technology helps to drive the reduction of emissions. Furthermore, increasing the green business sector within Haringey is central to achieving growth in jobs.

Haringey's Local Plan

Haringey's Local Plan provides a framework for reducing carbon emissions through a planning policy on sustainability. This is currently in consultation, covering policies for new developments, decentralised energy and sustainable transport. The framework further reinforces Haringey's commitment to reduce emissions 40% by 2020.

Smart Business

The Smart Business project aims to provide grants to businesses wishing to install energy efficiency measures in their commercial premises. The grants can be used for a number of measures, including lights, boilers and double glazing. A number of grants are still available. For more information, please email smartbusiness@haringey.gov.uk or call 02084893489.

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