NOTICE OF MEETING

FULL COUNCIL

Monday, 24th July, 2017, 7.30 pm - Civic Centre, High Road, Wood Green, N22 8LE

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

Quorum: 15

1. FILMING AT MEETINGS

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

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

2. TO RECEIVE APOLOGIES FOR ABSENCE

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

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 MEETING OF THE COUNCIL HELD ON 22 MAY 2017 (PAGES 1 - 6)

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

7. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE (PAGES 7 - 18)

8. TO RECEIVE THE REPORT OF THE MONITORING OFFICER AND ASSISTANT DIRECTOR - CORPORATE GOVERANCE

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

10. TO RECEIVE REPORTS FROM THE FOLLOWING BODIES

(a) Report from Standards Committee - Constitutional Changes (pages 19-163)

(b) Report from Corporate Parenting Advisory Committee - Aspire Pledge (pages 165-170)

(c) Report from Cabinet - Adoption of the Local Plan (pages 171-975)

(d) Report from Corporate Committee - Treasury Management Outturn Report (pages 977-989)

11. MEMBERSHIP OF COMMITTEES (PAGES 991 - 992)

12. HARINGEY DEBATE: VIOLENT CRIME: EFFECTS ON YOUNG PEOPLE

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

Oral Question One
Cllr Engert to Cabinet Member for Housing, Regeneration and Planning:
How much profit are Lendlease expected to make as a result of the HDV?

Oral Question Two
Cllr Christophides to the Cabinet member for Communities:
Could you outline the contribution made by London Borough of Haringey staff to the pan-London recovery arrangements in the aftermath of the Grenfell Tower tragedy?

Oral Question Three
Cllr Connor to Cabinet Member for Adult Social Care and Culture:
Following the CQC inspection reports, why has the Council been unable to change staff culture and improve care at the Osborne Grove nursing home?

Oral Question Four
Cllr Peacock to the Cabinet member for Children and Families:
Could you update the Council on the SATS results for the Borough's schools?

Oral Question Five
Cllr Ross to Cabinet Member for Housing, Regeneration and Planning:
When do you expect Hornsey Town Hall to be fully restored by FEC?

Oral Question Six
Councillor Opoku to Cabinet Member for Communities:
In view of increasing concern about declining response times for 999 and 101 calls, what representations are you making to the London Mayor and Metropolitan Police?

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

Motion B: Grenfell Tower and fire safety in Haringey

Proposer: Cllr Bob Hare
Seconder: Cllr Liz Morris

This Council is very concerned by the events at Grenfell Tower and offers it condolences to those who lost family members and loved ones in the fire.

This Council notes that since the fire, the cladding in many tower blocks across the county have failed fire safety and flammability tests.

This Council also notes with concern that at least five tower blocks in Haringey also have faulty cladding and welcomes the steps taken by Newlon Housing Association to make the buildings safe for residents.

This council commits to acting promptly to any relevant recommendations from the forthcoming public inquiry into the Grenfell Tower fire.

This Council also commits to ensuring that every building built and maintained by the Council, Homes for Haringey and the Haringey Development Vehicle:

- Does not have flammable cladding
- Meets all fire safety requirements and building regulations
- Has working fire and smoke alarms
- Has appropriate fire safety measures, such as fire escapes and sprinklers

This Council also commits to ensuring that all schools in the borough have working fire/smoke alarms and sprinkler systems.

This Council calls on the Conservative Government to strengthen building and fire regulations and to ensure that in future, fire checks of buildings are completed by the Fire Brigade.

Motion C: International Holocaust Remembrance Alliance definition of antisemitism

Proposer: Cllr Claire Kober
Seconder: Cllr Gail Engert

This Council expresses alarm at the rise in antisemitism in recent years across the UK. This includes incidents when criticism of Israel has been expressed using antisemitic tropes. Criticism of Israel can be legitimate, but not if it employs the tropes and imagery of antisemitism.

This Council therefore welcomes the UK Government's announcement on December 11th 2016 that it will sign up to the internationally recognised International Holocaust Remembrance Alliance (IHRA) guidelines on antisemitism which define antisemitism thus:

This Council notes that:

Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.

To guide IHRA in its work, the following examples may serve as illustrations:

Manifestations might include the targeting of the state of Israel, conceived as a Jewish collectivity. However, criticism of Israel similar to that levelled against any other country cannot be regarded as antisemitic. Antisemitism frequently charges Jews with conspiring to harm humanity, and it is often used to blame Jews for "why things go wrong." It is expressed in speech,

writing, visual forms and action, and employs sinister stereotypes and negative character traits.

Contemporary examples of antisemitism in public life, the media, schools, the workplace, and in the religious sphere could, taking into account the overall context, include, but are not limited to:

- Calling for, aiding, or justifying the killing or harming of Jews in the name of a radical ideology or an extremist view of religion.
- Making mendacious, dehumanizing, demonizing, or stereotypical allegations about Jews as such or the power of Jews as collective — such as, especially but not exclusively, the myth about a world Jewish conspiracy or of Jews controlling the media, economy, government or other societal institutions.
- Accusing Jews as a people of being responsible for real or imagined wrongdoing committed by a single Jewish person or group, or even for acts committed by non-Jews.
- Denying the fact, scope, mechanisms (e.g. gas chambers) or intentionality of the genocide of the Jewish people at the hands of National Socialist Germany and its supporters and accomplices during World War II (the Holocaust).
- Accusing the Jews as a people, or Israel as a state, of inventing or exaggerating the Holocaust.
- Accusing Jewish citizens of being more loyal to Israel, or to the alleged priorities of Jews worldwide, than to the interests of their own nations.
- Denying the Jewish people their right to self-determination, e.g., by claiming that the existence of a State of Israel is a racist endeavour.
- Applying double standards by requiring of it behaviour not expected or demanded of any other democratic nation.
- Using the symbols and images associated with classic antisemitism (e.g., claims of Jews killing Jesus or blood libel) to characterize Israel or Israelis.
- Drawing comparisons of contemporary Israeli policy to that of the Nazis.
- Holding Jews collectively responsible for actions of the state of Israel.

Antisemitic acts are criminal when they are so defined by law (for example, denial of the Holocaust or distribution of antisemitic materials in some countries). Criminal acts are antisemitic when the targets of attacks, whether they are people or property – such as buildings, schools, places of worship and cemeteries – are selected because they are, or are perceived to be, Jewish or linked to Jews.

Antisemitic discrimination is the denial to Jews of opportunities or services available to others and is illegal in many countries.

This Council welcomes the cross-party support within the Council for combating antisemitism in all its manifestations.

This Council hereby resolves to adopt the above definition of antisemitism as set out by the International Holocaust Remembrance Alliance and pledges to combat this pernicious form of racism.

This Council also condemns all forms of racism, islamophobia, homophobia and sexism and we commit to fighting against them.

Michael Kay, Democratic Services and Scrutiny Manager
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Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Friday, 14 July 2017

Agenda Item 5

MINUTES OF THE MEETING OF THE FULL COUNCIL HELD ON MONDAY, 22ND MAY, 2017, 7.30 - 8.40 pm

PRESENT:

Councillors: Charles Adje, Peray Ahmet, Kaushika Amin, Jason Arthur, Eugene Ayisi, Dhiren Basu, Patrick Berryman, John Bevan, Barbara Blake, Mark Blake, Zena Brabazon, Clare Bull, Gideon Bull, Vincent Carroll, Joanna Christophides, Pippa Connor, Ali Demirci, Isidoros Diakides, Natan Doron, Joseph Ejiofor, Gail Engert, Joe Goldberg, Eddie Griffith, Makbule Gunes, Kirsten Hearn, Adam Jogee, Claire Kober, Toni Mallett, Jennifer Mann, Stephen Mann, Liz McShane, Peter Mitchell, Martin Newton, Felicia Opoku, Ali Gul Ozbek, James Patterson, Sheila Peacock, Lorna Reith, Reg Rice, Raj Sahota, Anne Stennett, Alan Strickland, Tucker, Bernice Vanier, Ann Waters, Elin Weston and Charles Wright

1. FILMING AT MEETINGS

The Mayor drew attention to the notice on filming at meetings.

NOTED

2. TO ELECT THE MAYOR FOR THE ENSUING YEAR 2017/18

The Mayor called for nominations for the Office of Mayor for the Municipal Year 2017/18.

Councillor Strickland moved and Councillor Ahmet seconded that Councillor Stephen Mann be elected Mayor.

RESOLVED

1. That Councillor Stephen Mann be elected Mayor for the Municipal Year 2017/18
2. The Mayor made and signed the Declaration of Acceptance of Office, which was witnessed by Councillors Strickland and Ahmet.
3. The Mayor then addressed the Council, gave thanks for his election and outlined his objectives for his year of office.
4. The Mayor's Consorts, Councillor Jennifer Mann and Katie O'Mara, were then invested with their Badges of Office.

3. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Adamou, Beacham, Carter, Elliott, Gallagher, Hare, Ibrahim, McNamara, Morris and Ross.

Apologies for lateness were received from Councillors Brabazon and Gideon Bull.

4. 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 interim Chief Executive asked for agreement of the admission of the following late items of business that could not be available earlier, and needed to be dealt with at this meeting. The reasons for lateness and urgency were as follows:

Item 11 - Appointments of Committees for the Municipal Year 2017/18; and *Item 14: Appointments to outside bodies,* which were not available at the time of dispatch as they included recent changes following party group meetings.

Item 16 - To note the end of Municipal Year Financial Statement for 2015/16, which was not available at the time of dispatch due to verification of information contained therein.

5. DECLARATIONS OF INTEREST

The Mayor asked Members to make any declarations of interest, as shown on the printed summons.

No declarations were made.

6. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COUNCIL HELD ON 20 MARCH

The interim Chief Executive asked whether the minutes of the meeting of 20 March could be taken as read.

RESOLVED

That the minutes of the meeting of 20 March 2017 were agreed as a true record.

7. TO RECEIVE WRITTEN NOTIFICATION OF DEPUTY MAYOR

The interim Chief Executive reported that the Mayor had signified in writing the appointment of Councillor Liz McShane as Deputy Mayor for the Municipal Year 2017/18.

Councillor McShane was invested with her Badge of Office.

The Mayor announced that the Deputy Mayor would have two consorts, Linda Kelly and Shelagh O'Connor, who were then invested with the Badge of Office.

8. TO PASS A VOTE OF THANKS TO THE RETIRING MAYOR AND MAYOR'S CONSORTS, AND THE RETIRING DEPUTY MAYOR AND DEPUTY MAYOR'S CONSORTS

A vote of thanks to the retiring Mayor and Consorts was moved by Councillor Kober and seconded by Councillor Engert.

The retiring Mayor was presented with a badge and a framed collage in honour of his year of office.

RESOLVED

That the Council extend its thanks and appreciation to the retiring Mayor, Councillor Ali Gul Ozbek, and his consorts, Zubeyde Simsek and Hamdan Ozbek, for the services they had rendered to the Borough during the past year.

The retiring Mayor addressed the Council, thanking the Council for the honour of being Mayor and officers and residents that had supported him in his Mayoral year, and outlining some particular highlights of his year in office.

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

The Mayor set out that he would commit the Mayor's Special Fund in support of Mind in Haringey, and would also want to support and promote the work of Studio 306 Collective, in his Mayor year, which he wanted to focus on issues relating to mental health.

10. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE, NOTING THE APPOINTMENTS MADE BY THE POLITICAL GROUPS, AND TO TAKE SUCH ACTION AS MAY BE APPROPRIATE

The Mayor agreed to the admittance of this item as tabled, given that it set out decisions that had been made recently at party meetings.

The Chief Whip introduced the paper that outlined appointments made by the Political Groups in their recent annual meetings.

RESOLVED

That the constitution of the political groups be noted:

The Labour Group

Leader:	Councillor Kober
Deputy Leader:	Councillor Ejiofor
Chief Whip:	Councillor Reith
Chair:	Councillor Waters
Vice Chair:	Councillor Mallett
Secretary:	Councillor Christophides

Assistant Whips:	Councillors C Bull, Mitchell and Patterson
Group Treasurer	Councillor Gallagher
Non-Executive members	Councillors Basu and J Mann**.**

Councillors:

Adamou	Demirci	Opoku
Adje	Diakides	Ozbek
Ahmet	Doron	Peacock
Amin	Elliott	Rice
Ayisi	Goldberg	Sahota
Arthur	Griffith	Strickland
Bevan	Gunes	Stennett
Berryman	Hearn	Tucker
Blake, B	Ibrahim	Weston
Blake, M	Jogee	Wright
Brabazon	Mann, S	Vanier
Bull, G	McNamara	
Carroll	McShane	

The Liberal Democrat Group

Leader:	Councillor Engert
Deputy Leader:	Councillor Morris
Chief Whip:	Councillor Beacham
Deputy Whip:	Councillor Carter
Group Chair:	Councillor Ross
Deputy Group Chair:	Councillor Newton

Councillors:

Connor	Hare

11. TO AGREE THE APPOINTMENTS PROCEDURE AND TO APPOINT COMMITTEES AND OTHER BODIES FOR THE MUNICIPAL YEAR 2017/18, INCLUDING THE SELECTION OF THE CHAIRS AND VICE CHAIRS

The Mayor agreed to the admittance of this item as tabled, given it set out decisions that had been made recently at party meetings.

The Chief Whip moved recommendations 1-4 as detailed in the circulated report.

Councillor Newton moved an amendment to Recommendation 2 and Appendix 1, seconded by Councillor Engert, to the effect that Councillor Connor be appointed Chair of the Overview and Scrutiny Committee.

Councillor Reith responded to the amendment.

On a vote, the amendment was lost.

Councillor Engert raised opposition to Recommendation 4, and asked that it be put to a vote.

Following a vote on the original motion, it was:

RESOLVED

1. That the process for appointing to the Committees, Sub Committees and Chairs be approved on the "slate" basis.
2. That the membership of Committees, and appointment of Chairs be agreed as attached at Appendix 1.
3. That the membership of the Cabinet be noted as attached at Appendix 2.
4. That the amendment to the Members' Allowances Scheme be agreed as attached at Appendix 3.

12. TO RECEIVE THE REPORT OF THE CHIEF EXECUTIVE

The interim Chief Executive had no matters to report.

13. TO RECEIVE THE REPORT OF THE MONITORING OFFICER AND HEAD OF LEGAL SERVICES

The Monitoring Officer had no matters to report.

14. TO MAKE APPOINTMENTS TO OUTSIDE BODIES

The Mayor agreed to the admittance of this item as tabled, given it set out decisions that had been made recently at party meetings.

The Chief Whip moved the report as tabled, with the amendment that there be no appointment at this stage to the Lea Valley Regional Park Authority.

RESOLVED

That the appointments to outside bodies be approved, as detailed in the schedule attached to the report, with the exception of the appointment to the Lea Valley Regional Park Authority.

15. TO RECEIVE A STATEMENT OF COUNCILLORS' ATTENDANCE AT MEETINGS OF THE COUNCIL, COMMITTEES AND SUB-COMMITTEES IN ACCORDANCE WITH COUNCIL PROCEDURE RULES

The Chief Whip moved the report as circulated and it was:

RESOLVED

That the statement of members' attendance for 2016/17 be noted.

16. TO NOTE THE END OF MUNICIPAL YEAR FINANCIAL STATEMENT FOR 2016/17

The Mayor agreed to the admittance of this item as tabled, accepting it was late due to verification of the information contained in the report.

The Chief Whip moved the report as tabled and it was:

RESOLVED:

That the end of year statement for 2016/17 of allowanced paid to Members be noted.

CHAIR:

Signed by Chair ……..

Date ……

RECORD OF MAYOR'S URGENT ACTION

Title of Report: Appointment to Outside Bodies

Reason for urgency or
Relevant paragraph for authority under scheme of delegation
Part 3 Section E, Section 1 - Scheme of delegation section 5, indicates that where action needs to be taken on an urgent matter between meetings of the Cabinet, or any Committee or Sub Committee of the Cabinet or Council this can be taken forward by the Leader for Executive functions and in the case of non Executive functions, the director can take the decision in consultation with the Chair of the Committee.

Decision of the Interim Chief Executive

Signature [signature] **Date** 12th June 2017

Concurrence of the Mayor – Chair of full Council

[signature]

Once signed by the Chief Officer this cover sheet together with the substantive report must be forwarded to Democratic Services- Level 5, River Park House - for processing.

Report for:	**Interim Chief Executive and Head of Paid Service**
Title:	**Appointment to Outside Bodies**
Report authorised by:	**Bernie Ryan, Assistant Director – Corporate Governance and Monitoring Officer**
Lead Officer:	**Michael Kay, Democratic Services and Scrutiny Manager**
Ward(s) affected:	**N/A**
Report for Key/ Non Key Decision:	**Non-Key**

1 Describe the issue under consideration

1.1 At Annual Council on 22 May, appointments were made to Outside Bodies. Cllr Reith, as Chief Whip, asked that the appointments to the Lea Valley Regional Park Authority not be agreed at that point and be considered at a later date. Following consideration of the appointment, it has been requested that Cllr Ahmet be appointed, with Cllr Bevan as the Deputy. This is a four year appointment from 30 June, to expire in May 2021.

1.2 In addition, a request has been made that Cllr Bevan be appointed to the Groundwork London Local Authority Strategic Input Board, which was listed as a vacancy in the report to Annual Council. This is a one year appointment, to expire in May 2018.

2 Cabinet Member Introduction

N/A

3 Recommendations

3.1 It is recommended that:

- Councillor Peray Ahmet be appointed to the Lee Valley Regional Park Authority, with Councillor John Bevan as her Deputy;
- Councillor John Bevan be appointed to Groundwork London Local Authority Strategic Input Board.

4 Reason for Decision

4.1 Appointments to Outside Bodies are reserved to Full Council, and making an appointment before the next meeting on 24 July would allow

the Members to participate in meetings of the respective outside bodies in the interim.

5 Alternative Options Considered

5.1 If these appointments were not made between meetings, there would be an impact on the ability of Members to participate in the work of the outside bodies, in particular the AGM of the Lee Valley Regional Park Authority.

6 Background information

6.1 Part 2 of the Constitution, paragraph 4.02 (p) indicates that Full council will appoint representatives to outside bodies unless the appointment is a cabinet function or has been delegated by the Council.

6.2 Section 10.08 of Part 2 of the Constitution advises that the Council has nomination rights to a large number of different external bodies, referred to as 'organisations'. The practice of making nominations to organisations is a benefit to the Council and the links created contribute to the social well-being of the borough.

6.3 These organisations can be categorized as follows:

A. Association bodies, such as the Local Government Association or Association of London Government joint committees and panels.

B. Community or voluntary bodies which cover a very wide spectrum of organisations serving the community, or community groups, in various ways.

C. Partnership bodies which will usually involve the Council working with other agencies on local issues or projects.

D. Statutory bodies, where the Borough of Haringey needs to be represented by law.

E. Trusts and Foundations which generally have more specific and prescribed objectives.

6.4 As set out in section 10.08(b) the nominations to all outside bodies are made and confirmed at each Annual General Meeting. Where there is an association or partnership body exercising executive functions, then nominations of the Cabinet Member will be made by the leader of the council, or the Cabinet with the Leader's agreement and recorded in the list approved at the AGM.

6.5 The constitution continues to advise that future nominations to voluntary or community bodies will generally be in a non – voting, "observer" capacity only, in order to avoid the greater potential for conflicts of

interest. Nominated members will not participate in management or decision – making within the organization. Their role will be to assist in the exchange of information and views between the organization and the council.

6.6 The Lee Valley Regional Park Authority is a statutory body, and the Groundwork London Local Authority Strategic Input Board is in the category of trust or foundation.

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

7.1 **Finance**

N/A

7.2 **Legal**

The legal and constitutional implications are set out in the body of the report.

7.3 **Equalities**

N/A

9 Use of appendices
Not used

10 Local Government (Access to Information) Act 1985
N/A

RECORD OF MAYOR'S URGENT ACTION

Title of Report: Designation of the Interim Deputy Chief Executive as the Council's Chief Finance Officer under s151 Local Government Act 1972

Reason for urgency or
Relevant paragraph for authority under scheme of delegation
Part 3 Section E, Section 1 - Scheme of delegation section 5, indicates that where action needs to be taken on an urgent matter between meetings of the Cabinet, or any Committee or Sub Committee of the Cabinet or Council this can be taken forward by the Leader for Executive functions and in the case of non Executive functions, the director can take the decision in consultation with the Chair of the Committee.

Decision of the Interim Chief Executive

Signature [signature] **Date** 12th June 2017

Concurrence of the Mayor – Chair of full Council

[signature]

Once signed by the Chief Officer this cover sheet together with the substantive report must be forwarded to Democratic Services- Level 5, River Park House - for processing.

Report for:	**Interim Chief Executive and Head of Paid Service**
Title:	**Designation of the Interim Deputy Chief Executive as the Council's Chief Finance Officer under s151 Local Government Act 1972**
Report authorised by:	**Richard Grice – Interim Director of Transformation & Resources**
Lead Officer:	**Liz Hammond – Interim Head of HR Transformation**
Ward(s) affected:	**N/A**
Report for Key/ Non Key Decision:	**Non-key**

1 Describe the issue under consideration

1.1 On 17th May 2017 the Interim Chief Executive and Head of Paid Service made changes to the Senior Leadership Structure of the Council. This includes a significant change in the future management of finance under a new role of Chief Finance Officer. This role has not yet been appointed to. On a temporary basis, the current s151 officer, the Chief Operating Officer (COO), is to perform the role of Interim Deputy Chief Executive, and the COO position will be vacant.

1.2 Section 151 of the Local Government Act 1972 requires the Council to designate one of its officers with responsibility for the proper administration of its financial affairs. This report seeks approval to designate the post of Interim Deputy Chief Executive with the statutory section 151 Officer responsibilities to enable the current incumbent to continue with these duties.

2 Cabinet Member Introduction

N/A

3 Recommendations

3.1 It is recommended that the Interim Chief Executive and Head of Paid Service designate the Interim Deputy Chief Executive as Chief Finance Officer pursuant to section 151 Local Government Act 1972, from 12 June until 24 July 2017.

4 Reason for Decision

4.1 This is a statutory requirement upon the Council.

5 Alternative Options Considered

5.1 There is no alternative option, this is a statutory requirement.

6 Background information

6.1 The Interim Chief Executive on 17th May 2017 has put in place an interim structure beneath the Chief Executive post that is designed to best serve the delivery of the Council's strategy outcomes in the short term until the appointment of a permanent Chief Executive.

6.2 The interim structure envisages removal of the Chief Operating Officer to be replaced by a Chief Finance Officer. The Chief Finance Officer post has not yet been recruited to.

6.3 The Chief Operating Officer post is currently designated as the Section 151 Officer. However this post holder is to perform the Interim role of Deputy Chief Executive, on a temporary basis, and the Chief Operating Officer post will be vacant.

6.4 Section 151 Local Government Act 1972 states that the Council is required to 'make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs'. Section 113 of the Local Government Finance Act 1988 requires the person to be a member of a specified accounting body, namely a professionally qualified accountant. As a consequence of the Chief Operating Officer post becoming vacant the Council is now required to designate an alternative officer post with the statutory responsibilities of section 151 of the 1972 Act.

6.5 In accordance with Article 11.01 (d), it is usual practice for the Full Council to designate these responsibilities. Pending the next meeting of the Full Council the interim Chief Executive in consultation with the Mayor is being requested to designate the responsibilities of the Chief Finance Officer to the Interim Deputy Chief Executive in accordance with Part 3 Section E Section 1 paragraph 5.01 (b) of the Constitution. It is proposed that the Interim Deputy Chief Executive is designated with statutory responsibilities of section 151 of the 1972 Act on a temporary basis, with immediate effect and until the next meeting of the Council on 24 July 2017. At this point the Council will be asked to designate the responsibilities of the Chief Finance Officer to an officer post on a longer term basis.

6.6 In accordance with section 114 Local Government Finance Act 1988, when the Chief Finance Officer is unable to act due to absence or illness, the Chief Finance Officer is able to nominate someone to act

on their behalf. This person should also be a professionally qualified accountant.

7 Contribution to strategic outcomes

7.1 The above changes to the Executive Team structure are designed to provide the Executive Team with the right skills to deliver the Council's strategic outcomes and ensure the continuity of the statutory requirement to have a Section 151 Officer in post.

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

8.1 Finance

The interim changes are expected to be cost neutral.

8.2 Legal

The legal and constitutional implications are set out in the body of the report.

8.3 Equalities

N/A

9 Use of appendices

Not used

10 Local Government (Access to Information) Act 1985

N/A

Report for: **Full Council**

Title: **Designation of the Council's Chief Finance Officer under s151 Local Government Act 1972**

Report authorised by: **Zina Etheridge – Interim Chief Executive**

Lead Officer: **Liz Hammond – Interim Head of HR Transformation**

Ward(s) affected:

Report for Key/ Non Key Decision: N/A

1 Describe the issue under consideration

1.1 On 17th May 2017 the Interim Chief Executive and Head of Paid Service made changes to the Senior Leadership Structure of the Council. This included changes in the future management of finance under a new role of interim Chief Finance Officer. This role is currently under recruitment with appointment anticipated during August 2017. In addition, under the new interim structure the Chief Operating Officer (COO) is performing the role of interim Deputy Chief Executive and the COO position is vacant.

1.2 Section 151 of the Local Government Act 1972 requires the Council to designate one of its officers with responsibility for the proper administration of its financial affairs. On 12th June 2017 the Chief Executive in consultation with the Mayor agreed to designate the interim Deputy Chief Executive as s151 officer, with immediate effect until the 24th July being the meeting of this full Council, as an urgent action between meetings pursuant to Part 3 Section E, Section 1 of the Constitution, to enable the current incumbent to continue with these duties.

1.3 This report seeks approval to designate the post of interim Deputy Chief Executive with the statutory section 151 Officer responsibilities with continuing and immediate effect, until such time as the post of Chief Finance Officer is recruited to, expected to be during August 2017.

2 Cabinet Member Introduction

N/A

3 Recommendations

It is recommended that full Council:

3.1 Note the previous urgent action of the interim Chief Executive in consultation with the Mayor, in accordance with Part 3 Section E, Section 1 of the Constitution, to designate the interim Deputy Chief Executive as s151 officer from 12th June 2017 to 24th July 2017, being this meeting of the Full Council

3.2 In accordance with Article 11.01 (d), agree that the interim Deputy Chief Executive be designated as the Council's section 151 officer pursuant to s 151 Local Government Act 1972 with immediate and continuing effect and until such time as the post of Chief Finance Officer is recruited to in accordance with 3.3 below, expected to be during August 2017

3.3 Agree that upon appointment to the post of Chief Finance Officer by a suitably qualified accountant (expected to be during August 2017), that the post of Chief Finance Officer be designated as the Council's section151 officer pursuant to s 151 Local Government Act 1972 and article 11.01 (d) of the Constitution. The Monitoring Officer, in accordance with Article 14 of the Constitution, will make all necessary changes to the Constitution to give this effect.

3.4 Agree that in the event that the Chief Finance Officer recruitment is delayed, the interim Deputy Chief Executive will continue to be designated as the Council's s151 officer.

4 Reason for Decision

4.1 This is a statutory requirement upon the Council.

5 Alternative Options Consisdered

5.1 There is no alternative option, this is a statutory requirement.

6 Background information

6.1 The interim Chief Executive on 17th May 2017 put in place an interim structure beneath the Chief Executive post that is designed to best serve the delivery of the Council's strategy outcomes in the short term until the appointment of a permanent Chief Executive.

6.2 The interim structure envisages a change in the management of finance by way of the creation of an interim post of Chief Finance Officer. The Chief Finance Officer post has not yet been recruited to (expected August 2017). In addition, under the new interim structure the Chief Operating Officer (COO) is performing the role of interim Deputy Chief Executive and the COO position is vacant.

6.3 Section 151 Local Government Act 1972 states that the Council is required to 'make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs'. Section 113 of the Local Government Finance Act 1988 requires the person to be a member of a specified accounting body, namely a professionally qualified accountant.

6.4 As a consequence of the Chief Operating Officer post becoming vacant the Council was required to designate an alternative officer post with the statutory responsibilities of section 151 of the 1972 Act. In accordance with Article 11.01 (d), it is usual practice for the Full Council to designate these

responsibilities. Pending this meeting of the Full Council, on 12th June 2017 the interim Chief Executive and the Mayor, in accordance with Part 3 Section E Section 1 paragraph 5.01 (b) of the Constitution, designated the interim Deputy Chief Executive as s151 officer with immediate effect until 24th July 2017.

6.5 The full Council is now asked to designate the responsibilities of the Chief Finance Officer under section 151 Local Government Act 1972 to an officer post on a longer term basis. Full Council is asked to agree that the interim Deputy Chief Executive be designated as the Council's section 151 officer with immediate and continuing effect, until such time as the post of interim Chief Finance Officer is recruited to, expected to be during August 2017. Upon appointment to the post of Chief Finance Officer by a suitably qualified accountant, the responsibilities of section151 officer will then be designated to the Chief Finance Officer post. The Monitoring Officer, in accordance with Article 14 of the Constitution, will make all necessary changes to the Constitution to give this effect. In the event that the Chief Finance Officer recruitment is delayed, or no appointment is made, the interim Deputy Chief Executive will continue to be designated as the Council's s151 officer.

6.6 In accordance with section 114 Local Government Finance Act 1988, when the statutory section 151 officer/Chief Finance Officer is unable to act due to absence or illness, they are able to nominate someone to act on their behalf. This person should also be a professionally qualified accountant.

6.7 Full Council will be provided with an update report at the November meeting, of the progress with the appointment of the Chief Finance officer.

7 Contribution to strategic outcomes

7.1 The above changes to the Executive Team structure are designed to provide the Executive Team with the right skills to deliver the Council's strategic outcomes and ensure the continuity of the statutory requirement to have a Section 151 Officer in post.

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

8.1 Finance

The interim changes are expected to be cost neutral.

8.2 Legal

The legal and constitutional implications are set out in the body of the report.

8.3 Equalities

N/A

9 Use of appendices

Not used

10 Local Government (Access to Information) Act 1985
N/A

REPORT OF STANDARDS COMMITTEE

FULL COUNCIL 24 JULY 2017

Chair: Councillor Amin

INTRODUCTION

At our meeting of 6 July, we considered the report at Annex A, which recommended changes to the Council's constitution. The Council Constitution governs the organisation of Council decision-making. It is kept under review and when necessary, amendments are proposed to Standards Committee for consideration and recommendation on to full Council, in accordance with Article 14.03 (Changes to the Constitution).

This report was originally brought to the Standards Committee for consideration on 7th March 2017. Members were of the view that a briefing on the report would be beneficial and the report was deferred. A briefing for members was held on 4th May 2017. The briefing was well received and no objections were raised to the proposals put forward. An audio recording of the briefing of the session is available to all members on the FUSE training platform.

MEMBERS' ALLOWANCES 2017/18

We considered the report on the proposed changes to the Constitution, which were in four main areas:

a) Noting the establishment of a joint sub-committee of the Health and Wellbeing Board (HWB) with Islington Council, and consequent changes to the terms of reference of the HWB at Part 3 Section B of the Constitution, together with clarifications within the Articles
b) Removing the Council and Employees Joint Consultative sub-committee from the Constitution (to be replaced by an informal body by Staffing and Remuneration Committee) at Part 3 Section B
c) Reviewing the Statutory, Proper and Specified Officer functions within the Officer Scheme of Delegation at Part 3 Section E
d) Other minor amendments to the Constitution for clarification purposes

We agreed that the changes in the report should be recommended to Full Council for approval.

We also agreed that there should be a further review of the Member-Officer protocol at Part Five Section B of the Constitution, and the procedures of the Council, largely set out in Part 4 of the Council's constitution. This further work should report back to the Council by the end of the Municipal Year.

In addition to the recommendations in the report to the Committee, shown at Annex 1, we agreed that the threshold for registering gifts and hospitality should be set at £25, rather than the £50 threshold at present. We agreed that this should be inserted

into the Members' Code of Conduct and for the lower threshold to be reflected in the definition of Members' Personal Interests, in Part 2 section 5 of the Members' Code of Conduct.

WE RECOMMEND

That Full Council:

a) Note the establishment of a joint sub-committee of the Health and Wellbeing Board with Islington Council and consequently, agree the following amendments to the Constitution:
   (i) Part 2, 'Articles' at paragraph 4.02 (v) and 10.09 (Appendix 6);
   (ii) Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 1 paragraph 1(v) and Section 2 paragraph 8.1 (Appendix 1)

b) Note the removal of the Council and Employees Joint Consultative Committee at Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 3 paragraph 1 (Appendix 1); and associated amendment at Part 4, Section B 'Committee Procedure Rules' rule 58 (Appendix 7), following the decision of the Staffing and remuneration Committee to dissolve this sub-committee;

c) Approve changes to Statutory, Proper and Specified Officer functions within the Officer Scheme of Delegation together with minor amendments, for clarification purposes, as set out at:
   (i) Part 3, Section E Officer Scheme of Delegation at Section 3 'Delegations to the Chief Executive and Statutory Officers' (Appendix 2);
   (ii) Part 3, Section E Officer Scheme of Delegation at Section 4 'Proper Officer and Specified Officer Functions' (Appendix 3);

d) Approve minor amendments to the Constitution for clarification purposes, as set out at:
   (i) Part 2, 'Articles' (Appendix 6);
   (ii) Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 1 paragraph 1(g) and Section 3 (Appendix 1);
   (iii) Part 3, Section D 'Responsibility for functions: Local Choice Functions' at point 16 (Appendix 4);
   (iv) Part 3, New Section DA 'Responsibility for functions: Joint Committees and arrangements', to record such arrangements entered into by the Council where these joint committees carry out functions on behalf of the authority (Appendix 5);
   (v) Part 4, Section B 'Committee Procedure Rules' (Appendix 7)

e) Approve the following work streams to be taken forward to update and maintain the Constitution:

(i) Following the departure of the AD for Corporate Property and Major projects, there will need to be further amendments to the Officer Scheme of Delegation. Council is asked to authorise appropriate amendments to be made to the Constitution by the Monitoring Officer.

Until the reallocation of responsibilities has been determined by the Chief Executive, the existing rules identifying the relevant officer(s) to make decisions in the absence of the AD Corporate Property and Major Projects will pertain;

(ii) A review of the Procedure Rules in Part 4 of the Constitution in order to reduce duplication and inconsistencies, and make them easier to follow. These changes will reported to Standards Committee in due course and on to full Council thereafter;

(iii) A review of the Planning Protocol (currently outside the Constitution) is being carried out by Planning Sub-Committee and Regulatory Committee. This will be reported to the Standards Committee in September 2017 for approval as part of the Constitution, and for confirmation by full Council thereafter;

(iv) A wholesale review of the Member – Officer Protocol, to reflect changes to the Council structure, governance, and officer powers, and bring the document up-to-date with current practices. These changes will reported to Standards Committee in due course and on to full Council thereafter.

f) Approve the changes to the Members' Code of Conduct to reflect the need to register gifts and hospitality with an estimated value of at least £25, as set out at Annex 2

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Annex 1

Report for: Standards Committee

Title: Changes to the Council Constitution 6th July 2017

Report authorised by : Bernie Ryan, Assistant Director of Corporate Governance

Lead Officer: Michael Kay – Democratic Services and Scrutiny Manager x2920, Victoria Barman, Senior Corporate Lawyer x4636

Ward(s) affected: Not applicable

Report for Key/ Non Key Decision: Non Key

1. Describe the issue under consideration

1.1 The Council Constitution governs the organisation of Council decision making. It is kept under review and when necessary, amendments are proposed to Standards Committee for consideration and recommendation on to full Council, in accordance with Article 14.03 (Changes to the Constitution).

1.2 This report was originally brought to the Standards Committee for consideration on 7th March 2017. Members were of the view that a briefing on the report would be beneficial and the report was deferred. A briefing for members was held on 4th May 2017. The briefing was well received and no objections were raised to the proposals put forward. An audio recording of the briefing was made which is available to all members and which will be uploaded to the FUSE training platform once technical issues are resolved.

1.3 This report proposes changes to the Constitution as follows:

a) To note the establishment of a joint sub-committee of the Health and Wellbeing Board (HWB) with Islington Council, and consequent changes to the terms of reference of the HWB at Part 3 Section B together with clarifications within the Articles

b) Removing the Council and Employees Joint Consultative sub-committee from the Constitution (to be replaced by an informal body by Staffing and Remuneration Committee) at Part 3 Section B

c) Review of Statutory, Proper and Specified Officer functions within the Officer Scheme of Delegation at Part 3 Section E

d) Other minor amendments to the Constitution for clarification purposes

1.4 This report also ask members to note further work to be carried out and brought back to the Committee and Council at a later date.

2. Cabinet Member Introduction

Not applicable

3. Recommendations

3.1 That the Standards Committee recommend full Council:

a) Note the establishment of a joint sub-committee of the Health and Wellbeing Board with Islington Council and consequently, agree the following amendments to the Constitution:

(i) Part 2, 'Articles' at paragraph 4.02 (v) and 10.09 (Appendix 6);
(ii) Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 1 paragraph 1(v) and Section 2 paragraph 8.1 (Appendix 1)

b) Note the removal of the Council and Employees Joint Consultative Committee at Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 3 paragraph 1 (Appendix 1); and associated amendment at Part 4, Section B 'Committee Procedure Rules' rule 58 (Appendix 7), following the decision of the Staffing and remuneration Committee to dissolve this sub-committee;

c) Approve changes to Statutory, Proper and Specified Officer functions within the Officer Scheme of Delegation together with minor amendments, for clarification purposes, as set out at:

(i) Part 3, Section E Officer Scheme of Delegation at Section 3 'Delegations to the Chief Executive and Statutory Officers' (Appendix 2);
(ii) Part 3, Section E Officer Scheme of Delegation at Section 4 'Proper Officer and Specified Officer Functions' (Appendix 3);

d) Approve minor amendments to the Constitution for clarification purposes, as set out at:

(i) Part 2, 'Articles' (Appendix 6);
(ii) Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 1 paragraph 1(g) and Section 3 (Appendix 1);
(iii) Part 3, Section D 'Responsibility for functions: Local Choice Functions' at point 16 (Appendix 4);
(iv) Part 3, New Section DA 'Responsibility for functions: Joint Committees and arrangements', to record such arrangements entered into by the Council where these joint committees carry out functions on behalf of the authority (Appendix 5);
(v) Part 4, Section B 'Committee Procedure Rules' (Appendix 7)

e) Approve the following work streams to be taken forward to update and maintain the Constitution:

(i) Following the departure of the AD for Corporate Property and Major projects, there will need to be further amendments to the Officer Scheme of Delegation. Council is asked to authorise appropriate amendments to be made to the Constitution by the Monitoring Officer.
Until the reallocation of responsibilities has been determined by the Chief Executive, the existing rules identifying the relevant officer(s) to make decisions in the absence of the AD Corporate Property and Major Projects will pertain;

(ii) A review of the Procedure Rules in Part 4 of the Constitution in order to reduce duplication and inconsistencies, and make them easier to follow. These changes will reported to Standards Committee in due course and on to full Council thereafter;

(iii) A review of the Planning Protocol (currently outside the Constitution) is being carried out by Planning Sub-Committee and Regulatory Committee. This will be reported to the Standards Committee in September 2017 for approval as part of the Constitution, and for confirmation by full Council thereafter;

(iv) A wholesale review of the Member – Officer Protocol, to reflect changes to the Council structure, governance, and officer powers, and bring the document up-to-date with current practices. These changes will reported to Standards Committee in due course and on to full Council thereafter.

4. Reasons for decision

4.1 The proposed changes to the Council Constitution seek to ensure that:

a) procedures enable efficient, open, accountable and lawful decision-making;
b) officers authorised to make decisions are properly authorised by the full Council; and
c) the Constitution reflects the current structures and requirements of the Council.

4.2 Councils are required to have and maintain a Constitution. Failure to make changes to keep the Constitution up to date could lead to confusion around the processes and authority for Council decisions and those decisions being challenged in court. The Monitoring Officer is responsible for the operation of the Council's Constitution. This includes monitoring and reviewing the operation of the Constitution to ensure that its aims and principles are given full effect, and matters of interpretation of the Constitution's Rules and Procedures as necessary.

4.3 Health and Wellbeing Board (HWB):

At their meetings of 31st January and 19th June 2017, Haringey and Islington Health and Wellbeing Boards agreed the establishment of a joint sub-committee of the two HWBs to commence from the start of the 2017/18 municipal year. The terms of reference of the HWB require updating to reflect this and to enable the HWB to delegate functions to the joint sub-committee with Islington, as it sees fit. There are other consequential amendments required to the Articles of the Constitution as a result of this change.

4.4 Council and Employees Joint Consultative sub-committee:
At their meeting of 18th April 2017 the Staffing and Remuneration Committee resolved to dissolve the CEJCC as a sub-committee with immediate effect; and approved the establishment of the CEJCC as an informal body going forward. As a sub-committee, the CEJCC did not fully comply with the legislative requirements relating to Council sub-committees. Operating outside of the formal committee structure is common across most other London authorities.

4.5 Officer Scheme of delegation:
The changes to the statutory and proper/specified officer functions are designed to ensure the function is routed to the correct officer, that the functions listed are up to date, and that it is clear which officer is responsible for each function.

4.6 Other minor amendments to the Constitution:
These relate to the need to update the Constitution generally to ensure it is effective, clear and reflects the current legal position.

5. Alternative options considered

5.1 The option of making no changes was not considered, since it is important that the governance and processes of the Council are transparent and understood by those making the decisions and those impacted by them.

5.2 Amendments to the functions delegated to statutory, proper and specified officers will ensure officers are properly authorised by the Council to carry out statutory functions. The alternative option was not considered appropriate.

5.3 As to the minor changes to the Constitution, no other alternative options were considered as the changes are required to either provide clarity or to reflect the changes to Council governance over time.

6. Background information

6.1 Creation of a joint sub-committee of the Heath and Wellbeing Board with Islington Council

Amendments to:

- Part 2 Articles at paragraph 4.02 (v) and 10.09 (Appendix 6)
- Part 3, Section B ‘Responsibility for functions: Full Council and Non-Executive Bodies’ at Section 1 paragraph 1(v) and Section 2 paragraph 8.1, 8.4, 8.5 and Section 5 (Appendix 1)

6.2 The London Boroughs of Islington and Haringey have developed a joint health and social care initiative known as the Islington and Haringey Wellbeing Partnership. The Wellbeing Partnership is the coming together of NHS organisations and local authorities in Haringey and Islington. It is driven by a shared recognition that major changes are needed to ensure that health and care services are of the right quality and capable of meeting the future needs of our local communities.

6.3 At the 3rd October 2016 meetings of the Haringey and Islington Health and Wellbeing Boards, it was considered that more formal joint arrangements would strengthen the governance of the wellbeing partnership and provide a platform for joint working and oversight and decision-making in the future. It was agreed that further work be undertaken with a view to potentially establishing a joint committee, with three or four joint meetings a year considered to be appropriate. That further work led to a proposal for the establishment of a joint sub-committee of the Health and Wellbeing Board (HWB) with Islington. Section 198 of the Health and Social Care Act 2012 allows for two or more Health and Wellbeing Boards to make arrangements for any of their functions to be exercised by a joint sub-committee of the Boards.

6.4 The HWB (in common with Islington HWB) proposes to delegate functions to the new joint sub-committee on a gradual basis as and when the time and context is right. Regarding the membership of the joint sub-committee, it is currently proposed that this should include all members of both Haringey HWB and Islington HWB. This will also be reviewed by the parent HWB's of both boroughs on a gradual basis. Currently, Article 4.02 (v) of the Constitution requires full Council or Cabinet (depending on the function) to establish joint arrangements, a provision pre-dating the Health and Social Care Act 2012. Section 198 of that Act, together with s101 of the Local Government Act 1972 as amended, permits a Health and Wellbeing Board to establish its own joint sub-committees with other authorities.

6.5 The report therefore only asks full Council to note the establishment of the joint sub-committee of the HWB which was agreed by the Health and Wellbeing Board on 31st January and 19th June 2017, and for Council to approval the consequential amendments to the Constitution, namely:

(a) to amend Article 4.02 and insert new 10.09.

(b) to amend the terms of reference of the Health and Wellbeing Board at Part 3 Section B Section 2, to make clear that it can delegate functions to the joint sub-committee as it sees fit and without reference back to full Council. The HWB will also be able to agree the membership of the joint sub-committee and appointments to it. The Terms of Reference of the joint sub-committee are also included in Section 5 of this part. Minor amendments are also proposed at paragraph 8.1(ii) and to the membership of the HWB and at paragraph 8.4.

6.6 **Removal of the Council and Employees Joint Consultative Committee**

<u>Amendments to:</u>

- Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 3 paragraph 1 (Appendix 1)
- Part 4, Section B 'Committee Procedure Rules' rule 58 (Appendix 7)

6.7 At their meeting of 18th April 2017 the Staffing and Remuneration Committee resolved to dissolve their sub-committee, the 'Haringey Council and Employees and Joint Consultative sub-committee' (CEJCC), and establish the CEJCC as an informal body going forward. The terms of reference for the new body have been approved by the Staffing and Remuneration Committee and sit outside of the Constitution. Operating outside of the formal committee structure is common across most other London authorities. The unions have been consulted on this proposal and are content with it. This proposal will also require deletion of the reference to that sub-committee from Committee Procedure Rule 58.

6.8 The alternative would have been to retain the sub-committee and remove all non elected members (i.e. union representatives) from it. However this was not acceptable to the Council or unions who wish to continue with a mechanism for engagement.

6.9 **Changes to Statutory, Proper and Specified Officer functions within the Officer Scheme of Delegation together with minor amendments, for clarification purposes**

Amendments to:

- Part 3, Section E Officer Scheme of Delegation at Section 3 'Delegations to the Chief Executive and Statutory Officers' (Appendix 2);
- Part 3, Section E Officer Scheme of Delegation at Section 4 'Proper Officer and Specified Officer Functions' (Appendix 3)

6.10 Part 3, Section E of the Constitution sets out the functions delegated to officers. Section 3 of this part sets out the functions delegated to the Statutory Chief Officers, and section 4 sets out the Proper and Specified Officers approved by the authority. Whilst much of Section E is relatively new, section 4 setting out the Proper Officer and Specified Officer functions has not been the subject of a recent thorough review, and, given changes to officer structures, a complete refresh has been carried out.

Part 3, Section E Officer Scheme of Delegation at Section 3: (Appendix 2)

6.11 Part 3, Section E Section 3 sets out the functions delegated to the Chief Executive and Statutory Chief Officers. The key changes are designed to make clear which council officer has been designated as the council's statutory officer in respect of each statutory function, and a table has been added for clarification. The Chief Inspector of Weights and Measures (previously included as a Proper Officer but whom is in fact a statutory officer) is included in this table. The Senior Trading Standards Officer (STSO) is designated as Chief Inspector of Weights and Measures, since the role requires a suitably qualified

person. If the STSO role falls vacant, an alternative suitably qualified Trading Standards Officer will carry out the role until a replacement suitably qualified STSO is recruited. The role of the Statutory Scrutiny Officer is also included.

6.12 The amendments to this part do not alter the designations to the roles of Statutory Officer previously agreed by the authority, save in the case of the Chief Finance Officer which has been designated to the post of Interim Deputy Chief Executive. Some other minor amendments have been made to the text within the section, to correct inaccuracies, and to move functions wrongly listed as Proper Officer functions into the correct section.

6.13 Consequential minor amendments are also proposed to Article 11 of the Constitution to eliminate duplication in relation to the appointment of Statutory Officers. Following the Members briefing on 4th May 2017and at the request of the Mayor, the role of the Chief Executive as Returning Officer has been clarified to distinguish between local and parliamentary elections.

Part 3, Section E Officer Scheme of Delegation at Section 4: (Appendix 3)

6.14 As advised, Section 4 setting out the Proper Officer and Specified Officer functions has not recently been the subject of a thorough review. This part has, over time, confused some Statutory and Proper/Specified Officer functions. The amendments to Section 4 attempt to make a clearer distinction between Statutory and Proper/Specified Officer functions and so there has been some movement of provisions between Sections 3 and 4. Following the Members briefing on 4th May 2017and at the request of the Mayor, the role of the Chief Executive as Returning Officer within this part has also been clarified to distinguish between local and parliamentary elections.

6.15 Section 4 has been completely refreshed, with the Proper/Specified Officer functions checked and updated. A new introduction has been added to this part which makes clear that Proper and Specified Officers can act in the event that there are changes to legislation in respect of their current functions.

6.16 The previous version of the Constitution included the relevant legal powers for each Proper or Specified Officer set out in paragraphs, along with other functions. Some of these other functions do not emanate directly from law and are simply functions the Council has given to particular officers. This made it difficult to identify the legal provisions that Proper Officers could use in law. The refreshed version tabulates the specific legal provisions under each officer authorised to use them, so that they are easier to find, and then lists other functions (functions not requiring a proper officer but given to the particular officer by the Council) in paragraphs following the tables setting out the legal powers.

6.17 The refresh of the Proper Officer functions has resulted in some new functions and officers being listed. Some of these functions have been allocated a Proper Officer since the last refresh of the Constitution using the provisions in paragraphs 6.03 (urgent amendments to the Scheme of Delegation by the Chief Executive in respect of non executive functions) or 6.04 (amendments to the

scheme of delegation by the Leader or Cabinet in respect of Executive functions) of Section E, Section 1, and so the proposed amendments formalise that position in the Constitution.

6.18 **Other minor amendments to the Constitution for clarification purposes**

Amendments to:

- Part 2, 'Articles' (Appendix 6);
- Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Section 1 paragraph 1(g) and Section 3 (Appendix 1);
- Part 3, Section D 'Responsibility for functions: Local Choice Functions' at point 16 (Appendix 4);
- Part 3, New Section DA 'Responsibility for functions: Joint Committees and arrangements', to record such arrangements entered into by the Council where these joint committees carry out functions on behalf of the authority (Appendix 5);
- Part 4, Section B 'Committee Procedure Rules' (Appendix 7)

Part 2 – The Articles (Appendix 6):

6.19 In Article 2.06 it is proposed that for clarity, the legal definition of what constitutes a 'political group' is included in the Constitution.

6.20 Article 4.02(g) and Part 3, Responsibility for Functions, Section B of the Constitution lists the Statement of Community Involvement as a function of the Council. In fact this is an Executive function in law and is proposed for deletion from the Article and the responsibility for Functions (at Part Three, Section B, Section 1, paragraph 1(g).

6.21 Article 4.02(k) states that full Council appoint the Leader, but Article 7.01 describes it as an election. In fact the law requires the Leader to be elected and so 4.02(k) will be amended.

6.22 Article 10.02 refers to joint arrangements, where functions are delegated to, or managed in conjunction with, another body or authority. Given that these bodies are delegated to make decisions on behalf of the authority, it is proposed to ensure any joint committees and arrangements are listed both in the Articles and the terms of reference included in the new section of Part 3 of the Constitution (Section DA, see below) dealing with Responsibility for Functions. It is proposed at this point that the joint arrangements with Camden and Islington relating to the Council's ICT functions and the Health and Wellbeing Board joint sub-committee with Islington are included, and that others are included in the Constitution by the Monitoring Officer as and when they are approved by the authority. These are listed at paragraph 10.09.

6.23 Minor additions are proposed in relation to Article 11.01(a) to clarify that officers enabled to carry out Council functions include agency workers, consultants and secondees. Deletions to 11.01(c) are proposed where the provisions are replicated in Part 3 Section E, Section 3 (Statutory Officers). A minor amendment is also made to the Heading at 11.04.

6.24 An amendment to Article 14.03 provides some additional flexibility for the Monitoring Officer to make amendments to the Constitution without recommending them first to Standards Committee and then approval by full Council. This is limited to situations where there is ambiguity in and between provisions, where minor variations are needed (for example typographical errors, inaccurate cross references and so on) or to give effect to a decision of Council or Cabinet. Changes made by the Monitoring Officer under this provision will be reported to the next available Council meeting.

Part 3, Section B 'Responsibility for functions: Full Council and Non-Executive Bodies' at Sections 1 and 3 (Appendix 1)

6.25 Part Three, Section B, Section 1, paragraph 1(g) states that the Council is responsible for the Statement of Community Involvement. In law this is a function of the Executive and so is removed from Section B and the Articles at 4.02.

6.26 Section 3 highlights amendments to the Planning sub-committee terms of reference. The Regulatory Committee on 17th January 2017 proposed minor amendments to the terms of reference of the Planning sub-committee (these were recommended to them by Planning sub-committee) and are included for confirmation by the full Council.

Part 3: Section D Local Choice functions (Appendix 4)

6.27 Appendix 4 is Part Three, Section D and sets out the responsibility for 'local choice' functions; those that the Council can choose to be the responsibility of either the Executive, or non executive. Function 16 in the table of local choice functions allocates the function of appointing members to outside bodies to the full Council. This is not permitted in relation to Executive functions (and Part Three, Section B Section 1 paragraph (p) correctly identifies that), and so the relevant paragraph in Section D is amended to make clear that the Leader makes appointments of members to outside bodies covering Executive functions and Council makes them in relation to non executive functions.

Part 3, Section DA: Joint Committees and arrangements (Appendix 5)

6.28 Appendix 5 sets out a new Part Three, Section DA which lists all functions of the authority delegated to joint committees and/or arrangements. Currently it

includes the ICT shared service with Camden and Islington and the Health and Wellbeing Board joint sub-committee with Islington.

Part 4, Section B 'Committee Procedure Rules' (Appendix 7):

6.29 Committee Procedure Rule 9 is incorrect and amended to reflect the fact that only the Council (in respect of non executive committees) and the Leader (in respect of Cabinet), can make or terminate appointments to committees/Cabinet.

6.30 Committee Procedure Rule 52 requires all members attending a meeting to sign their name on an attendance sheet. This provision is not necessary, since the Democratic Services staff will take a note of all attendees at meetings. It is suggested that the attendance list is retained in respect of full Council, where the number of members in attendance and the arrangement of the room makes it slightly more difficult to ensure an accurate record of attendance.

6.31 Committee Procedure Rules 58 refers to the CEJCC which is removed as a result of its removal from the Constitution.

6.32 Proposals for future work:

6.33 Following the departure of the AD for Corporate Property and Major projects, there will need to be further amendments to the Officer Scheme of Delegation. It is proposed that the Monitoring Officer is authorised to make the relevant amendments to the Constitution to reallocate these responsibilities. In the meantime, the existing rules identifying the relevant officer(s) to make decisions in the absence of the AD Corporate Property and Major Projects will pertain.

6.34 In reviewing the Constitution it is clear that there are duplications and inconsistencies in the various procedure rules at Part 4. They are also not easy to follow intuitively. It is suggested that a review of all the procedure rules is carried out over the coming months, and that proposals for change are brought to Standards Committee in due course and on to full Council thereafter.

6.35 It is also proposed that the Planning Protocol should be included within the Constitution. The protocol is being reviewed and updated by Planning sub-committee and Regulatory Committee and will be reported to the Standards Committee in September 2017 for approval as part of the Constitution, and brought to full Council for confirmation thereafter.

6.36 The Member Officer Protocol has not been updated for many years. A wholesale review of the protocol, to reflect changes to the Council structure,

governance, and officer powers, and bring the document up-to-date with current practices, is proposed. These changes will reported to Standards Committee in due course and on to full Council thereafter.

6.37 Consideration should also be given to the preparation of a glossary and slightly more detailed index for the Constitution to assist people in using it.

7. Contribution to strategic outcomes

7.1 The Council Constitution supports the governance of the Council and its decision making thereby assisting the Council to meet its strategic outcomes.

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

8.1 Finance and Procurement

8.2 No financial implications arise from this report.

8.3 Legal

8.4 The Assistant Director of Corporate Governance has prepared this report with assistance from officers in departments. Legal comments are included in the body of the report where appropriate.

8.5 As to the other changes to the Constitution the Assistant Director of Corporate Governance confirms that the other changes are required to comply with the law and to ensure that the rules and process by which decisions are made are clearly set out.

8.6 By virtue of section 5 of the Local Government and Housing Act 1989 as amended by schedule 5, paragraph 24 of the Local Government Act 2000, the Monitoring Officer is responsible for the operation of the Council's Constitution. This includes monitoring and reviewing the operation of the Constitution to ensure that its aims and principles are given full effect, and matters of interpretation of the Constitution's Rules and Procedures as necessary.

8.7 Equality

8.8 There are no equality matters in this report, given it relates to how the Constitution sets out the Council's structure and operations.

9. Use of Appendices

9.1 The Appendices below set out the relevant sections of the Constitution, with proposed insertions shown as underlined and italicised text, and proposed deletions shown as struck through.

Annex 1

Appendix 1 – Amendments to Part 3, Section B Responsibility for Functions: Full Council and Non-Executive Bodies

Appendix 2 – Amendments to Part 3, Section E Officer Scheme of Delegation at Section 3 'Delegations to the Chief Executive and Statutory Officers'

Appendix 3 – Amendments to Part 3, Section E Officer Scheme of Delegation at Section 4 'Proper Officer and Specified Officer functions'

Appendix 4 - Amendments to Part 3, Section D Responsibility for Functions: Local Choice functions

Appendix 5 – Proposed new Part 3, Section DA Responsibility for Functions: Joint Committees and arrangements

Appendix 6 – Amendments to Part 2, Articles of the Constitution

Appendix 7 – Amendments to Part 4, Section B Committee Procedure Rules

10. Local Government (Access to Information) Act 1985

10.1 The Council Constitution which can be found at; http://www.haringey.gov.uk/local-democracy/about-council/council-constitution

Part Three, Section B Responsibility for functions: Full Council & Non-Executive Bodies

SECTION 1 - THE COUNCIL

THE COUNCIL

1. Only the Council will exercise the following functions:

(a) Adopting and changing the Constitution;

(b) Approving or adopting the policy framework as set out in Article 4, above;

(c) Approving the budget and levying Council Tax (NB. the setting of rents and service charges for Council properties to be determined by the Cabinet);

(d) Determining the borrowing limits for the authority for each financial year and the proportions of borrowing that are to be set at variable rates;

(e) Making or revising a Council Tax Reduction Scheme;

(f) Approval of the Community Infrastructure Levy Charging Schedule;

~~(g) Approval of the Statement of Community Involvement;~~

(h) Approval of Development Plan Documents (DPDs) prior to submission to the Secretary of State;

(i) Approving any application to the Secretary of State in respect of any Housing Land Transfer as set out in Article 4;

(j) Subject to the urgency procedure contained in the Access to Information Procedure Rules in Part 4 of this Constitution, making decisions about any matter in the discharge of a Cabinet function which is covered by the policy framework or the budget where the decision maker is minded to make it in a manner which would be contrary to the policy framework or contrary to/or not wholly in accordance with the budget;

(k) Appointing the Leader;

(l) Agreeing and/or amending the terms of reference for committees, deciding on their composition and making appointments to them and delegating functions to them from time to time as may be appropriate;

(m) Agreeing recommendations arising from Scrutiny Reviews of non-executive functions;

(n) Deciding on recommendations arising from Scrutiny Reviews not accepted by the Cabinet and referred by the Chair of Overview and Scrutiny Committee;

(o) Agreeing and/or amending the Scheme of Delegations to Officers with respect to non-executive functions;

(p) Appointing representatives to outside bodies unless the appointment is a Cabinet function or has been delegated by the Council;

(q) Adopting and amending the Members' Allowances Scheme;

(r) Changing the name of the area, conferring the title of honorary alderman or freedom of the Borough and establishing any new Civic Link;

(s) Confirming the appointment or dismissal of the Head of Paid Service, and the dismissal of the Chief Finance Officer and Monitoring Officer;

(t) Making, amending, revoking, re-enacting or adopting bylaws and promoting or opposing the making of local legislation or personal Bills including the adoption of any legislation where the Council has a discretion;

(u) All local choice functions set out in Part 3 to this Constitution which the Council decides should be undertaken by itself rather than the Executive, or any of its Committees, Sub-Committees or an officer;

(v) Entering into, or confirming existing, joint arrangements with other local authorities unless this only concerns either:
i) "executive" functions when the decision is for the Executive, *or*
ii) the creation of joint sub-committees by the Health and Wellbeing Board pursuant to s198 of the Health and Social Care Act 2012;

(w) Adopting the Members' Code of Conduct;

(x) Approving Pilot Schemes for Local Elections;

(y) To discharge all licensing functions and such other matters which must be reserved to the Council as specified in the Licensing Act 2003 (the "Act"), or any Regulations published in relation to the Act or any other

legislation or any statute or regulations amending, consolidating or replacing them including approving, reviewing and revising any Statement of Licensing Policy in relation to the Licensing Act 2003;

(z) To discharge all functions which must be reserved to full Council as specified in the Gambling Act 2005, or any other ancillary regulations or legislative provisions amending, consolidating or replacing the same, including:
  (i) approving and revising any Statement of Licensing Policy;
  (ii) resolving not to issue any casino premises licences in the next three years;

(za) Adopting Standing Orders for the Council and Standing Orders as to Contracts;

(zb) All matters that must be reserved to Council under the Financial Regulations including the adoption and amendment of the Treasury Management Strategy Statement and the consideration of annual, mid-year monitoring reports and an out-turn report after the close of the year on treasury management policies and practices; and

(zc) All other matters that, by law, must be reserved to Council.

2. The full Council is responsible for approving certain plans and strategies in accordance with the Policy Framework. These are plans and strategies that the full Council must approve either (i) in accordance with the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) or (ii) those that the Council itself has determined shall be reserved to the full Council for approval.

A complete list of all the plans and strategies comprising the Council's Policy Framework is set out below.

(a) Those required to be approved by Council by law:
  (i) Annual Library Plan
  (ii) Best Value Performance Plan
  (iii) Crime and Disorder Reduction (community safety) Strategy
  (iv) Development Plan documents
  (v) Youth Justice Plan
  (vi) Statement of Licensing Policy
  (vii) Statement of Gambling Policy
  (viii) Treasury Management Strategy
  (ix) Any other policies that the law requires must be approved by full Council.

(b) Any other plans and strategies that the Council agrees from time to time that it should consider as part of its Policy Framework:
  (i) Housing Strategy

SECTION 2 – COMMITTEES

The following shall be committees of the Council and they shall have the membership as described in the Appointments of Committees, Sub-Committees, Panels, etc (as approved by the Annual Meeting):

1. The Corporate Committee

2. Combined Pensions Committee and Board

3. Staffing and Remuneration Committee

4. Overview and Scrutiny Committee

5. Standards Committee

6. Alexandra Palace and Park Board

7. The Regulatory Committee

8. The Health and Wellbeing Board

The Terms of Reference of each Committee shall be as set out on the following pages:

1. The Corporate Committee

The Corporate Committee has: -

(a) all the functions listed below in (b) and stated not to be the responsibility of the Council's Executive/Cabinet in Reg. 2 and Schedule 1 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 S.I. 2853 (as amended or further amended in any statute or subordinate legislation). References to paragraphs below are to those in the appropriate Schedule of the Regulations.

(b) the following Schedule 1 functions:

(i) Paragraph C - Health and Safety at Work; all functions discharged otherwise than in the Council's capacity as employer.

(ii) Paragraph D – Elections; all functions relating to Elections except the approval of pilot schemes for local elections which is reserved to full Council.

(iii) Paragraph I – Miscellaneous; all functions except those retained

by full Council in Article 4 or reserved to the Staffing and Remuneration Committee. The Committee's functions include:

(A) all functions relating to public rights of way in Part 1 except the creation, stopping up and diversion of highways, footpaths and bridleways in connection with development control decisions which are delegated to the Planning Sub-Committee;

(B) making arrangements for proper administration of financial affairs under section 151 Local Government Act 1972 but the appointment or dismissal of the Chief Finance Officer is to be in accordance with the Officer Employment Procedure Rules in Part 4;

(C) formulating the Treasury Management Strategy Statement and amendments to it for recommendation to full Council through Overview and Scrutiny Committee and in consultation with the Cabinet Member for Finance. Receiving quarterly monitoring reports and an out-turn report after the close of the year on treasury management policies and practices;

(D) approving statements under The Accounts and Audit (England) Regulations 2011 and any amendment or re-enactment of the Regulations and considering the external auditor's report on issues arising from the audit of the accounts or any other concerns relating to accounting policies;

(E) authorising the making of payments or the provision of other benefits in cases of maladministration;

(F) making orders designating public places in order to confer power on the police to prevent nuisance by the consumption of alcohol.

(c) the following "Local Choice" functions set out in Schedule 2 of the above Regulations: -

(i) any function under a local Act other than a function specified or referred to in Reg. 2 or Schedule 1 or expressly delegated elsewhere in this Constitution;

(ii) the determination of an appeal against any decision made by or on behalf of the authority;

(iii) passing a resolution that Schedule 2 to the Noise and Statutory Nuisance Act 1993 should apply to the Council's area (consent to the operation of loudspeakers).

(d) the Committee has the following Audit functions:

(i) providing assurance about the adequacy of the Council's Risk Management Framework and Policy and monitoring the effectiveness of systems for the management of risk across the Council and compliance with them;

(ii) Maintaining an overview of the Council's Local Code of Corporate Governance;

(iii) Monitoring the effectiveness of Council policies on "Whistleblowing" and Anti-Fraud and Corruption;

iv) Considering and recommending for adoption the Council's Annual Governance Statement;

(v) Approving the Annual Internal Audit Plan and the Strategic Audit Plan and arrangements for the provision of internal audit services to the Council and considering reports on internal audit activity;

(vi) Receiving the Annual Audit Plan and the Annual Audit Letter from the external auditor and making recommendations on the latter. Considering arrangements for the appointment of the external auditor;

(vii) Commissioning work from the internal and external auditors and receiving reports from the Head of Audit & Risk Management on any matter; and

(viii) Questioning officers and Cabinet members on matters relevant to audit and to financial and non-financial performance and making recommendations on these matters to Cabinet and full Council.

(ix) The Head of Audit's Annual Report

(e) the power to make recommendations to the Council on any of its functions set out in Article 4, and the power to establish Sub-Committees to consider and report on any such functions but this does not include recommendations to amend the Council's Constitution nor does it prevent the Council from making decisions on any matter when necessary without a prior recommendation from the Committee.

(f) there is a Protocol outside this Constitution setting out how the Corporate Committee is to operate. The Protocol shall be applied in a manner consistent with Committee Procedure Rules in Part 4 and any issue on procedure at the meeting shall be subject to the ruling of the Chair. The Protocol can be amended by the written agreement of the

Leaders of the Political Groups on the Council.

2. Combined Pensions Committee and Board

The Committee Procedure Rules and Access to Information Rules apply to this Committee and Board except where this would be inconsistent with either these Terms of Reference or the legislation relating to the Committee and Board.

1. Responsibilities

The Pensions Committee and Board has the following functions and responsibilities:

(a) all the functions which are stated not to be the responsibility of The Executive in Regulation 2 and Schedule 1 paragraph H of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any Statute or subordinate legislation further amending these Regulations relating to those matters concerning the Local Government Pension Scheme.

(b) Exercising all the Council's functions as "Administering Authority" and being responsible for the management and monitoring of the Council's Pension Fund and the approval of all relevant policies and statements. This includes:

(i) Selection, appointment and performance monitoring of investment managers, AVC scheme providers, custodians and other specialist external advisers;
(ii) Formulation of investment, socially responsible investment and governance policies and maintaining a statement of investment principles and funding strategy statement;
(iii) Determining the allocation of investments between each asset class;
(iv) Reviewing specialist external advisers performance;
(v) Publicising statements and policy documents as required by legislation, government directives and best practice.

(c) Monitoring and as appropriate to decide upon Pensions Administration issues.

(d) Monitoring the Pension Fund Budget including Fund expenditure and actuarial valuations; and to receive the Pension Fund Budget annually.

(e) Agreeing the admission of bodies into the Council's Pension scheme.

(f) Receiving actuarial valuations.

(g) Ensuring that members of the Committee and Board receive appropriate

training to undertake their responsibilities.

(h) Approving the Annual Accounts of the Local Government Pension Scheme and consider recommendations from the Auditor.

(i) To secure, and to assist in securing compliance with:
  i) the Regulations,
  ii) and any other legislation relating to the governance and administration of the Scheme and any connected scheme,
  iii) any requirements imposed by the Pensions Regulator in relation to the Scheme and any connected scheme, and

(j) To ensure, and to assist in securing the effective and efficient governance and administration of the Scheme and any connected scheme.

For the avoidance of doubt, none of the functions set out above entail the committee in regulating or controlling the finances of the Council or its area.

2. Membership

2.1 The Committee and Board shall consist of 10 members and be constituted as follows:

Councillors

(a) Six Councillors appointed by the administering authority

Employer Representatives (co-optees)

(b) Two representatives from scheduled and admitted employers,

Employee Representatives (co-optees)

(c) Two scheme membership representatives, one being appointed by local trade unions and the other selected from scheme member nominations.

2.2 The Chair and vice chair of the Committee and Board will be Council representatives. The Chair will be appointed by full Council, and the vice chair will be appointed by the Joint Committee and Board.

2.3 The Chair will ensure that meetings are properly conducted, decision making is clear and professional advice is followed. The Chair will monitor the performance and attendance of Committee and Board members and if appropriate make recommendation to terminate appointments in accordance with Section 3 below.

2.4 All members of the Committee and Board will have equal voting rights. The Chair will have a casting vote.

2.5 The Committee and Board may nominate advisers to support them. These nominees are not Committee and Board members and do not have voting rights.

3. Appointment and removal of Committee and Board Members

a) Council Members:

3.1 The administering authority will appoint and replace as it sees fit, the six councillor members of the Committee.

b) Employer representatives:

3.2 The employer representatives will be nominated by employers other than the Council. If there are more than two nominations a panel consisting of the Chair of the Committee and Board and Chief Financial Officer to the Council will select the representatives to be appointed.

3.3 Employer representatives will serve for a period of four years and will be eligible to be re-appointed in accordance with the above processes, subject to compliance with the conditions of appointment.

3.4 Employer representatives will remain as members of the Committee and Board during their appointed term of office unless in the opinion of the administering authority they are not adequately performing their role (including non attendance at two consecutive meetings), they become incapable of acting, they cease to represent their constituency, they resign or a replacement member is nominated by their relevant nominating body. If an appointment is terminated a new process will commence for the remainder of the term.

c) Employee representatives:

3.5 The employee representatives will be appointed as follows:

i) one active scheme member representative will be appointed jointly by trade unions who represent working scheme members.
ii) one pensioner and deferred member representative will be selected through an open invitation to apply.

3.6. If there is more than one nomination for these positions a panel consisting of the Chair of the Committee and Board and Chief Financial Officer to the Council will select the representatives to be appointed.

3.7 Employee representatives will serve for a period of four years and will be

eligible to be re-appointed in accordance with the above processes, subject to compliance with the conditions of appointment.

3.8 Employee representatives will remain as members of the Committee and Board during their appointed term of office unless in the opinion of the administering authority they are not adequately performing their role (including non-attendance at two consecutive meetings), they become incapable of acting, they cease to represent their constituency, they resign or a replacement member is nominated by their relevant nominating body. If an appointment is terminated a new appointment process will commence for the remainder of the term.

All appointed members:

3.9 Prospective members of the Committee and Board will be required to demonstrate to the panel consisting of the Chair of the Committee and Board and the Chief Financial Officer that they have the capacity to represent other employers and employees (as appropriate) and that they do not have a conflict of interest. The decision of the panel will be final.

3.10 Each Committee and Board member should endeavour to attend all meetings during the year.

3.11 Other than by ceasing to be eligible as set out above, a Committee and Board member may only be removed from office during a term of appointment by full Council on a recommendation from the panel.

4. Quorum, voting and substitutes

4.1 The Committee and Board shall have a formal quorum of five comprising at least three Council and two employer or employee representatives. Advisers and other nominees do not count towards the quorum. All decisions will be taken by majority of votes, with the Chair having a casting vote when the votes are initially tied unless stated otherwise in these terms, although it is expected that the Committee and Board will, as far as possible, reach a consensus.

4.2 No substitutes shall be permitted for employer and employee representatives.

5. Meetings

5.1 The Committee and Board shall meet sufficiently regularly to discharge its duties and responsibilities. There will be at least four meetings a year, with additional meetings if the Committee and Board so agrees.

5.2 Notice of all meetings will be provided to Committee and Board members at least 30 days in advance, unless agreed otherwise by

Committee and Board members.

5.3 The agenda for each meeting will be agreed by the Chair and all papers will be circulated to members in accordance with the Access to Information Procedure Rules.

5.4 A formal record of Committee and Board proceedings will be maintained. Following the approval of the minutes by the Chair, they shall be circulated to all members and published in accordance with the Access to Information Procedure Rules.

5.5 The Committee and Board has the power to set up working groups on whatever terms that it determines and will prepare terms of reference for these entities.

6. Standards of Conduct and Conflicts of Interest

6.1 All members of the Committee and Board, councillors and others, are expected to act at all times within these terms of reference and will be required to comply with both the Members' Code of Conduct and the provisions of the Localism Act relating to Standards. In accordance with section 108 of the Regulations, Committee and Board members must not have a financial or other interest that could prejudice them in carrying out their duties. This does not include a financial or other interest arising merely by virtue of membership of the LGPS.

6.2 Each Committee and Board member must provide the Council with such information as is reasonably required for the purpose of complying with the Members' Code of Conduct and demonstrating that there is no conflict of interest.

7. Budget and Business Plan

7.1 The Committee and Board will prepare a Business Plan and Budget each year.

8. Committee and Board Review Process

8.1 The Committee and Board will undertake each year a formal review process to assess how well it and the members are performing with a view to seeking continuous improvement in performance.

9. Advisers to the Committee and Board

9.1 The Committee and Board may be supported in its role and responsibilities through the appointment of advisers, and shall, subject to any applicable regulation and legislation from time to time in force, consult with such advisers on such terms as it shall see fit to help better

perform its duties. Advisers may include:

i) Officers from the Council's Finance, Human Resources, Legal and other teams as needed;
ii) An independent Advisor;
iii) The Fund's Actuary;
iv) The Fund's Investment Managers and Custodian;
v) The Fund's Investment Consultant; and
vi) Any other appointed advisers.

9.2 Any remuneration to advisors appointed by the Committee and Board must be in accordance with the Budget.

9.3 The Committee and Board shall ensure that the performances of the advisors are reviewed on a regular basis.

10. Knowledge and Skills

10.1 Every member of the Committee and Board must be conversant with –

i) The rules of the LGPS.
ii) Any document recording policy about the administration of the LGPS which is for the time being adopted by the LB Haringey Pension Fund.

10.2 It is for individual Committee and Board members to be satisfied that they have the appropriate degree of knowledge and understanding to enable them to properly exercise their functions.

10.3 Committee and Board members are required to be able to demonstrate their knowledge and understanding and to keep these up to date and to maintain a written record of relevant training and development.

10.4 The Council will provide a training programme, which all Committee and Board members must attend. Training undertaken will be reported at each meeting.

11. Expense Reimbursement

11.1 Remuneration for Employee and Employer Representatives who are not councillors will be limited to a refund of actual expenses incurred in attending meetings and training. Remuneration for councillors will be via the Members Allowances Scheme.

11.2 The expenses of the Committee and Board are a part of the costs of administering the Pension Fund.

12. Publication of Committee and Board Information

12.1 The Council will publish up to date information on the Council's website

including:

- The names and information of the Committee and Board members.
- The Committee and Board's terms of reference.
- Papers, agendas and minutes of meetings.

3. Staffing & Remuneration Committee

The Staffing & Remuneration Committee has the following functions and responsibilities: -

(a) To exercise the functions which are stated not to be the responsibility of the Executive in Regulation 2 and Schedule 1 paragraphs H and I of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any Statute or subordinate legislation further amending these Regulations as follows:

(i) Paragraph H – Pensions; Determining the Council's policy statement of discretions as "Employing Authority" under the Local Government Pension Scheme Regulations 2013 and the Teachers Pension Regulations 2010

(ii) Paragraph I – Miscellaneous; Determining the terms and conditions of service for all staff, including procedures for dismissal. The Committee agrees the terms and conditions of employment, and the pay structure for all posts with the exception of pay and other terms and conditions for teachers which are fixed under statute by the Schoolteachers' Pay and Conditions Documents.

(b) To make recommendations to Council on the appointment and dismissal of the Head of the Paid Service; and the dismissal of the Chief Finance Officer and Monitoring Officer, in accordance with the Local Authorities (Standing Orders) (England) Regulations 2001

(c) To consider matters relating to the conduct and capability of the Head of the Paid Service, in accordance with the provisions of the Local Authorities (Standing Orders) (England) Regulations 2001

(d) To determine whether or not the Head of the Paid Service, Chief Finance Officer and Monitoring Officer should be suspended pending investigation into allegations of misconduct or incapability, in accordance with the Local Authorities (Standing Orders) (England) Regulations 2001

(e) To exercise functions in respect of the appointment and dismissal (including the terms of release) of Chief and Deputy Chief Officers in accordance with the Local Authorities (Standing Orders) (England) Regulations 2001

(f) To approve the remuneration levels (other than those associated with National Pay Awards) for the Head of Paid Service and Chief and Deputy Chief Officers

(g) To approve procedures for appointment and dismissal of staff

(h) To consider and approve any remuneration or severance payments to Chief and Deputy Chief Officers of £100,000 or more, in accordance with guidance issued under section 40 of the Localism Act 2011 and with the Local Authorities (Standing Orders) (England) Regulations 2001

(i) To consider policies, procedures and schemes relating to employment matters including pay and grading structure and changes to employee terms and conditions of employment.

(j) To approve all human resources policies including pay and grading structures, and changes to employees terms and conditions of employment and to approve policies on how the Council exercises its functions under the Local Government Pension Scheme and the Teachers' Pension Scheme.

(k) To approve those human resources policies and procedures that the Council recommends to school governing bodies for adoption in respect of school based employees.

Membership

The Committee will be made up of 5 members of the authority. In accordance with the Local Authorities (Standing Orders) (England) Regulations 2001 the Committee must include at least one member of the Cabinet. When carrying out the function of appointment or dismissal of Chief and Deputy Chief Officers, the relevant Cabinet member is invited and entitled to sit and vote as a substitute member for one of the substantive members of their Group on the Committee. The quorum of the Committee shall be a minimum of three members.

4. Overview and Scrutiny Committee

The Overview and Scrutiny Committee may:

(a) exercise an overview of the forward plan;

(b) review or scrutinise decisions made or actions taken in connection with the discharge of any of the Cabinet's or Council's functions;

(c) make reports and recommendations to the full Council, the Cabinet or relevant non-Executive Committee in connection with the discharge of any functions;

(d) make reports or recommendations on matters affecting the area or its inhabitants;

(e) exercise the right to call-in, for reconsideration, key decisions made but not yet implemented by the Cabinet;

(f) receive the reports and recommendations of its Scrutiny Review Panels;

(g) in accordance with statutory regulations to review and scrutinise matters relating to the health service and all NHS funded services within the Authority's area and to make reports and recommendations thereon to local NHS and NHS funded bodies;

(h) enter into or appoint such joint overview and scrutiny committees that include the London Borough of Haringey and other boroughs for the purpose of responding to consultation by NHS bodies on proposals for substantial variation or development in the provision of health services as required by The Local Authority (Public Health, Health and Wellbeing Boards and Health Scrutiny) Regulations 2013;

(i) review or scrutinise decisions made, or other action taken, in connection with the discharge by the responsible partner authorities of their crime and disorder functions;

(j) make reports or recommendations to the Cabinet or full Council where appropriate with respect to the discharge of the crime and disorder functions by the responsible partner authorities;

(k) make arrangements which enable any councillor who is not a Committee member to refer any crime and disorder matter to the Committee under the Councillor Call for Action procedure; and

(l) make arrangements which enable any councillor who is not a Committee member to refer to the Committee any local government matter which is relevant to the functions of the Committee under the Councillor Call for Action procedure.

(m) there is a Protocol outside this Constitution setting out how the Overview and Scrutiny Committee is to operate. The Protocol shall be applied in a manner consistent with the Committee Procedure Rules in Part 4 and any issue on procedure at the meeting shall be subject to the ruling of the Chair. The Protocol can be amended by the written agreement of the Leaders of the Political Groups on the Council.

(o) to appoint two representatives to the standing Joint Health Overview and Scrutiny Committee for North Central London. (Since this appointment is for only two members to the Joint Committee, the

"political proportionality" rules in the Local Government and Housing Act 1989 do not apply.)

5. Standards Committee

The Standards Committee will have the following roles and functions:

(a) Promoting and maintaining high standards of conduct by councillors, co-opted members and representatives of religious organisations and parent governor representatives;

(b) Assisting the Leader, councillors, co-opted members and representatives of religious organisations and parent governor representatives to observe the Members' Code of Conduct;

(c) Advising the Council on the adoption or revision of the Members' Code of Conduct;

(d) Monitoring the operation of the Members' Code of Conduct;

(e) Advising, training or arranging to train councillors and co-opted members on matters relating to the Members' Code of Conduct and the ethical framework;

(f) Granting dispensations to the Elected Mayor, councillors and co-opted members from requirements relating to interests set out in the Members' Code of Conduct;

(g) Advising the Council on codes and protocols forming the Council's ethical framework and its governance arrangements, monitoring the effectiveness of those arrangements and making reports and recommendations accordingly;

(h) Assessing, hearing and determining allegations of failure to comply with the Members' Code of Conduct by councillors and co-opted members.

(i) Responding to national reviews and consultations on standards related issues;

(j) Granting exemptions for politically restricted posts and giving directions to include a post on the list of restricted posts;

(k) Advising the Council on the appointment of independent persons and taking steps to select them;

(l) Considering amendments to the Constitution and recommending proposals to full Council for approval.

6. Alexandra Palace and Park Board

To fulfil the functions, powers and duties of the Council as Trustee of Alexandra Palace and Park under the Alexandra Park and Palace Acts and Order 1900 to 1985 and, without prejudice to the generality of this, these functions include:

(a) The duty to uphold, maintain and repair the Palace and to maintain the Park and Palace as a place of public resort and recreation and for other public purposes.

(b) Acting as the employing body for employees engaged in the working of the Trust at Alexandra Palace, and to be responsible for the setting of staffing policies, conditions of service and terms of employment of those employees.

(c) In relation to the Trust, being responsible for developing and monitoring the implementation of effective policies and practices to achieve equality of opportunity both for employment and service delivery.

7. The Regulatory Committee

The Regulatory Committee has functions either (1) as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as a non-statutory Committee exercising other non-executive functions relating to Licensing, Town Planning and other regulatory matters generally. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Committee is operating in its capacity as “statutory Licensing Committee” or as a “non-statutory Committee”.

Membership

The Regulatory Committee must have between 10 and 15 members in order to comply with the legislation as statutory Licensing Committee.

Protocol

There is a Protocol outside this Constitution setting out how the Regulatory Committee is to operate. The Protocol shall be applied in a manner consistent with Committee Procedure Rules in Part 4 and the relevant Licensing Procedure Rules when the Committee is conducting a formal hearing. Any issue on procedure at the meeting shall be subject to the ruling of the Chair. The Protocol can be amended by the written agreement of the Leaders of the Political Groups on the Council.

(1) In its capacity as the statutory Licensing Committee the Committee has all the functions referred to it by law under the Licensing Act 2003 and the Gambling Act 2005. These include:

(a) To be responsible for monitoring the operation of the Acts licensable activities and gambling in the Borough;

(b) To establish the Licensing Sub-Committees and to agree the delegation of functions to the Sub-Committees and to officers;

(c) To receive reports on the matters in (a) above and on the functions delegated to the Licensing Sub-Committees and to officers. To call for a report on any individual case;

(d) To determine the procedures to be followed in handling applications, notices, representations and all hearings, subject to the relevant Regulations;

(e) Subject to Regulations, to determine the fees payable for applications for premises licences and related matters under the Gambling Act 2005;

(f) In a Council Election Year when there is a need to hold a hearing in the period between Election day and the Annual Meeting of the Council, those members of the Committee who are re-elected as councillors shall meet as the Committee (subject to there being a quorum of 3 members) in order to exercise any of the functions of the Licensing Sub-Committees, or of the Committee under (f) above, and shall elect a Chair for the meeting.

(2) In its capacity as the non-statutory Committee exercising other non-executive functions the Committee has the following functions:

(a) Exercising the functions which are stated not to be the responsibility of The Executive/Cabinet In Regulation 2 and Schedule 1, Paragraph B (Licensing and Registration) of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any Statute or subordinate legislation further amending these Regulations. The Committee's functions are to determine all policy issues, procedures and standard terms and conditions relating to the non-executive licensing functions but exclude decisions in individual cases which are delegated to the Licensing Sub-Committees. The Sub-Committee's remit includes the licensing of street trading, scrap metal dealing, special treatment premises, sex establishments and dog breeding establishments;

(b) Formulating, reviewing and approving for consultation the Statement of Licensing Policy under the Licensing Act 2003 and recommending it, and any revisions to it, to full Council for adoption;

(c) Being consulted informally on the review and determination of the Statement of Gambling Policy, including procedures for Council consultation with external stakeholders, and making recommendations on these matters to the Cabinet;

(d) Making informal recommendations to the Cabinet and full Council on local development documents, development plan documents, the local development framework, the statement of community involvement and any other planning policy matter;

(e) Reviewing all Council plans and policies on any licensing, planning or regulatory matters, exercising an overview in relation to common themes and making informal recommendations on these matters to Cabinet and full Council;

(f) Making informal recommendations to the Cabinet and other bodies on service delivery, grant aid, commissioning and procurement matters when these involve or relate to licensing, planning, conservation or regulatory issues.

8. The Health and Wellbeing Board

8.1 Health and Wellbeing Board functions

The Health and Wellbeing Board will have the following functions:

(a) To carry out the Board's statutory duties as set out in the Health and Social Care Act 2012, in particular:

(i) for the purpose of advancing the health and wellbeing of the people in its area, to encourage persons who arrange for the provision of any health or social care services in its area to work in an integrated manner;

(ii) to provide advice, assistance or other support as it thinks appropriate for the purpose of encouraging arrangements under section 75 of the NHS Act *2006.* These are arrangements under which, for example, NHS Bodies and local authorities agree to exercise specified functions of each other or pool funds;

(iii) to encourage persons who arrange for the provision of any health-related services in its area to work to closely with the Health and Wellbeing Board;

(iv) to encourage persons who arrange for the provision of any health or social care services in its area and persons who arrange for the provision of any health-related services in its area to work closely together;

(v) to discharge the functions of CCGs and local authorities in preparing joint strategic needs assessments (JSNA) and joint Health Wellbeing Strategy (HWB strategy);

(vi) to inform the local authority of its views on whether the authority is discharging its duty to have regard to the JSNA and joint HWS in discharging its functions;

(vii) to discharge any other function as the Council may from time to time choose to delegate to the Board;

(viii) *to collaborate across borough boundaries and with other London HWBs in respect of its responsibilities and to secure better health outcomes, quality of services, use of resources and value for money for the local population;*

(ix) *to arrange for any of its functions to be exercised by the joint sub-committee of the Haringey and Islington HWBs*

(x) *to enter into joint arrangements including formal joint sub-committees with other London HWBs and delegate any of its functions to those joint sub committees.*

8.2 Health and Wellbeing Board operating principles

The Health and Wellbeing Board will have the following operating principles:

(a) To provide collective leadership and enable shared decision- making, ownership and accountability;

(b) To achieve democratic legitimacy and accountability, and empower local people to take part in decision-making in an open and transparent way;

(c) To ensure the delivery of the Health and Wellbeing Strategy;

(d) To reduce health inequalities;

(e) To promote prevention and early help.

8.3 Health and Wellbeing Board roles and responsibilities

The Health and Wellbeing Board will have the following roles and responsibilities:

(a) The Board will set a strategic framework for the authority's statutory duties and have a key role in promoting and coordinating joint

commissioning and integrated provision between the NHS, social care and related children's and public health services in Haringey;

(b) The Board has a duty to develop, update and publish the JSNA and related needs assessments, and the HWB Strategy;

(c) The Board has a duty to develop, update and publish the local pharmaceutical needs assessment as set out in section 128A of the NHS Act 2006;

(d) The Board will advise on effective evidence based strategic commissioning and decommissioning intentions for children and adults based on the JSNA's robust analysis of their needs. It will ensure that commissioning plans are in place to address local need and priorities, in line with the HWB Strategy, and will deliver an integrated approach to the planning and delivery of services;

(e) The Board expects, and seeks assurance from, partners that the views of children, adults and their carers about the services they receive are taken into account in the commissioning, decommissioning and delivery of those services;

(f) The Board expects, and seeks assurance from, partners that the views of patients and the public have a voice through Healthwatch in the commissioning, decommissioning and delivery of those services;

(g) The Board will collaborate with and involve local stakeholders to secure better health outcomes, quality of services, a more focussed use of resources and value for money for the local population;

(h) The Board will promote the strengthening of working relationships between professionals and organisations which support people in Haringey, ensuring effective sharing and use of information and best practice; including collaborating with the CCG in the development of its plan;

(i) The Board will lead commissioning for particular services with pooled budgets and joint commissioning arrangements where commissioning plans are delegated to them;

(j) The Board will oversee the delivery of the authority's strategic outcomes for local health and wellbeing targets, holding those responsible to account;

(k) The Board will work with the local health scrutiny process and the local Healthwatch to improve outcomes for communities and people who use services.

8.4 Membership of the Board

Meetings of the Board will be chaired by a member of the local authority:

- Local authority councillor(s), who will be (or be nominated by) the Leader of the Council
  (i) The Leader of the Council
  (ii) The Cabinet Member for Children and Families
  (iii) The Cabinet Member for *Finance and* Health ~~& Wellbeing~~

- Chair, Clinical Commissioning Group (Vice Chair of HWB)
- Chair of Healthwatch
- Director of Adult and Housing Services
- Director of Children and Young People's Services
- Director of Public Health
- *Deputy Chief Executive*
- Chief Officer, Clinical Commissioning Group
- Lay Board Member, Clinical Commissioning Group
- GP Board Member, Clinical Commissioning Group
- *Bridge Renewal Trust* representative
- Representative for the NHSCB (~~when~~ *as* ~~requried~~ *required*)
- Chair - Haringey Local Safeguarding Children Board *(when appropriate)*
- *Chair - Haringey Safeguarding Adult Board (when appropriate)*

The local authority may appoint others to the Board as it deems appropriate, following consultation with the Board. The Board may itself also appoint such additional members to the Board as it deems appropriate.

The Board may invite additional officers to attend on an ex-officio basis, who will not be voting members of the Board, to advise and guide on specific issues when appropriate. Attendance by non- members is at the invitation of the Chair.

8.5 Public Meetings

(a) A minimum of four formal public decision-making business meetings a year will be held. The Board will have the ability to call special meetings as and when required.

(b) A meeting of the Board will be considered quorate when at least three voting members are in attendance, including one local authority elected representative and one of either the Chair, Clinical Commissioning Group or the Chair, Healthwatch (or their substitutes).

(c) The Chair of the meeting will have a casting vote.

(d) All voting members of the Board, (to include any substitutes), will be required to comply both with the Members' Code of Conduct and the provisions of the Localism Act 2011 relating to Standards. In particular, voting members will be required to complete a register of interests which must be kept up to date. Voting members must also declare any disclosable pecuniary interest or prejudicial interest in any matter being considered and must not take part in any discussion or decision with respect to these items.

(e) Board members will agree protocols for the conduct of members and meetings.

(f) The Board will determine its sub groups/committees.

(g) Only the following members of the Board will have voting rights:

- Local authority councillor(s), who will be (or be nominated by) the Leader of the Council
  - (i) The Leader of the Council
  - (ii) The Cabinet Member for Children and Families
  - (iii) The Cabinet Member for *Finance and* Health ~~& Well Being~~
- Chair, Clinical Commissioning Group (Vice Chair of HWB)
- Chair, Healthwatch
- Lay Member Haringey Clinical Commissioning Group

(h) Any additional persons appointed to the Board either by the local authority or the Board will be appointed on a non-voting basis.

(i) The full Council may at any time make a direction to alter the voting right of Board members, following consultation with the Board.

8.6 Committee procedures

(a) The Board will be accountable to full Council in its capacity as a committee of the local authority. The Board will be subject to health scrutiny as set out in the Local Authority (Public Health, Health and Wellbeing Boards and Health Scrutiny) Regulations 2013.

(b) The Access to Information Procedure Rules in Part 4 of this Constitution apply to the Board. The Committee Procedure Rules in Part 4 apply to the Board except where this would be inconsistent with either these Terms of Reference or the legislation governing this board.

8.7 Facilitating the work of the Health and Wellbeing Board

(a) Workshop meetings will be held to cement links with partners including the Community Safety Partnership, the Children's Trust, and regeneration partners, to facilitate co-ordination and focus on priority

issues relevant to all parties.

(b) In addition to formal board meetings, the Board will hold informal, non-decision making seminars as and when required with attendees specifically invited by the Board. These seminars will be held in private in order to ensure the ongoing organisational development of the Board and to provide a forum in which complex and sensitive issues can be fully aired and discussed to manage potential blockages to effective delivery of the strategy.

8.8 Representatives and substitutes

(a) Representatives will provide a link with their own organisation, reporting back and instigating partner action, being responsible for disseminating decisions and actions within their own organisation, ensuring compliance with any actions required and reporting back progress.

(b) Partner bodies are responsible for ensuring that they are represented at an appropriate level (either equivalent to the core member they are representing and no more than one tier below).

(c) If a representative is absent for three consecutive meetings the organisation/sector will be asked to re-appoint/confirm its commitment to the Board.

(d) Substitutes for voting members will not be permitted with the exception the Chair of the CCG and the Chair of Healthwatch. In their absence, the Deputy Chair of the CCG and the Deputy Chair of Healthwatch may attend in their place. All substitutes must be declared in name at the beginning of each municipal year.

SECTION 3 - SUB-COMMITTEES AND PANELS

The following bodies shall be created as Sub-Committees of the relevant Committee of the Council under which they are listed. Bodies described as "Panels" are Sub-Committees unless otherwise stated. Sub-Committees shall report to their parent bodies and they shall have the membership as described in the Appointments of Non-Executive Committees, Sub-Committees, Panels, etc as approved by the Annual Meeting.

1. Under the Staffing and Remuneration Committee

~~**1.1 Haringey Council and Employees Joint Consultative Sub Committee**~~

~~(a) To negotiate on matters relating to the service between the Council and the officers or between officers with a view to the prevention of differences and to their better adjustment when they appear, and to~~

~~make appropriate recommendations to the Staffing & Remuneration Committee~~

~~(b) To secure the largest possible measure of joint action between the Council and the officers for the development and improvement of local government administration, and for the consideration of the conditions of all engaged therein~~

~~(c) To make provision for members of the Cabinet to meet with Employee Side Representatives for the purpose of facilitating the resolution of differences between the officers and the Employee side that have been escalated through the Collective Disputes Procedure.~~

1.1 Dismissal Appeals Sub Committee

To hear and determine appeals against dismissal from employment in respect of all staff employed by the Council, save where the continued employment of the employee would contravene the law and subject to the limitation that the Sub-Committee will hear and determine appeals resulting from posts becoming redundant only where these affect Chief and Deputy Chief Officers. Members who sit on this Committee must not have had any prior involvement in any decision upon which the appeal is made.

2. Under Overview and Scrutiny Committee

2.1 Scrutiny Review Panels

(a) To carry out scrutiny processes relevant to particular services as determined by Overview and Scrutiny Committee and within the parameters, protocols and procedures agreed by Overview and Scrutiny Committee for all Scrutiny Review Panels.

(b) Within these scrutiny processes to request and receive submissions, information and answers to questions from Cabinet members, officers and other senior employees of the Council, service users, external experts and relevant members of the public.

(c) To refer the findings/recommendations in the form of a written report, with the approval of the Overview and Scrutiny Committee, to The Cabinet and/or the Council as appropriate.

3. Under Standards Committee

3.1 Assessment Sub-Committee

To consider all allegations referred to the Sub-Committee by the Monitoring Officer that a member or co-opted member has failed to comply with the Member's Code of Conduct and to determine whether the allegation:

(a) Merits no further action and is dismissed; or

(b) Merits further investigation.

The quorum of the Assessment Sub-Committee is three.

3.2 Hearing Sub-Committees

(a) To conduct hearings into allegations referred for investigation by the Assessment Sub-Committee that a member or co-opted member has failed to comply with the Members' Code of Conduct.

(b) To determine whether or not the member of co-opted member did / did not fail to comply with the Members' Code of Conduct.

(c) Where the Sub-Committee has determined that a member has failed to comply with the Members' Code of Conduct to take such action as it may lawfully take.

(d) In consequence of the hearing and determination of any allegation to make recommendations to the Council with a view to promoting high standards of conduct amongst members.

The quorum of the Hearing Sub-Committee is three.

4. Under The Regulatory Committee

4.1 Licensing Sub-Committees

Introduction

The Licensing Sub-Committees have functions either (1) as Sub-Committees of the Regulatory Committee in its capacity as the statutory Licensing Committee of the Council under the Licensing Act 2003, which also exercises functions under the Gambling Act 2005, or (2) as Sub-Committees of the Regulatory Committee in its capacity as a non-statutory Committee exercising non-executive licensing and regulatory functions. At the beginning, and at other appropriate stage(s) in each meeting, the Chair will make a short announcement indicating whether the Sub-Committee is operating in its capacity as "statutory Licensing Sub-Committee" or as a "non-statutory Sub-Committee".

Membership

The membership of each Sub-Committee shall be drawn from the Regulatory Committee. In the event that an appointed member or members of a Sub-Committee is unable or unwilling to take part in a hearing for any reason a Special Licensing Sub-Committee may be appointed from among the

remaining members of The Regulatory Committee. When operating in its capacity as “statutory Licensing Sub-Committee” there must be a membership and quorum of 3 present at all times.

(1) General Provisions Relating to the Statutory Licensing Sub-Committees

(a) Licensing Sub-Committees have the power to make final decisions on behalf of the Council on matters within their terms of reference and there is no right of appeal to the Regulatory Committee;

Functions under both the Licensing Act 2003 and the Gambling Act 2005

(b) To determine applications for premises licences where relevant representations have been made;

(c) To determine applications for provisional statements where relevant representations have been made;

(d) To determine valid applications for review of premises licences where relevant representations have been made;

(e) To decide on any other matter where it is necessary or desirable for members to make that decision;

Functions under the Licensing Act 2003 alone

(f) To determine applications for variations of premises licences where relevant representations have been made except in the case of minor variations;

(g) To determine applications to vary designated premises supervisors following police objections;

(h) To determine applications for transfer of premises licences following police objections;

(i) To consider police objections made to interim authority notices;

(j) To determine applications for club premises certificates where relevant representations have been made;

(k) To determine applications to vary club premises certificates where relevant representations have been made except in the case of minor variations;

(l) To determine valid applications for review of club premises certificates where relevant representations have been made;

(m) To decide whether to give counter notices following police objections to temporary event notices;

(n) To determine applications for grants of personal licences following police objections;

(o) To determine applications for renewals of personal licences following police objections;

(p) To decide on revocation of personal licences where convictions come to light after grant;

(pa) To determine the review of a premises license following a closure order where relevant representations have been made

Functions under the Gambling Act 2005 alone

(q) To determine applications for variations of premises licences where relevant representations have been made;

(r) To determine applications for transfers of premises licences following representations by the Gambling Commission or others;

(s) To determine applications for the re-instatement of premises licences where relevant representations have been made;

(t) To decide whether to give counter notices following objections to temporary use notices;

(u) To determine applications for the grant or renewal of club gaming permits and club machine permits where valid objections have been received;

(v) To determine proposals to cancel club gaming permits and club machine permits where the licence holder requests a hearing;

(w) When the licence holder requests a hearing, to determine officer proposals: (i) to make an order removing the entitlement of an on-premises alcohol licence holder to have one or two gaming machines, or (ii) to cancel or vary a licensed premises gaming machine permit;

(x) To determine applications for the grant or variation of licensed premises gaming machine permits for 5 or more machines or in any case where the Chair of the Regulatory Committee considers that there is cause for concern about the proper management of the premises;

(2) General Provisions Relating to the Non-Statutory Licensing Sub-Committees

a) The Sub-Committees have all the functions which are stated not to be the responsibility of the Council's Executive/Cabinet in Regulation 2 and paragraph B (Licensing and Registration) of Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 S. I. 2853, as amended, or further amended, in any statute or subordinate legislation. The Sub-Committee's remit includes the licensing of street trading, scrap metal dealing, special treatment premises, sex establishments and dog breeding establishments.

(b) The Sub-Committees make decisions in all individual licensing or registration cases where a hearing is required because of an objection to an application or to a proposed revocation or because of an officer recommendation for refusal.

(c) The Sub-Committees have the power to make final decisions on behalf of the Council in relation to its functions in (b).

(d) Excluded from the Sub-Committees' terms of reference are decisions on all policy issues, procedures and standard terms and conditions which are within the remit of The Regulatory Committee.

4.2 Planning Sub-Committee

There is a Protocol ~~outside this Constitution~~ setting out how members of the Planning Sub-Committee will exercise those functions, including behaviour in relation to applicants, residents and other third parties, to ensure the probity of planning transactions and the highest standards expected in public office. This protocol is supplementary to the Members' Code of Conduct at Part 5 of the Constitution.

The Sub-Committee has all the functions which are set out below and which are stated not to be the responsibility of the Executive in Regulation 2 and Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any statute or subordinate legislation further amending those Regulations (references to paragraphs are to those in Schedule 1):

(a) paragraph A - Town Planning Functions

(A) planning applications for the erection of 10 or more dwellings and where the officer recommendation is for approval;

(B) planning applications for changes of use *of* 1000 sq. metres *or more* of gross internal floor space and where the officer recommendation is for approval;

(C) planning applications for the erection, or extension of non-residential

buildings where the new build is ~~more than~~ 1000 sq metres *or more of* gross internal floor space and where the officer recommendation is for approval;

(D) unless otherwise agreed with the ~~c~~*C*hair of the Planning Sub-Committee, planning applications either:

(i) for major development as ~~categorised~~ *defined* by the ~~Department for Communities in Local Government (DCLG)~~ *Town and Country Planning (Development) Management Procedure (England) Order 2015 (or any replacement legislation)* and where the officer recommendation is for approval; or
(ii) where a ~~S106~~ *legal agreement relating to that development* is required; or
(iii) where the *recommended* decision would be contrary to ~~a policy in~~ the development plan;

(E) unless otherwise agreed with the Chair of the Planning Sub-Committee, applications submitted by, or on behalf of the Council;

(F) planning applications on Council owned land, where the Council is not the applicant, where significant material planning objections are received during the consultation process and which the Director, in consultation with the Chair of the Planning Sub-Committee, determines should be subject to members' consideration;

(G) planning applications submitted by or on behalf of members; or employees within the Planning Service or senior employees elsewhere in the Council; or their spouses, parents or children;

(H) any planning application to amend an application or vary conditions or a ~~section 106~~ *legal* agreement previously decided/imposed by Planning Sub-Committee and which the Director, in consultation with the Chair of the Planning Sub-Committee, considers to constitute a major or significant change;

(I) any planning application where there have been objections from a single ~~Ward~~ councillor *of the Ward within which the application site is situated* and/or a local community body and/or a local residents' association, and a written request setting out the planning reasons for the matter to be referred to the Planning Sub-Committee has been made before the expiry of the consultation period, and which the Director in consultation with the Chair of the Planning Sub-Committee considers should be referred to the Planning Sub-Committee for determination;

(b) paragraph *B* I - ~~Miscellaneous Functions~~ *Power to amend*;

~~(A) the creation, stopping up and diversion of highways, footpaths and~~

~~bridleways in connection with development control decisions, and~~

~~(B) the preservation of trees;~~

~~(c) The Sub-Committee may enter into highway works agreements under section 278 of the Highways Act 1980 in connection with the determination of a planning application.~~

For the avoidance of doubt, the Director is authorised after a Planning sub-committee determination to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (and to authorise any such changes requested by the GLA or government body) (and to further sub-delegate this power) provided this authority shall be exercised after consultation with the Chair (or in their absence the vice-Chair) of the sub-committee.

SECTION 4 - UNDER ALEXANDRA PALACE AND PARK

Arising from the Council's role as trustee of Alexandra Palace and Park the following additional bodies shall be established. Membership of the additional bodies is as described in the Appointments of Non Executive Committees, Sub-Committees, as approved by the Annual Meeting**.** The Terms of Reference of the additional bodies shall be as follows:

1. Alexandra Palace and Park Panel

To consider and take decisions upon urgent matters arising between ordinary meetings of the Alexandra Palace and Park Board. The Panel is composed of four members, selected with reference to political balance.

2. Alexandra Palace and Park Consultative Committee

Alexandra Palace and Park Consultative Committee 7 members and up to 30 community representatives.

(a) To give representatives of appropriate local and national organisations the opportunity of full discussion with members of the Alexandra Palace and Park Board on general matters affecting Alexandra Palace and Park.

(b) To give members of the Alexandra Palace and Park Board the opportunity of discussing and explaining to the organisations matters affecting the overall policy and efficient management of Alexandra Palace and Park.

(c) To promote better understanding between members of the Alexandra Palace and Park Board, the Palace Management and local organisations.

(d) To enable appropriate local (and national) organisations to be fully consulted on decisions of direct concern to them.

(e) To promote the best interests of the Alexandra Palace and Park as a conservation area.

3. Alexandra Palace and Park Consultative Forum

Alexandra Palace and Park Consultative Forum 4 members plus 4 Trade Union representatives

(a) To be a forum for consultation and negotiation between the Alexandra Palace and Park Board and its employees, on issues in relation to Conditions of Employment.

(b) To consider issues referred directly by Management or by the Trade Unions in consultation with the Employer's Side Secretary.

(c) To provide a means whereby the Alexandra Palace and Park Board can consult Union representatives on policies and strategies and provide an arena for discussion of matters of mutual interest.

(d) To provide a means of effective communication, in order to prevent or eliminate friction and misunderstanding.

The Consultative Forum may not consider any matter concerning an individual employee, nor any issues that fall within the scope of other existing procedures, e.g. dismissal appeals, individual grievances and individual salary issues; such matters may only be raised as a matter of principle/policy.

Note:

The Alexandra Palace and Park Board also receives advice from the Alexandra Park and Palace Statutory Advisory Committee, an external body established under the terms of the Alexandra Park and Palace Act 1985. Its functions, as laid down by the Act are as follows: -

'The powers and duties of the Advisory Committee shall be to promote the objects of the charity and assist the Trustees In fulfilling the trusts by considering and advising the Trustees on the following matters.-

(a) the general policy relating to the activities and events arranged or permitted in the Park and Palace;

(b) the effects of such activities and events upon the local inhabitants and local environment;

(c) the frequency of activities and events attracting more than 10,000 people at any one time and maximum number to be permitted on such occasions;

(d) the adequacy of car parking arrangements within the Park and Palace so as to avoid overflow into adjoining residential streets;

(e) any proposals which require planning permission;

(f) the establishment and maintenance of the Park as a Metropolitan Park;

(g) the furtherance of recreation and leisure in the Alexandra Park and Palace.

SECTION 5 – UNDER *THE HEALTH AND WELLBEING BOARD*

Arising from the Council's Health and Wellbeing Board the following additional bodies shall be established. Membership of the additional bodies is to be determined by the Health and Wellbeing Board(s). The Terms of Reference of the additional bodies shall be as follows:

Haringey and Islington Health and Wellbeing Board - Joint sub-committee

The Joint sub-committee will:

a) encourage and promote partnership working in health and social care within and across the two boroughs;

b) encourage joint consideration and co-ordination of health and care issues that are of common interest or concern to the population of the two boroughs;

c) encourage and promote integrated working between health and care commissioners and providers within and across the two boroughs;

d) prepare and produce the Joint Strategic Needs Assessment and Joint Health and Wellbeing Strategy for the two boroughs;

e) provide strategic oversight for the Wellbeing Partnership and any future partnership models for joined up and integrated approach in health and care across the two boroughs;

f) provide a mechanism to enable joint decision-making in relation to future joint initiatives, service transformation and co-commissioning arrangements in health and care in the two boroughs;

g) give effect to the boroughs stated intentions to foster collaboration in health and social care between commissioners and providers within and across the two boroughs;

h) consider and where necessary contribute to the development of the North Central London (NCL) Sustainability and Transformation Plan; and

i) where appropriate, and in so far as it relates to integrated working, represent the collective interests of the two boroughs to national and local government and other bodies.

6. LOCAL PENSION BOARD

1) Introduction

1.1 The Local Pension Board of the London Borough of Haringey Pension Fund ("the Board) is established as required by the Public Service Pensions Act 2013 ("the Act") and the Local Government Pension Scheme Regulations 2013 ("the Regulations").

1.2 The Scheme Manager for the purposes of the Public Sector Pensions Act 2013 is London Borough of Haringey ("LB Haringey"). Its functions are discharged in accordance with the Council's Constitution by the Pensions Committee.

2) Responsibilities of the Pension Board

2.1 The role of the Board as laid down by section 106(1) of the Regulations is to assist LB Haringey:

a) To secure compliance with:

i) the Regulations,

ii) and any other legislation relating to the governance and administration of the Scheme and any connected scheme,

iii) any requirements imposed by the Pensions Regulator in relation to the Scheme and any connected scheme, and

b) To ensure the effective and efficient governance and administration of the Scheme and any connected scheme.

2.2 The Council retains ultimate responsibility for the administration and governance of the Pension Fund and has delegated its functions as scheme manager & administering authority of the Fund to the Pensions Committee. The role of the Board is to support the Pensions Committee to fulfil that responsibility and secure compliance with any requirements imposed by the Pensions Regulator.

2.3 The principle functions of the Board shall include:

(i) Seeking assurance that due process is followed with regard to Pensions Committee decisions.

(ii) Considering the integrity and soundness of Pensions Committee decision making processes.

2.4 The Board shall have the power to do anything which is calculated to facilitate or is conducive or incidental to, the discharge of its functions.

3) Membership

3.1 The Board shall consist of 5 members and be constituted as follows:

i) 2 employer representatives, being 1 from LB Haringey and 1 from other scheduled and admitted employers;

ii) 2 scheme member representatives, being 1 active and 1 pensioner & deferred members; and

iii) 1 independent member.

3.2 The Chair of the Board will be the Independent Member. In the absence of the Independent Member, the meeting will appoint a chair.

3.3 The Chair will ensure that meetings are properly conducted, decision making is clear and professional advice is followed. The decision of the Chair on all points of procedure and order shall be final. The Chair will monitor the performance and attendance of Board members and if appropriate make recommendation to terminate Board appointments in accordance with section 4 below.

3.4 All employer and employee members of the Board will have equal voting rights. The Independent Member will not be entitled to vote.

3.5 The Board may, with the approval of the Pensions Committee, co-opt no more than two persons to advise and support them. Co-optees are not Board members and do not have voting rights.

4) Appointment of Board Members

4.1 The Council's employer representative will be appointed by full Council and may be either a councillor, who is not a member of the Pensions Committee, or an officer of the Council.

4.2 The Admitted and Scheduled bodies' representatives will be nominated by employers other than the Council. If there is more than one nomination a panel consisting of the Chair of the Pensions Committee, Chair of the Board and CFO to the Council will select a candidate.

4.3 The active scheme member representatives will be the appointed jointly by trade unions who represent working scheme members.

4.4 The pensioner and deferred member representative will be selected through an open invitation to apply. If there is more than one nomination a panel consisting of the Chair of the Pensions Committee, Chair of the Board and CFO to the Council will select a candidate.

4.5 The Independent Member will be appointed by a panel consisting of the Chair of the Pensions Committee and CFO to the Council. The Independent Member will be required to be a person with good proven knowledge, experience and understanding of the LGPS and a clear understanding of the scrutiny function.

4.6 Prospective members of the Board will be required to demonstrate to the Chair of the Pensions Committee that they have the capacity to represent employees and employers (as appropriate) and that they do not have a conflict of interest. The decision of the Chair of the Pensions Committee will be final.

4.7 Each member of the Board will serve for a period of four years and will be eligible to be re-appointed in accordance with the above processes, subject to compliance with the conditions of appointment.

4.8 Each Board member should endeavour to attend all Board meetings during the year. No substitutes shall be permitted. Should a Board member miss two consecutive meetings then the tenure of that membership will be reviewed by the other Board members and may be terminated, in which case a new appointment process will commence for the remainder of the term.

4.9 Other than by ceasing to be eligible as set out above, a Board member may only be removed from office during a term of appointment by the unanimous agreement of all of the other members following a recommendation by the Chair. The removal of the independent member or Council representative requires the consent of the Chair of the Pensions Committee.

4.10 Should a member of the Board resign, a replacement will be appointed using the appropriate process outlined above.

5) Quorum & Voting

5.1 The Board shall have a formal quorum of three comprising at least one employer and one employee representative. No substitutes shall be permitted. Advisers and co-opted persons do not count towards the quorum. All decisions will be by majority of votes unless stated otherwise in these terms, although it is expected that the Board will, as far as possible, reach a consensus.

6) Meetings

6.1 The Board shall meet sufficiently regularly to discharge its duties and responsibilities. There will be a least two meetings a year, with additional meetings if the Board so agrees.

6.2 Notice of all meetings will be provided to Board members at least 30 days in advance, unless agreed otherwise by Board members.

6.3 The agenda for each meeting will be agreed by the Chair and all papers will be circulated to members at least one week prior to the date of the meeting.

6.4 A formal record of Board proceedings will be maintained. Following the approval of the minutes by the Chair of the Board, they shall be circulated to all members.

6.5 The Board has the power to set up working groups on whatever terms that the Board determines and will prepare terms of reference for these entities.

7) Standards of Conduct and Conflicts of Interest

7.1 All members of the Board are expected to act at all times within these terms of reference and in accordance with the Pension Board Code of Conduct. In accordance with section 108 of the Regulations Board members must not have a financial or other interest that could prejudice them in carrying out their Board duties. This does not include a financial or other interest arising merely by virtue of membership of the LGPS.

7.2 Each Board member must provide the Council with such information as is reasonably required for the purpose of demonstrating that there is no conflict of interest.

8) Budget and Business Plan

8.1 The Board will prepare a Business Plan and Budget each year to be approved by the Pensions Committee.

9) Board Review Process

9.1 The Board will undertake each year a formal review process to assess how well it and the members are performing with a view to seeking continuous improvement in the Board's performance.

10) Advisers to the Board

10.1 The Board may be supported in its role and responsibilities through the appointment of advisers, in addition to the Independent member and shall, subject to any applicable regulation and legislation from time to time in force, consult with such advisers on such terms as it shall see fit to help better perform its duties including:

Officers from the Council's Finance, HR, Legal and other teams as needed;
The Fund's Actuary;
The Fund's Investment Managers and Custodian;
The Fund's Investment Consultant; and
Other advisers, so approved by the Pensions Committee (via Board budget).

10.2 Remuneration to advisors appointed by the Board must be in accordance with the expenses budget agreed by the Pensions Committee.

10.3 The Board shall ensure that the performances of the advisers to the Board are reviewed on a regular basis.

11) Knowledge and Skills

11.1 Every member of the Pension Board must be conversant with –

1 The rules of the LGPS.
2 Any document recording policy about the administration of the LGPS which is for the time being adopted by the LB Haringey Pension Fund.

11.2 It is for individual Pension Board members to be satisfied that they have the appropriate degree of knowledge and understanding to enable them to properly exercise their functions as a member of the Pension Board.

11.3 Pension Board members are required to be able to demonstrate their knowledge and understanding and to keep these up to date. Pension Board members are therefore required to maintain a written record of relevant training and development.
11.4 The Council will provide a training programme, which all Board members must attend.

12) Accountability

12.1 The Pension Board will report all relevant recommendations and decisions to the Pensions Committee.

13) Expense Reimbursement, remuneration and allowances

13.1 Remuneration for Employee and Employer Representatives will be limited to a refund of actual expenses incurred in attending Board meetings and training. Remuneration for the Independent member will be agreed on appointment and approved by the Pensions Committee.

13.2 The expenses of the Pension Board are a part of the costs of administering the Pension Fund.

14) Publication of Pension Board information

14.1 The Council will publish up to date information on the Council's website including:

- The names and information of the Pension Board members.
- The Board's terms of reference.
- Papers, agendas and minutes of meetings.

SECTION 6 - EMERGENCY PROCEDURES IN ELECTION YEAR

In the year of the ordinary election of Borough councillors, between the day after the election and the day of the Annual Meeting, the Chief Executive may, so far as is lawful, exercise any of the functions of the Council or its non-executive bodies in cases of urgency in consultation with the Mayor. Decisions made by the Chief Executive in accordance with this paragraph shall be reported to the next meeting of the appropriate body.

SECTION 7 – DEFAULT PROVISIONS

If at any time no members are appointed to, or able to act on, any non-executive body of the Council, and a decision has to be taken in a case of urgency, then the decision may be taken by the Chief Executive acting so far as is practicable in consultation with the Mayor, or Deputy Mayor if the Mayor is unable to act.

SECTION 8 - GROUP MEETINGS

In recognition of the role of Group Meetings in the consideration of Council business and of the fact that the supply of advice, reports, information and other material to Group Meetings is generally conducive to the due process of Council business, the following facilities shall be made available for the conduct of Group Meetings and for any Group Committees which may be established for the consideration of Council business:

(a) suitable accommodation for meetings;

(b) assistance with the production and distribution of agenda and minutes;

(c) where the Majority Group makes arrangements for the discussion of items prior to their submission to a committee or sub-committee or Panel, arrangements shall be made through the Leader of the Council or the appropriate Cabinet member to ensure that official information, advice and reports are available to the Group Meetings;

(d) where a Minority Group makes similar arrangements for the consideration of Council business, arrangements shall be made through the Leader of the Minority Group, or the appropriate spokesperson, to make available information from published sources and advice on Council procedures but not official advice as to the policies which that Minority Group should pursue. The Majority Group Leader or the appropriate Cabinet member shall be made aware of information provided to a Minority Group unless it is of routine or trivial nature.

Section 3 DELEGATIONS TO THE CHIEF EXECUTIVE AND STATUTORY OFFICERS

Introduction

The Council is required to designate a number of officers to discharge statutory functions. The legal provisions and the officer designated by the Council to discharge each function are listed in the table below. Further detail about the responsibilities of the Chief Executive and each Statutory Officer then follows.

Legislation	***Statutory Power the Council must designate to an officer***	***Officer Designated as the Statutory Officer***
S4 Local Government and Housing Act 1989	*Designate one of their officers as the Head of Paid Service*	*Chief Executive*
S151 Local Government Act 1972	*Appoint an officer responsible for the administration of the authority's financial affairs*	*Chief Finance Officer (Deputy Chief Executive)*
S5 Local Government and Housing Act 1989	*Designate one of their officers as the Monitoring Officer*	*Assistant Director of Corporate Governance*
S36 Freedom of Information Act 2000	*Qualified person in relation to s36 of the Act.*	*Assistant Director of Corporate Governance*
S6 Local Authority Social Services Act 1970	*To appoint an officer known as the Director of Social Services*	*Director of Adult Social Services*
S18 Children Act 2004	*To appoint an officer to carry out the functions listed under s18(2) of the Act (education functions; functions conferred on the authority under ss 10-12 and 17 of the 2004 Act, social services functions relating to children, functions under s75 of the Children Act 1989 and the National Health Service Act 2006 and those conferred on the authority under Part 1 of the Childcare Act 2006*	*Director of Children's Services*
S73 National Health Service Act 2006	*To appoint a Director of Public Health*	*Director of Public Health*

S72 Weights and Measures Act 1985	*To appoint a chief Inspector of Weights and Measures*	*Senior Trading Standards Officer (or other suitably qualified Trading Standards Officer in the absence of a STSO in post)*
S9FB Local Government Act 2000	*To designate an officer as the Scrutiny Officer*	*Assistant Director for Transformation and Resources*

Functions delegated to the *Head of Paid Service* (Chief Executive)

1. *To act as the Council's statutory Head of Paid Service pursuant to section 4 Local Government and Housing Act 1989 and carry out the responsibilities assigned to the Head of Paid Service under the Council's Constitution generally*

2. *Where he or she considers it appropriate to do so, to prepare a report to the authority setting out their proposals as to:*

   (a) the manner in which the discharge by the authority of their different functions is co-ordinated;

   (b) the number and grades of staff required by the authority for the discharge of their functions;

   (c) the organisation of the authority's staff;

   (d) the appointment and proper management of the authority's staff.

3. To be responsible for and take action in relation to Corporate strategy, policy initiatives and integrated planning and service delivery

4. The corporate management of the Council and, specifically:

   (a) Advice to the Council on the Policy Framework

   (b) Preparation of, and consultation on, the draft of the Forward Plan on a monthly basis

   (c) The responsibility for the discharge of the Council's functions in implementation of statutory and non-statutory plans including the modernisation, collation, indexation and publication of policies and practices of the Council within the evolving Policy Framework as the Council and the Cabinet shall determine

5. As required to exercise any function delegated to any other officer of the Council, with the exception of those functions delegated exclusively

to the Council's Chief Finance Officer (s151 officer) or the Monitoring Officer. Further, in the event of any dispute or doubt as to the delegated powers of any other Director, the Chief Executive shall have the authority to determine which Director is to exercise that power

6. *To provide the 'certificate of opinion' for an employee on SCP44 or above making application to the Standards Committee for exemption of his/her post from political restriction under section 3 of the Local Government and Housing Act 1989 (opinion as to whether the duties of the post involve regularly giving advice to members or speaking to journalists/broadcasters).*

7. The authority to institute, defend or settle any legal proceedings or arbitration where urgent action is needed to protect the interests of the Council

8. ~~To be Head of the Paid Service~~

9. The power to determine that an "emergency" has occurred, namely, an event or situation which threatens serious damage to human welfare or to the environment in the Borough or war or terrorism which threatens serious damage to the security of the United Kingdom

10. The power to incur expenditure and take any necessary action within local authority statutory functions, including jointly with other authorities, in the event of an emergency

11. To nominate other senior officers of the Council, whether orally or in writing, to take administrative decisions in the event of an emergency

12. In the event that the Chief Executive is absent or unable to act for any reason, the powers in paragraphs ~~6, 7 & 8~~ *9, 10 & 11* above may be exercised by any other Chief Officer who is available to act

13. The powers listed above relating to emergencies are granted subject to the provisions of Article 11.07 of this Constitution which set out the London Councils Arrangements for Co-ordinating the Response Emergencies

14. In the event that all members of the Cabinet are removed from office under Article 7, to exercise all Cabinet functions in consultation with the Mayor until a new Cabinet has been appointed

15. To discharge the functions of *Electoral Registration Officer*, electoral Returning Officer *in local elections and Acting Returning Officer in parliamentary elections*

16. Taking all decisions relating to changes to the establishment for all staff including the Strategic Leadership Team and Statutory Officers, such changes to be contained within existing budgets and in accordance with agreed procedures and legislative requirements

17. To take disciplinary action, not including dismissal, against any members of the Strategic Leadership Team or any Statutory Officer. In the case of the Monitoring Officer and Chief Finance Officer to act in accordance with Part 4 Section K of the Constitution and agreed procedures

18. ~~To designate a scrutiny officer to support overview and scrutiny committee in accordance with the requirements of relevant legislation~~

Functions delegated to the S151 Chief Finance Officer *(Deputy Chief Executive)*

1. To act as the Council's statutory Chief Finance Officer pursuant to section 114A Local Government Finance Act 1988 and carry out the responsibilities assigned to the Chief Finance Officer under the Council's Financial Regulations and under the Constitution generally, including carrying out all Treasury Management activities

2. To make arrangements for the proper administration of the Council's financial affairs in accordance with section 151 Local Government Act 1972

3. To contribute to the corporate management of the Council, in particular thorough the provision of professional financial advice
4. To approve the detailed format of the financial plan and the revenue budget prior to approval by the Council

5. To approve the annual calculation of the Council's Council Tax requirement in accordance with section 31A Local Government Finance Act 1992

6. To report annually to Council on the robustness of the budget and adequacy of reserves as required by section 25 Local Government Act 2003

7. To provide advice on the scope of powers and authority to take decisions, maladministration, financial impropriety, probity and budget and policy framework issues to Council officers and members

8. To report to members, in consultation with the Monitoring Officer, if there is or there is likely to be unlawful expenditure or an unbalanced budget as required by sections 111-116 ~~114A~~ Local Government Finance Act 1988

9. To establish and maintain the general fund and collection fund of the authority in accordance with the provisions of the Local Government Act 1988

10. To manage the Capital Programme flexibly and to make adjustments to the phasing of approved projects within the limits of available capital resources

11. To approve the draft Council's Accounts and Accounting Policies and the draft Pension Fund Accounts by 30 June each year in accordance with the Accounts and Audit (England) Regulations 2011

12. To exercise all responsibilities as Pension Fund Administrator for the LGPS not reserved to the Pensions Committee

13. To approve the terms of release of staff aged 55 or over and made redundant or retired early with a claim on the pension scheme, in accordance with agreed procedures, save in relation to Chief and Deputy Chief Officers which is reserved to the Staffing and Remuneration Committee

14. To exercise the functions of the duly authorised representative of the Council as the corporate member of Alexandra Palace Trading Limited

15. To provide financial information to the media, members of the public and the community

Functions delegated to the Monitoring Officer *(Assistant Director of Corporate Governance)*

1. To act as the Council's statutory Monitoring Officer pursuant to section 5 and 5A Local Government and Housing Act 1989 and carry out the responsibilities assigned to the Monitoring Officer under the Council's Constitution generally

2. To ensure that the Council, its officers and its elected members maintain the highest standard of conduct

3. To contribute to the corporate management of the Council, in particular thorough the provision of professional legal advice

4. To establish and maintain the Members' Code of Conduct, dealing with the conduct that is expected of members and co-opted members of the authority when they are acting in that capacity

5. To establish and maintain a register of interests of members and co-opted members of the authority in accordance with the provisions of the Localism Act 2011

6. To contribute to the promotion and maintenance of high standards of conduct through provision of support to the Standards Committee

7. To receive and act on reports made by the Standards Committee

8. To consider complaints against members referred to him including conducting investigations into matters as appropriate and the making of reports or recommendations in respect of them to the Standards Committee

9. To provide advice on the scope of powers and authority to take decisions, maladministration, financial impropriety, probity and budget and policy framework issues to Council officers and members

10. To report to members on any actual or potential breaches of the law or maladministration as required by section 5 Local Government Housing Act 1989

11. To advise whether decisions of the Cabinet are in accordance with the budget and policy framework

12. To be responsible for the maintenance and operation of the Council's Constitution

13. To advise and assist the Democratic Services Manager with the proper performance of the Access to Information requirements

14. *To fulfil the requirements of the 'qualified person' in relation to section 36 of the Freedom of Information Act 2000.*

Functions delegated to the Director of Children's Services

1. To act as the Council's statutory Director of Children's Services

2. To carry out all functions as set out in s18(2) of the Children Act 2004 including:

   (a) All education and children's social care functions conferred on or exercisable by the Council

   (b) Making arrangements to promote co-operation between the authority and partners to improve the well-being of children

(c) Making arrangements for ensuring that functions are discharged having regard to the need to safeguard and promote the welfare of children

(d) The establishment of a Local Safeguarding Children Board

(e) The preparation and publication of a Children and Young People's Plan

(f) Improving preventative services and delivering earlier intervention

(g) Any functions exercisable by the authority under s75 the National Health Service Act 2006 on behalf of an NHS body and any functions exercised pursuant to an arrangement made under s10 of the Children Act 2004 to include making arrangements for the management of services provided

3. To provide strategic management and direction for Children's Services across the Council

4. To secure that there are sufficient youth justice services available in the Borough

5. To appoint an interim executive board to a school which is eligible for intervention subject to the agreement of the Secretary of State

6. Education services will be led by the Assistant Director of Schools and Learning who is responsible for education services functions on behalf of the Council. Commissioning within Children's Services will be led by the Assistant Director of Commissioning who is responsible for the commissioning of children's and adult social care functions on behalf of the Council. The Accountability Protocol for the Director of Children's Services sets out the arrangements in place to enable the Director of Children's Services to meet all statutory responsibilities and ensure the effective integration of all services for children and young people in the borough

7. *Commissioning in common with the Director of Adult Social Services to meet relevant care needs in the borough*

Functions delegated to the Director of Adult's Services

1. To act as the Council's statutory Director of Adult's Social Services in accordance with s 6 Local Authority Social Services Act 1970

2. To be accountable for the delivery of local authority social services functions as set out in Schedule 1 Local Authority Social Services Act

1970 in respect of adults and other than those which the Director of Children's Services is statutorily responsible, including:

(a) Accountability for assessing local needs and ensuring availability and delivery of a full range of adult social services

(b) Responsibility for assessing, planning and commissioning adult social care and wellbeing services to meet the needs of all adults with social care needs in the borough

(c) Making arrangements for ensuring that functions are discharged having regard to the need to safeguard and promote the welfare of vulnerable adults

(d) Professional leadership including workforce planning

(e) Leading the implementation of standards

(f) Managing cultural change

(g) Promoting local access and ownership and drive partnership working

(h) Delivering an integrated, whole system approach to supporting communities

(i) Promoting social inclusion and well being

(j) Improving preventative services and delivering earlier intervention

(k) Any functions exercisable by the authority under S75 National Health Service Act 2006 on behalf of an NHS body to include making arrangements for any services provided

(l) *Commissioning in common with the Director of Children's Services to meet relevant care needs in the borough*

3. To provide strategic management and direction for Adult's Services across the Council

Functions delegated to the Director of Public Health

1. All functions of the statutory Director of Public Health to take steps to improve health in accordance with section 73A and 73B National Health Services Act 2006 including:

(a) the responsibility for mandated public health functions of the local authority

(b) planning for and responding to emergencies that present a risk to public health

(c) the cooperation of the authority with the police, probation service and prisons service to assess the risk posed by sexual and violent offenders

(d) to give views on licensing applications and on the statement of licensing policy in accordance with the Licensing Act 2003

(e) the provision of healthy start vitamins, oral health promotion programmes and oral health surveys

(f) to prepare and publish an annual report on the health of people in the area

2. To provide leadership, expertise and advice on all aspects of the Public Health Service including advice on outbreaks of disease and emergency preparedness

3. To promote health and wellbeing to reduce health inequalities

4. Preparation of the joint strategic needs assessments and joint Health Wellbeing Strategy

5. To provide the public with advice on health matters

6. To promote action across the 'life course', working together with local authority colleagues such as the Director of Children and Young People's Services, the Director of Adults and Housing Services and with NHS colleagues

7. To work though local resilience fora to ensure effective and tested plans are in place for the wider health sector to protect the local population from risks to public health

8. To work with local criminal justice partners and police and crime commissioners to promote safer communities

9. To work with wider civil society to engage local partners in fostering improved health and wellbeing

10. To play a full part in the Council's action to meet the needs of vulnerable children, for example by linking effectively with the Local Safeguarding Children Board

11. To contribute to and influence the work of NHS commissioners, ensuring a 'whole system' approach across the public sector

12. To have regard to the NHS Constitution in exercising public health functions

Functions delegated to the Chief Inspector of Weights and Measures (Senior Trading Standards Officer)

1. To be responsible to the local weights and measures authority for the custody and maintenance of the local standards, working standards and testing and stamping equipment provided for the area for which he was appointed and generally for the operation of the arrangements made to give effect in that area to the purposes of this Act and the packaged goods regulations.

Functions delegated to the Statutory Scrutiny Officer (Assistant Director for Transformation and Resources)

1. To promote the role of the authority's overview and scrutiny committee or committees,

2. To provide support to the authority's overview and scrutiny committee or committees and the members of that committee or those committees,

3. To provide support and guidance to—

(i) members of the authority,

(ii) members of the executive of the authority, and

(iii) officers of the authority,

in relation to the functions of the authority's overview and scrutiny committee or committees.

Section 4 PROPER OFFICER AND SPECIFIED OFFICER FUNCTIONS

Introduction

(a) The law may specify that the Council must appoint one or more of its officers to be the specified or proper officer in relation to a particular function of the Council. The tables below identify the relevant legislation and the officer(s) that have been appointed to carry them out;

(b) Any reference to "the Clerk of the Council" or "the Town Clerk of the Borough" contained in any enactment, passed before, or during, the 1971/72 sessions of Parliament (other than the Local Government Act 1972) or in any instrument made before 26th October 1972 is taken to mean the Chief Executive;

(c) The Chief Executive may discharge any statutory function of a Proper Officer, or other specified officer, contained in any legislation, whenever made, whether or not expressly *listed or* delegated to any other officer(s) in this Constitution;

(d) any new statutory function of a Proper Officer which falls to be discharged by the Chief Finance Officer or the Monitoring Officer may be discharged by them, subject to an amendment to the Constitution being reported to the next available Council meeting.

(e) Any reference to the function of a Proper Officer in relation to any legislation is to be taken as including subordinate legislation and any enactment for the time being amending or replacing such legislation;

(f) If the office of any of the officers referred to in this Section is vacant or the officer is absent or otherwise unable to act, his/her deputy, or, failing that deputy, the most suitable senior officer, is hereby authorised to act as the Proper Officer.

1. ***Head of Paid Service*** **(Chief Executive)**

The Chief Executive is appointed Proper Officer ~~and specified officer~~ in relation to:

Local Government Act 1972	
S83 (1)-(4)	Witness and receipt of declarations of acceptance of office of Mayor, Deputy Mayor and councillors
S84 (1)	Receipt of Notice of Resignation of elected member
S88 (2)	Convening of meeting for the election of Mayor in the event of a casual vacancy
S89 (1)	Receipt of notice of casual vacancy by two local

	government electors
S225	Deposit of documents relating to any enactment, instrument or parliamentary standing order
S234(1)	Authentication of documents. ~~This authorises the Chief Executive to sign any notices or other documents which the council is statutorily empowered to give, make or issue. This delegation is in addition to, and does not reduce, the power of individual senior officers to sign such notices or other documents, as provided for elsewhere in this Constitution.~~
Schedule 12	*Provisions in relation to* ~~notices relating to Members and~~ meetings *and proceedings of the authority*
Representation of the People Act 1983 ***NB The Returning Officer for Parliamentary Elections is the Mayor of the borough. This is an honorary position, with the duties of Returning Officer being performed by the Acting Returning Officer***	
S8	*Electoral Registration Officer*
S28	*Acting Returning Officer for Parliamentary Elections*
S35	Returning Officer at an election of *borough* councillors
s89	*Receipt of election expenses declarations and making them available for public inspection*
Local Authorities (Conduct of Referendums) (England) Regulations 2012	
Regulation 4	*Restriction on publication of promotional material*
Local Government and Housing Act 1989	
S3A	*Considering exemptions from political restriction under s2*
Regulation of Investigatory Powers Act 2000	
Regulation *22, 23, 23B*, 28 and 29	*Designated person* ~~to exercise powers~~ to authorise ~~directed surveillance or the conduct and use of covert human intelligence source for the purpose of preventing or detecting crime~~ *persons to use the provisions of the Act, and to service notices to postal or telecommunications operators*
Prevention of Social Housing Fraud (Power to require information) (England) Regulations 2014	
Regulation 3	*Authorise officers for the purposes of the Act*

In addition *to the proper officer functions listed above* the Chief Executive is empowered to:

(a) ~~The Local Government and Housing Act 1989, Section 4 (Head of paid Service), and~~ *Make* notifications pursuant to sections 15-17 and Schedule 1 and regulations made under the Local Government and Housing Act 1989 (political balance)

(b) To authorise any officer to attend any conference, seminar, or symposium etc. after consultation with the appropriate Cabinet member, where the conference, seminar or symposium etc. is outside Great Britain;

(c) To authorise any member to attend any conference, seminar, symposium etc. after consultation with the Leader, where the conference, seminar or symposium etc. is outside Great Britain.

~~1.2 **Deputy Chief Executive**~~

~~The Deputy Chief executive is designated as the 'scrutiny officer' under section 21ZA of the Local Government Act 2000.~~

2. **Chief Finance Officer (*Deputy Chief Executive)***

The *Deputy* Chief *Executive* ~~Finance~~ ~~Officer~~ is appointed Proper Officer ~~and specified officer~~ in relation to:

Local Government Act 1972	
S115(2)	Receipt of money due from officers
S146 (1)(a) and (b)	Declarations and certificates as to securities on alteration of local authority area or name
S234(1)	*Authentication of documents*
Local Government Act 1974	
S30(5)	*Give notice that copies of an Ombudsman Report are available*
Non domestic rating (Collection and Enforcement) (Local Lists) Regulations 1989	
Regulation 23	*To certify a local non domestic rating list or extract to be used in legal proceedings*
Regulation of Investigatory Powers Act 2000	
Regulation 22, 23, 23B, 28 and 29*	*Designated person* ~~is empowered to exercise powers~~ to authorise ~~directed surveillance or the conduct and use of a covert human intelligence source for the purpose of preventing or detecting crime~~ *persons to use the provisions of the Act, and to service notices to postal or telecommunications operators*
Prevention of Social Housing Fraud (Power to require information) (England) Regulations 2014	
Regulation 3	*Authorise officers for the purposes of the Act*

~~(a) the proper administration of the Council's financial affairs under s151 of the Local Government Act 1972;~~

~~(c) Part VIII (sections 111 to 116) of the Local Government Finance Act 1988 (Financial administration and the duty to report to Cabinet/Council on any unlawful expenditure);~~

In addition to the proper officer functions listed above the Chief Finance Officer (Deputy Chief Executive) is empowered in relation to:

~~(a) Responsibility for the overall management of the internal audit function in accordance with the Accounts and Audit (England) Regulations 2011;~~

(b) Budget calculations and budget monitoring under Part 2 of the Local Government Act 2003.

3. ***Monitoring Officer (*****Assistant Director of Corporate Governance)**

The Assistant Director of Corporate Governance is appointed Proper Officer ~~and specified officer~~ in relation to:

Local Government Act 1972	
S100F and I	*Decision on additional rights of access to information for councillors and whether information is exempt*
S222 and 223(1)	Authorising officers to appear on behalf of the Council in proceedings before a magistrates court and country court
S234(1)	Authentication of documents
S238	Certification of by laws
County Courts Act 1984	
S60	Authorise officers to appear in court
Local Authorities (Conduct of Referendums) (England) Regulations 2012	
Regulation 16, 20	*Decisions about exempt documents in relation to rights of access to documents by members of the Council*
Local Authority (Contracts) Regulations 1997	
Regulation 7	Signing on behalf of the Council to certify a contract under the Contracts Act 1997
Localism Act 2011	
S(33)(1)	*Receipt of requests for dispensation for members with discloseable pecuniary interests*

~~(a) section 229 certification of documents~~

~~(c) Section 30(5) of the Local Government Act 1974 (public notice of Ombudsman's reports).~~

~~(f) the functions of the Monitoring Officer under sections 5 and 5A of the local Government and Housing Act 1989 and Part 3 of the local Government Act 2000 or other legislation relating to Local Government and Regulations~~

~~made under the above,~~

~~(g) determining whether the public interest requires information to be treated as 'exempt information' in any report or related background paper and whether any meeting of the Council or a Council body is likely not to be open to the public because of the risk of disclosure of confidential or exempt information or the advice of a political assistant under Part VA and Schedule 12A of the Local Government Act 1972 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (access to Information)~~

~~(h) determining whether the public interest in maintaining the exemption of information, or the exclusion of the duty to confirm or deny, outweighs the public interest in disclosure in relation to any request for information, or to any internal review after the refusal of a request, under section 2 and Part 2 of the Freedom of Information Act 2000;~~

~~(I) being the 'qualified person' to form a reasonable opinion as to whether disclosure of information would be likely to inhibit the free and frank provision of advice or exchange of views or would be likely otherwise to prejudice the effective conduct of public affairs under section 36 of the freedom of Information Act~~

~~(j) in addition the Assistant Director of Corporate Governance is empowered to exercise powers to authorise directed surveillance of the conduct and use of a covert human intelligence source for the purpose of preventing or detecting crime pursuant to sections 28 and 29 Regulation of Investigatory Powers Act 2000.~~

4. **Democratic Services Manager**

The Democratic Services Manager is appointed Proper Officer ~~and specified officer~~ in relation to:

~~(d) section 8 of the Representation of the People Act 1983 (the officer who will act as Deputy to the Electoral Registration Officer in the event of the latter's incapacity or vacancy arising).~~

~~(e) section 2(2) of the Local Government and Housing Act 1989 (maintenance of the list of politically restricted posts)~~

Local Government Act 1972	
S100 B,D	All references to proper officer in relation to admission of public and press to meetings; compiling list of background papers for reports and make copies available for public inspection
S225	Receiving and custody of documents
S229(5)	Certification of photographic copies of documents
S248	*Officer keeping the roll of Freemen*

Schedule 14 Para 25	Certification of Resolution concerning the Public Health Acts 1875-1925
Local Government (Miscellaneous Provisions) Act 1976	
S41	Certification of Minutes, resolutions, orders and reports of the Council
Local Government (Committees and Political Groups) Regulations 1990	
Regulation 8	*To receive notice of the composition of political groups*
Local Authorities (Executive Arrangements) (Meetings and Access to Information) Regulations 2012	
Regulation 7, 10, 12, 13, 14, 15,	Access to agenda and reports for meetings which is likely to be a private meeting Notices and publication in relation to key decisions to be taken under general exception Ensure record of every Executive decision Ensure record of every executive decision made by an individual Ensure records of all executive decisions are open to inspection after the meeting/decision is made Ensure all background papers listed on reports are available for public inspection
Local Authorities (Referendums) (Petitions) (England) Regulations 2011	
Regulation 4, 5, 7, 8, 11, 13, 14	*To publish the verification number each year, manage petitions submitted after a referendum is called, amalgamation of petitions, manage statutory procedure for petitions, publicise petitions*
Local Authorities (Standing Orders)(England) Regulations 2001	
(Sched. 1 part 2)	To receive from Staffing and Remuneration Committee the recommendation to Council for the appoint of X individual as CE, and/or the intention to appoint X individual as the MO/CFO/statutory chief officers/non statutory chief officers and deputy chief officers in order to notify members of the Cabinet and receive any objections

~~(b) section 191 of the Local Government Act 1972 (providing information to assist the Ordnance Survey)~~

In addition *to the proper officer functions listed above,* the Democratic Services Manager is empowered:

(f) To determine the appointment of outside members to the "pool" from which the membership of School Admissions Appeals Panels and School Exclusions Appeals Panels are drawn;

(g) To determine the membership of individual Appeals Panels (under (f) above) and the selection of Chairs of these Panels;

(h) To make appointments of representative School Governors as notified by the Cabinet Member for Children or the Opposition Spokesperson, as appropriate;

(i) To make appointments to vacancies on the Standing Advisory Council on Religious Education and Conference Committees;

(j) To make appointments to the membership of Special Licensing Sub-Committees from among the members of the Regulatory Committee;

(k) To appoint an additional member or members to any scheduled meeting of a Licensing Sub-Committee from among the members of the Regulatory Committee whenever the appointment of a substitute member under the Committee Procedure Rules (Part 4, Section B) would be impracticable and the meeting would otherwise be inquorate;

(l) The exercise of the delegated powers in (j) and (k) above shall be, so far as practicable, in consultation with the Chair of the Regulatory Committee and the Chief Whip of each Group and with a view to achieving political balance in the membership of Licensing Sub-Committees.

(m) To appoint the membership of Assessment Sub-Committees, and Hearing Sub-Committees in accordance with the arrangements for dealing with allegations that a member or co-opted member has failed to comply with the Members' Code of Conduct and the decisions of the Standards Committee and in consultation with the Chair of the Standards Committee and the Monitoring Officer.

5. **Business Manager, Legal Services**

The Business Manager Legal Services is appointed Proper Officer ~~and specified officer~~ in relation to:

Registration Services Act 1953	
Ss 6, 8,13,14	Appointment of registrars and deputy registrars, functions relating to making of local schemes

6. **Director of Regeneration, Planning and Development**

The Director of Regeneration, Planning and Development is appointed Proper Officer ~~and specified officer~~ in relation to:

Local Government Act 1972	
S191	Officer to whom an application under s1 of the

	Ordnance Survey Act 1841 will be sent
Highways Act 1980	
S205	Certification of proposed works, estimated costs and provisional apportionment under the private street works code

~~(c) in addition the Director of Regeneration, Planning and Development is empowered to exercise powers to authorise directed surveillance of the conduct and use of a covert human intelligence source for the purpose of preventing or detecting crime pursuant to sections 28 and 29 Regulation of Investigatory Powers Act 2000.~~

~~1.9 **Director of Children's Services, Director of Adult Social Services, Director of Public Health and the Head of Audit and Risk Management**~~

~~in addition the Director of Children's Services, Director of Adult Social Services, Director of Public Health and the head of Audit and Risk Management are empowered to exercise powers to authorise directed surveillance of the conduct and use of a covert human intelligence source for the purpose of preventing or detecting crime pursuant to sections 28 and 29 Regulation of Investigatory Powers Act 2000.~~

7. **Assistant Director for ~~Environmental Services and Community Safety~~ Commercial and Operations**

The Assistant Director for ~~Environmental Services and Community d=Safety~~ Commercial and Operations is appointed Proper Officer ~~and~~ in relation to:

Public Health (Control of Disease) Act 1984	
	Any proper officer function listed within the Act
Health Protection (Notification) Regulations 2010	
Regulation 2, 3 and 6	*to receive notifications of notifiable diseases, or infections or contaminations that could significantly harm human health, and make specific notifications*
Food Safety Act 1990	
S49(3)(a)	*Authentication of documents required under the Act*
Environmental Protection Act 1990	
S149	*To appoint an officer for the purpose of discharging functions for dealing with stray dogs found in the area of the authority*
Regulation of Investigatory Powers Act 2000	
~~Sections 21 to 25~~ *Regulation 22, 23, 23B,* 28 and 29	~~To exercise powers to authorise the obtaining and disclosure of communications data.~~ *Designated person to use the provisions of the Act, and to service notices to postal or telecommunications operators*

~~(a) section 72(1)(a) Weights and Measures Act 1985 as the Council's Chief Inspector of Weights and Measures~~

8. Head of Building Control

The Head of Building Control is appointed Proper Officer in relation to:

Building Act 1984	
S93	*Authentication of documents*

9. ~~Assistant Director for Human Resources~~ Head of People and Change

The Head of People and Change is appointed Proper Officer in relation to:

The Local Government and Housing Act 1989	
*S 2**	*Maintain the list of politically restricted posts*

~~The Assistant Director for Human resources is authorised to provide the 'certificate of opinion' for an employee on SCP44 or above making application to the Standards Committee for exemption of his/her post from political restriction under section 3 of the Local Government and Housing Act 1989 (opinion as to whether the duties of the post involve regularly giving advice to Members or speaking to journalists/broadcasters).~~

In addition to the proper officer functions listed above, the Head of People and Change is empowered:

to amend, following consultation with the Chair of the Staffing and Remuneration Committee, with the Chief Executive, the Monitoring Officer and 151 Officer, any guidance relating to employment not previously agreed by members.

10. Head of Community Safety and Enforcement

The Head of Community Safety and Enforcement is appointed Proper Officer in relation to:

Regulation of Investigatory Powers Act 2000	
*Regulation 22, 23, 23B, 28 and 29**	*Designated person to authorise persons to use the provisions of the Act, and to service notices to postal or telecommunications operators*

11. Investigation Officer (Audit and Risk Management)

The Investigation Officer (Audit and Risk Management) is appointed Proper Officer in relation to:

Prevention of Social Housing Fraud (power to require information) (England) Regulations 2014	
Regulation 4	*Power to require information*

12. Regulatory Services Manager

The Regulatory Services Manager is appointed Proper Officer in relation to:

Public Health (Control of Disease) Act 1984	
	Any proper officer function listed within the Act
Health Protection (Notification) Regulations 2010	
Regulation 2, 3 and 6	*to receive notifications of notifiable diseases, or infections or contaminations that could significantly harm human health, and make specific notifications*

13. The Medical Consultants in Communicable Disease Control (CCDCs)

The Medical Consultants in Communicable Disease Control (CCDCs) and other equivalently medically qualified deputising Officers are appointed Proper Officers in relation to:

Public Health (Control of Disease) Act 1984	
	Any proper officer function listed within the Act
Health Protection (Notification) Regulations 2010	
Regulation 2, 3 and 6	*to receive notifications of notifiable diseases, or infections or contaminations that could significantly harm human health, and make specific notifications*

14. General Provisions

All Directors have been appointed Proper Officers in relation to the functions of their respective Services for the purposes of section 234 of the Local Government Act 1972 (signing or authenticating any notice, order or other document which the Council are authorised or required to issue under any enactment), save that the authentication of documents necessary for any legal procedure or proceedings is reserved to the Assistant Director of Corporate Governance in accordance with Article 14.04.

15. Attestation of Seal

The Seal on documents shall be attested by any one of the following officers:

Chief Executive, Chief Finance Officer (*Deputy Chief Executive)*, Assistant Director of Corporate Governance, Assistant Head of Legal Services or any officer authorised by the Assistant Director of Corporate Governance either in relation to a specific document or particular categories of documents.

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Part Three, Section D Responsibility for functions: Local Choice Functions

Local Choice Functions

All functions of the Council are "executive", and the responsibility of the Executive (the Leader, individual Cabinet members and the Cabinet), unless in law they are prevented from being exercised by the Executive. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) set out which functions are "non-executive" and which cannot in law be the responsibility of the Executive.

In addition, there are a few "Local Choice" functions set out in Regulations where the local authority is free to chose in its constitution whether the function is, basically, "executive" or "non-executive". The Leader may delegate or allocate any executive functions to an individual Cabinet member, the Cabinet, a Committee of the Cabinet or an officer and the Council may delegate any of the "non-executive" functions to a Committee, Sub-Committee or an officer. The list below shows where these "Local Choice" functions are allocated in this Constitution and the body or person expected to exercise the delegated decision-making powers. In the event that a Member body or an officer post has its name changed, the allocation/delegation in the list below will continue in force provided that there is no material change to the terms of reference of the body or the responsibilities of the post

Function	Whether Executive or Non-Executive	Where allocated or delegated
1. Any Function under a Local Act (except a function specified or referred to in Reg. 2 or Schedule 1)	Non-Executive	Corporate Committee except for functions under the Alexandra Park & Palace Acts & Order 1900-1985 which are delegated to the Alexandra Park & Palace Board and the General Manager AP&P
2. The determination of an appeal against any decision made by or on behalf of the authority	Non-Executive	Corporate Committee (for the avoidance of doubt this does not include internal reviews of homelessness decisions)
3. The appointment of review boards under sub-section 34(4) of the Social Security Act 1998 (determination of claims and reviews re:	Non-Executive	The full Council

Function	Whether Executive or Non-Executive	Where allocated or delegated
Housing Benefit and Council Tax Benefit)		
4. The making of arrangements for appeals against exclusion of pupils	Executive	Democratic Services Manager
5. Making arrangements for admission appeals	Executive	Democratic Services Manager
6. Making arrangements for appeals by governing bodies	Executive	Democratic Services Manager
7. Any function relating to contaminated land	Executive	Cabinet member for the relevant portfolio within his/her delegated powers, otherwise to the Cabinet Meeting
8. Discharge of any function relating to the control of pollution or the management of air quality	Executive	Assistant Director for Environment Services and Community Safety
9. Service of an abatement notice in respect of a statutory nuisance	Executive	Assistant Director for Environment Services and Community Safety
10. Passing a resolution that Schedule 2 to the Noise and Statutory Nuisance Act 1993 should apply to the Council's area (resolution to require Council consent to operating loudspeakers in streets)	Non-Executive	Corporate Committee
11. Inspection of the Council's area to detect any statutory nuisance	Executive	Assistant Director for Environment Services and Community Safety
12. Investigating any complaint as to the existence of a statutory nuisance	Executive	Assistant Director for Environment Services and Community Safety
13. Obtaining information as to interests in land under section 330 Town and Country Planning Act 1990	Executive	Assistant Director of Corporate Governance
14. Obtaining particulars of persons interested in land under section 16 of the Local Government (Misc. Prov.) Act 1976	Executive	Assistant Director of Corporate Governance
15. Making agreements for the execution of highway works under section 278 of the Highways Act 1980	Non-Executive	Assistant Director for Environment Services and Community Safety except where referred to the Planning Sub-Committee in connection with the determination of a planning application
16. The appointment (and revocation of such appointment) of any individual (a) to any office other than his normal employment by the Council	Executive	The full Council in the case of member appointments *relating to non-Executive functions and the Leader in respect of appointments relating to executive*

Function	**Whether Executive or Non-Executive**	**Where allocated or delegated**
(b) to any body other than (i) the Council or (ii) a joint committee of two or more authorities or (c) to any committee or sub-committee of such a body		*functions.* The Chief Executive makes officer appointments.
17. Making agreements with other local authorities for placing staff at the disposal of other local authorities	Executive	Chief Executive

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Part Three, Section DA Responsibility for functions: Joint Committees and arrangements

The Council and Cabinet currently has the following joint committees established to discharge certain functions:

SECTION 1 – Non-Executive functions

THE HEALTH AND WELLBEING BOARD

1.A) Haringey and Islington Health and Wellbeing Board - Joint sub committee

The joint sub-committee has been established pursuant to s198(b) of the Health and Social Care Act 2012. The Terms of Reference can be found under Part Three, Section B Section 5.

SECTION 2 – Executive functions

2.A) Shared ICT and Digital Service Joint Committee

The Joint Committee shall be known as the 'Shared ICT and Digital Service Joint Committee',

The Joint Committee is established under section 101(5) of the Local Government Act 1972, as applied by section 9EB of the Local Government Act 2000 and Part 4 of the Local Authorities (Arrangements for the Discharge of Functions)(England) Regulations 2012 by the Executives of each of the Councils and the delegations to Cabinet and Cabinet members are subject to this delegation.

Terms of Reference:

The Camden/Islington/Haringey Joint Committee will:

1. *Provide democratic oversight over the strategic delivery of the joint digital service (the Joint Service) provided to the Councils through powers delegated to it by their Executives/Cabinets.*

2. *Approve the strategic service and financial plan for the service and the performance measures to ensure services are delivered to the agreed*

standard and within the resources provided by the Councils.

3. *Receive updates on the Business Plan and the performance of the Joint Service.*

4. *Agree the procurement strategy for contracts relating to the Joint Service the estimated value of which exceeds £2m revenue or £5m capital and to award such contracts.*

5. *Suggest revisions to the terms of reference of the Camden/Islington/Haringey Joint Committee to be referred back to the Leaders and/or Executive/Cabinet of each of the Councils for approval.*

6. *Receive and consider a detailed report, within twelve months of the creation of the Joint Committee [by October 2017] that considers the options for the Shared Digital and ICT Service to be delivered via a public services company rather than a Joint Committee structure and make recommendations to the Cabinet/Executive of each of the Councils in respect of the report.*

7. *Delegate all matters not specified at 1-6 to the Chief Digital and Information Officer and may delegate any other matters within its terms of reference to an officer of any of the Councils. The Joint Committee shall not delegate a function to or create any sub-committees.*

8. *Notwithstanding delegation of any matters to an officer the Joint Committee may itself make decisions on any such matters.*

Part Two
Articles

Article 1 - The Constitution

1.01 Powers of the Council

The Council will exercise all its powers and duties in accordance with the law and this Constitution.

1.02 The Constitution

This Constitution, and all its appendices, is the Constitution of the London Borough of Haringey.

1.03 Purpose of the Constitution

The purpose of the Constitution is to:

1. Enable the Council to provide clear leadership to the community in partnership with citizens, businesses and other organisations;
2. Support the active involvement of citizens in the process of local authority decision-making;
3. Help councillors represent their constituents more effectively;
4. Enable decisions to be taken efficiently and effectively;
5. Create a powerful and effective means of holding decision-makers to public account;
6. Ensure that no-one will review or scrutinise a decision in which they were directly involved;
7. Ensure that those responsible for decision making are clearly identifiable to local people and that they explain the reasons for decisions; and
8. Provide a means of improving the delivery of services to the community.

1.04 Interpretation and Review of the Constitution

Where the Constitution permits the Council to choose between different courses of action, the Council will always choose that option which it thinks is closest to the purposes stated above. The Council will monitor and evaluate the operation of the Constitution as set out in Article 15**.**

Article 2 - Members of the Council

2.01 Composition and eligibility

(a) **Composition.** The Council will comprise 57 members, otherwise called councillors. Three members will be elected by the voters of each ward in accordance with a scheme drawn up by the Local Government Commission and approved by the Secretary of State or by the Electoral Commission.

(b) **Eligibility.** People can hold office as councillors if they are on the electoral register or if they have lived, worked or occupied property in the Borough for 12 months.

2.02 Election and terms of councillors

Election and terms. The regular election of councillors will be held on the first Thursday in May every four years beginning in 2002. The terms of office of councillors will start on the fourth day after being elected and will finish on the fourth day after the date of the next regular election.

2.03 Roles and functions of all councillors

(a) **Key roles.** All councillors will:

(i) Collectively be the ultimate policy-makers and carry out a number of strategic and corporate management functions;

(ii) Contribute to the good governance of the area and actively encourage community participation and citizen involvement in decision making;

(iii) Effectively represent the interests of their ward and of individual constituents;

(iv) Respond to constituents' enquiries and representations, fairly and impartially;

(v) Participate in the governance of the Council;

(vi) Maintain the highest standards of conduct and ethics; and

(vii) Be available to represent the Council on other bodies.

(b) **Rights and duties**

(i) Councillors will have such rights of access to such documents, information, land and buildings of the Council as are necessary for the proper discharge of their functions and in accordance with the law.

(ii) Councillors will not make public information which is confidential or exempt without the consent of the Council

or divulge information given in confidence to anyone other than a councillor or officer entitled to know it. However, a Committee may disclose information previously treated as "exempt" where such information is within the Committee's terms of reference and such disclosure is reasonable, in the public interest, in good faith and does not breach any other reasonable requirements of the Council. The advice of the Monitoring Officer should be sought prior to any disclosure of such information.

(iii) For these purposes "confidential" and "exempt" information are defined in the Access to Information Procedure Rules in Part 4 of this Constitution which define councillors rights to information in more detail.

2.04 Conduct

Councillors will at all times observe the Member's Code of Conduct and the Protocol on Member/Officer Relations set out in Part 5 of this Constitution.

2.05 Allowances

Councillors will be entitled to receive allowances in accordance with the Members' Allowances Scheme set out in Part 6 of this Constitution.

2.06 Political Groups

The Local Government (Committees and Political Groups) Regulations 1990 require that a political group is treated as constituted when there is delivered to the Proper Officer a notice in writing signed by two or more members of the authority who wish to be treated as a political group. A political group ceases to be constituted as such if the number of members of that group is less than two.

Article 3 – Citizens of The Council

3.01 Citizens rights

This Article explains the rights of citizens in Haringey. The rights of citizens to information and to participate are explained in more detail in the Access to Information Procedure Rules in Part 4 of this Constitution:

(a) **Voting and petitions.** Citizens on the electoral roll for the area have the right to vote and sign a petition to request a referendum for a change in the Council's governance arrangements.

(b) **Information.** Citizens have the right to:

(i) Attend meetings of the Council and its committees except where confidential or exempt information is likely to be disclosed, and the meeting is therefore held in private;

(ii) Attend meetings of the Cabinet when key decisions are being made except where confidential or exempt information is likely to be disclosed, and the meeting is therefore held in private;

(iii) Find out from the forward plan what key decisions will be taken by the Cabinet, Cabinet Committees or individual Cabinet members and which meetings will be held in private;

(iv) See reports and background papers, and any records of decisions made by the Council and its committees and the Cabinet, its committees, individual Cabinet members and Officers; and

(v) Inspect the Council's accounts and make their views known to the external auditor.

(vi) Be informed in writing whether the Council holds any information as requested under the Freedom of Information Act 2000. If the information is held by the Council, citizens have the right to have that information communicated to them except where such information is the subject of an exemption under the Freedom of Information Act 2000.

(c) **Participation.**

The Council is committed to helping people contribute to how decisions are made about local services, and will therefore support a wide range of consultations to hear residents' views. The Council also wants to develop more ways of working with local people and communities, particularly hard to reach groups such as young people and minority ethnic communities. In addition, individual citizens of Haringey have the following rights under this Constitution:

(i) The right to participate in any public sessions arranged for members of the Cabinet to answer questions from Haringey residents.

(ii) The right to be asked to contribute to the work of the Overview and Scrutiny Committee and its scrutiny panels and reviews.

(iii) The right to attend as part of a deputation to the Cabinet and to Council in accordance with the relevant rules.

(d) **Representations and Complaints**. Citizens wishing to complain may:

(i) Make representations to their ward councillors or to members of the Cabinet;

(ii) Make a formal complaint about any Council service to the Council itself under its complaints scheme;

(iii) Complain to the Ombudsman after using the Council's own complaints scheme;

(iv) Make a formal complaint about a breach of the Member's Code of Conduct.

(e) **Petitions**

People on the electoral roll for the Council's area may sign a petition to request a referendum for a change in the Council's governance arrangements. Citizens may also present petitions on other matters to the Cabinet, to Council or their ward member.

3.02 Citizens responsibilities

There are a number of ways that Haringey citizens can contribute to a flourishing democratic local authority and civic culture, which this Constitution is intended to support:

(i) Assisting the Council with the compilation of the electoral register (by meeting their obligations to provide information about themselves) and respecting any requirements for proper use of this information;

(ii) Exercising their right to vote in local, regional, national and European elections;

(iii) Respecting and valuing the diversity of communities and their views within a densely populated urban area such as Haringey;

(iv) Behaving in socially and morally responsible ways, towards those in authority and towards each other;

(v) Meeting their obligations in relation to the Council, such as paying their council tax, ensuring their child attends school, etc.

(vi) Citizens must not be violent, abusing or threatening to councillors or officers and must not wilfully harm things owned by the Council, councillors or officers.

Article 4 - The full Council

4.01 Meanings

(a) **Policy Framework.** These are the plans and strategies that must be reserved to the full Council for approval:
- Annual Library Plan
- Best Value Performance Plan
- Crime and Disorder Reduction (community safety) Strategy
- Development Plan documents
- Youth Justice Plan
- Statement of Gambling Policy
- Statement of Licensing Policy
- Treasury Management Strategy

Any other policies the law requires must be approved by full Council.

Such other plans and strategies that the Council agrees from time to time that it should consider as part of its Policy Framework:
- Housing Strategy

(b) **Budget.** The budget includes the allocation of financial resources to different services and projects, proposed contingency funds, setting the council tax and decisions relating to the control of the Council's borrowing requirements, the control of its capital expenditure and the setting of virement limits. The determination of the Council Tax Base is delegated to the Chief Finance Officer in consultation with the Cabinet Member for Finance and the Cabinet Advisory Board.

(c) **Housing Land Transfer.** Housing Land Transfer means the approval or adoption of applications (whether in draft form or not) to the Secretary of State for approval of a programme of disposal of 500 or more properties to a person under the Leasehold Reform, Housing and Urban Development Act 1993 or to dispose of land used for residential purposes where approval is required under sections 32 or 43 of the Housing Act 1985.

4.02 Functions of the full Council

Only the Council will exercise the following functions:

(a) Adopting and changing the Constitution;

(b) Approving or adopting the policy framework as set out in the appropriate schedule above**;**
(c) Approving the budget and levying council tax;
(d) Determining the borrowing limits for the authority for each financial year and the proportions of borrowing that are to be set at variable rates;
(e) Making or revising a Council Tax Reduction Scheme;
(f) Approval of the Community Infrastructure Levy Charging Schedule;
~~(g) Approval of the Statement of Community Involvement;~~
(h) Approval of Development Plan Documents (DPDs) prior to submission to the Secretary of State;
(i) Approving any application to the Secretary of State in respect of any Housing Land Transfer as set out in Article 4.01 (c) above;
(j) Subject to the urgency procedure contained in the Access to Information Procedure Rules in Part 4 of this Constitution, making decisions about any matter in the discharge of an Cabinet function which is covered by the policy framework or the budget where the decision maker is minded to make it in a manner which would be contrary to the policy framework or contrary to/or not wholly in accordance with the budget;
(k) ~~Appointing~~ *Electing* the Leader;
(l) Agreeing and/or amending the terms of reference for committees, deciding on their composition and making appointments to them and delegating functions to them from time to time as may be appropriate;
(m) Agreeing recommendations arising from Scrutiny Reviews of non-executive functions;
(n) Deciding on recommendations arising from Scrutiny Reviews not accepted by the Cabinet and referred by the Chair of Overview and Scrutiny Committee;
(o) Agreeing and/or amending the Scheme of Delegations to Officers with respect to non-executive functions;
(p) Appointing representatives to outside bodies unless the appointment is a Cabinet function or has been delegated by the Council;
(q) Adopting and amending the Members' Allowances Scheme;
(r) Changing the name of the area, conferring the title of honorary alderman or freedom of the borough and establishing any new Civic Link;
(s) Confirming the appointment or dismissal of the Head of Paid Service;
(t) Making, amending, revoking, re-enacting or adopting bylaws and promoting or opposing the making of local legislation or personal Bills including the adoption of any legislation where the Council has a discretion;
(u) All local choice functions set out in Part 3 of this Constitution which the Council decides should be undertaken by itself rather than the Cabinet, or any Committee, Sub-Committee or officer;

(v) Entering into, or confirming existing, joint arrangements with other local authorities unless this only concerns either
i) "executive" functions when the decision is for the Cabinet
or
ii) the creation of joint sub-committees by the Health and Wellbeing Board pursuant to s198 of the Health and Social Care Act 2012;

(w) Adopting the Members' Code of Conduct;

(x) Approving Pilot Schemes for Local Elections;

(y) To discharge all licensing functions and such other matters which must be reserved to the Council as specified in the Licensing Act 2003 (the "Act"), or any Regulations published in relation to the Act or any other legislation or any statute or regulations amending, consolidating or replacing them including approving, reviewing and revising any Statement of Licensing Policy in relation to the Licensing Act 2003;

(z) To discharge all functions which must be reserved to full Council as specified in the Gambling Act 2005, or any other ancillary regulations or legislative provisions amending, consolidating or replacing the same, including:
(i) approving and revising any Statement of Licensing Policy;
(ii) resolving not to issue any casino premises licences in the next three years;

(za) Adopting Standing Orders for the Council and Standing Orders as to Contracts;

(zb) Making any decisions in respect of non-Executive functions which have not been expressly delegated elsewhere;

(zc) All matters that must be reserved to Council under the Financial Regulations including the adoption and amendment of the Treasury Management Strategy Statement and the consideration of annual, mid-year monitoring reports and an out-turn report after the close of the year on treasury management policies and practices; and

(zd) All other matters that, by law, must be reserved to Council.

4.03 Council meetings

There are four types of Council meetings:

(a) The Annual meeting;
(b) The Budget Setting meeting;
(c) Ordinary meetings;
(d) Extraordinary meetings.

They will be conducted in accordance with the Standing Orders (Council Procedure Rules) in Part 4 of this Constitution. Council meetings will be chaired by the Mayor if he/she is present. If the Mayor is not present, Council will select another Councillor to take the Chair. The Deputy Mayor does not automatically chair the meeting in the Mayor's absence. The Council may select the Deputy Mayor if it so wishes.

4.04 Responsibility for functions

The Council will maintain the information in Part 3 of this Constitution setting out the responsibilities for the Council's functions that are not the responsibility of the Cabinet.

Article 5 - Chairing the Council

5.01 Role and function of the Mayor

The Mayor will have the following roles and functions:

1. To uphold and promote the purposes of the Constitution, and to interpret the Constitution when necessary;

2. To preside over meetings of the Council so that its business can be carried out efficiently and with regard to the rights of councillors and the interests of the community;

3. To ensure that the Council meeting is a forum for the debate of matters of concern to the local community and the place at which members who are not members of the Cabinet or hold committee chairs are able to hold the Cabinet and committee chairs to account;

4. To promote public involvement in the Council's activities;

5. To be the conscience of the Council; and

6. To attend such civic and ceremonial functions as the Council and he/she determines appropriate.

5.02 First Citizen.

The Mayor shall take precedence i.e. shall be the first citizen of the London Borough of Haringey.

Article 6 - Overview and Scrutiny

6.01 Terms of reference

The Council will appoint an Overview and Scrutiny Committee to discharge the functions conferred by section 9F of the Local Government Act 2000, the Health & Social Care Act 2001 and the NHS Reform & Health Professionals Act 2002.

6.02. General role

Within its terms of reference, the Overview and Scrutiny Committee may:

(a) Exercise an overview of the forward plan;
(b) Review or scrutinise decisions made or actions taken in connection with the discharge of any of the Cabinet's or Council's functions;
(c) Make reports and recommendations to the full Council, the Cabinet or relevant non-Executive Committee in connection with the discharge of any functions;
(d) Make reports or recommendations on matters affecting the area or its inhabitants;
(e) Exercise the right to call-in, for reconsideration, key decisions made but not yet implemented by the Executive;
(f) Receive the reports and recommendations of its commissioned Scrutiny Review Panels; and
(g) In accordance with statutory regulations to review and scrutinise matters relating to the health service within the Authority's area and to make reports and recommendations thereon to local NHS bodies;
(h) Enter into or appoint such joint overview and scrutiny committees that include the London Borough of Haringey and other boroughs for the purpose of responding to consultation by NHS bodies on proposals for substantial variation or development in the provision of health services as required by The Local Authority (Public Health, Health and Wellbeing Boards and Health Scrutiny) Regulations 2013.

6.03 Specific functions

(a) Scrutiny Review Panels.

The Overview and Scrutiny Committee shall appoint Scrutiny Review Panels in order to discharge the Overview and Scrutiny role for designated public services and will co-ordinate their respective roles.

(b) Policy development and review.

The Overview and Scrutiny Committee and any Scrutiny Review Panels it may establish may:

(i) Assist the Council and the Cabinet in the development of its budget and policy framework by in-depth analysis of policy issues;
(ii) Conduct research, community and other consultation in the analysis of policy issues and possible options;
(iii) Consider and implement mechanisms to encourage and enhance community participation in the development of policy options;
(iv) Question members of the Cabinet and chief officers about their views on issues and proposals affecting the area; and

(v) Liaise with other external organisations operating in the area, whether national, regional or local, to ensure that the interests of local people are enhanced by collaborative working.

(c) Scrutiny.

The Overview and Scrutiny Committee and any Scrutiny Review Panels it may establish may:

(i) Review and scrutinise the decisions made by and performance of the Cabinet and Council officers both in relation to individual decisions and over time;
(ii) Review and scrutinise the performance of the Council in relation to its policy objectives, performance targets and/or particular service areas;
(iii) Question members of the Cabinet and chief officers about their decisions and performance, whether generally in comparison with service plans and targets over a period of time, or in relation to particular decisions, initiatives or projects;
(iv) Make recommendations to the Cabinet or relevant non-executive Committee arising from the outcome of the scrutiny process;
(v) Review and scrutinise the performance of other public bodies in the area and invite reports from them by requesting them to address the overview and scrutiny committee and local people about their activities and performance; and
(vi) Question and gather evidence from any person (with their consent).

(d) Finance

Overview and Scrutiny Committee may exercise overall responsibility for the finances made available to them.

(e) Annual report.

Overview and Scrutiny Committee must report annually to full Council on their workings and make recommendations for future work programmes and amended working methods if appropriate.

6.04 Proceedings of Overview and Scrutiny Committee

The Overview and Scrutiny Committee and any Scrutiny Review Panels it may establish will conduct their proceedings in accordance with the Overview and Scrutiny Procedure Rules set out in Part 4 of this Constitution.

6.05 Votes of No Confidence

The Chair of the Overview and Scrutiny Committee or the Chair of a Scrutiny Review Panel shall cease to hold that office as a Scrutiny member if a vote of no confidence, of which notice appears on the agenda, is carried at the meeting of the relevant body. The responsibilities of that member shall be carried out by the relevant Vice-Chair until such time as a subsequent meeting of that body has been notified of the appointment of a replacement or the reappointment of the member concerned. In the event of all members of the Overview and Scrutiny Committee having been removed from office in this way at any time, Scrutiny functions shall in the interim be carried out by full Council.

Article 7 - The Leader and the Cabinet

7.01 The Leader

The Leader will be a councillor elected to the position of Leader by the Council. The Leader may exercise any “executive” functions of the local authority even if delegated elsewhere in this Constitution except those functions which by law must be discharged by an officer. Unless the context indicates otherwise, where there is a reference in this Constitution to a decision which may be taken by the Cabinet meeting, by a Cabinet Committee or subordinate body or by an individual Cabinet member, that decision may be taken by the Leader personally, or the Leader may choose to allocate that decision to an individual Cabinet member or to a Committee of the Cabinet.

7.02 The Leader will hold office until:

(a) He/she resigns from the office; or
(b) He/she is disqualified from being a councillor by order of a court;
(c) He/she is no longer a councillor; or
(d) He/she is removed from office by resolution of the Council under Article 7.06; or
(e) The Annual Meeting following the Council Elections after his/her election as Leader.

7.03 The Cabinet

The Cabinet will carry out all of the local authority's “executive” functions that are not the responsibility of any other part of the local authority, whether by law or under this Constitution, unless the Leader decides to discharge them personally or allocate them to an individual Cabinet member or a Committee of the Cabinet.

7.04 Form and Composition

The Cabinet will consist of the Cabinet Leader together with between 2 and 9 other councillors ("Cabinet Members") appointed to the Cabinet by the Leader but may not include the Mayor or Deputy Mayor.

7.05 Other Cabinet members

(i) The Leader will determine the number of Cabinet members to be appointed which will be between 2 and 9 (in addition to the Leader).

(ii) Each Cabinet member will be appointed by the Leader to cover one of the specific portfolio responsibilities (other than those reserved to the Leader) determined by the Leader. The Leader or a Cabinet member must hold the specific statutory portfolio responsibility for Children's Services and a separate portfolio responsibility for Adult Services.

(iii) One Cabinet member will be appointed as Deputy Leader with power to exercise the Leader's functions in the event that the Leader is unable to act or the office is vacant.

(iv) Individual Cabinet members may exercise powers delegated by The Leader within their specific portfolio responsibilities as set out in Part 3.

(v) Cabinet members shall hold office until one of the events (a) to (e) below:

(a) They resign from office; or
(b) They are disqualified from being councillors by order of a court;
(c) They are no longer councillors; or
(d) They are removed from office, either individually or collectively, by the Leader; or
(e) The Annual Meeting following the Council Elections after their appointment.

7.06 Votes of No Confidence

The Leader shall cease to hold office if a vote of no confidence, of which notice appears on the agenda, is carried at a meeting of the full Council by a majority of the members of the whole Council then present. The responsibilities of the Leader shall then be carried out by the Deputy Leader until such time as the election of a replacement Leader, or the re-election of the previous Leader, by full Council. The election of the new Leader may take place at the meeting when the vote of no confidence was carried or at a subsequent meeting.

7.07 Default Provisions

(i) In the event that Leader is unable to act or the office of Leader is vacant and, at the same time, the Deputy Leader is unable to act or the office of Deputy Leader is vacant, then the other Cabinet

members shall act collectively in place of the Leader until such time as a new Leader is elected by the full Council.

(ii) In the event that no Cabinet members are able to act or remain in office then all functions of the Leader and Cabinet members shall be exercised by the Chief Executive acting so far as is practicable in consultation with the remaining Cabinet members or the Mayor, if no Cabinet members remain in office (or Deputy Mayor if the Mayor is unable to act), until such time as a new Leader is elected by the full Council.

7.08 Proceedings of the Cabinet

Proceedings of the Cabinet, Cabinet Committees and decisions by individual Cabinet members shall take place in accordance with the Cabinet Procedure Rules set out in Part 4.

7.09 Responsibility for Functions

(i) The Leader may discharge all the Council's "executive" functions or may arrange for the discharge of any of those functions by:

(a) The Cabinet;
(b) A Cabinet member;
(c) A Committee of the Cabinet; or
(d) An officer

(ii) The Leader will maintain a list in this Constitution or the appendices to it setting out which individual Cabinet members, Committees of the Cabinet or officers are responsible for the exercise of particular Cabinet functions.

Article 8 - Non-Executive Committees

8.01 A number of functions such as planning control, licensing, health and safety regulation, electoral matters, local act powers, employee terms and conditions and pensions matters are not Executive functions for which the Cabinet is responsible. These matters are excluded from the Executive functions by law, regulations or the provisions of this Constitution.

8.02 The Council shall appoint the Committees set out in Part 3 Section B of this Constitution to discharge the functions described. These include a Committee to be called the Regulatory Committee to be responsible for planning control and licensing matters and a Committee to be called the Corporate Committee to be responsible for other non-executive functions as specified under legislation that are not reserved to full Council or delegated to any other Committee, Sub-Committee, Panel or other body described in Part 3 of this Constitution or an appendix to it. The Council's functions as statutory trustee of the Alexandra Palace

and Park charitable trust are discharged by the Alexandra Palace and Park Board.

8.03 The Council's non-executive functions are currently set out in Statutory Instrument 2000 No. 2853, and subsequent amending Regulations.

8.04 The Committees described above will be established at the Annual Meeting of the Council.

8.05 The Committees described above will establish appropriate sub-committees, whose terms of reference are set out in Part 3 of this Constitution or an appendix to it.

8.06 Proceedings of the Committees and their sub committees shall take place in accordance with the Council Committee Procedure Rules in Part 4 of this Constitution.

Article 9 - The Standards Committee

9.01 Standards Committee

The Council meeting will establish a Standards Committee to promote and maintain high standards of conduct by members and co-opted members of the Council.

9.02 Composition

The Standards Committee will be composed of councillors appointed on the basis of political balance. In addition, the Standards Committee may appoint up to six non-voting co-opted members.

Quorum. The quorum of the Standards Committee is three.

9.03 Role and Function

The Standards Committee will have the following roles and functions:

(a) Promoting and maintaining high standards of conduct by councillors, co-opted members and representatives of religious organisations and parent governor representatives;
(b) Assisting the Leader, councillors, co-opted members and representatives of religious organisations and parent governor representatives to observe the Members' Code of Conduct;
(c) Advising the Council on the adoption or revision of the Members' Code of Conduct;
(d) Monitoring the operation of the Members' Code of Conduct;
(e) Advising, training or arranging to train councillors and co-opted members on matters relating to the Members' Code of Conduct and the ethical framework;

(f) Granting dispensations to councillors and co-opted members from requirements relating to interests set out in the Members' Code of Conduct;
(g) Advising the Council on codes and protocols forming the Council's ethical framework and its governance arrangements, monitoring the effectiveness of those arrangements and making reports and recommendations accordingly;
(i) Responding to national reviews and consultations on standards related issues;
(j) Granting exemptions for politically restricted posts and giving directions to include a post on the list of restricted posts;
(k) Advising the Council on the appointment of independent persons and taking steps to select them;
(l) Considering amendments to the Constitution and recommending proposals to full Council for approval

9.04 Assessment Sub-Committee

The Standards Committee will establish an Assessment Sub-Committee to assess allegations that a member or co-opted member has failed to comply with the Members' Code of Conduct, as referred by the Monitoring Officer.

9.05 Composition

The Assessment Sub-Committee will be composed of councillors appointed on the basis of political balance.

9.06 Role and Function

The Assessment Sub-Committee will have the following roles and functions:

To consider all allegations referred to the Sub-Committee by the Monitoring Officer that a member or co-opted member has failed to comply with the Members' Code of Conduct and to determine whether the allegation:

(a) merits no further investigation and is dismissed, or

(b) merits further investigation.

9.07 Hearing Sub-Committee

The Standards Committee will establish a Hearing Sub-Committee to conduct hearings into allegations that a member or co-opted member has failed to comply with the Members' Code of Conduct and to determine such allegations.

9.08 Composition

The Hearing Sub-Committee will be composed of councillors appointed on the basis of political balance.

9.09 Role and Function

The Hearing Sub-Committee will have the following roles and functions:

(a) To conduct hearings into allegations referred for investigation by the Assessment Sub-Committee that a member or co-opted member has failed to comply with the Members' Code of Conduct.

(b) To determine whether or not the member or co-opted member did/did not fail to comply with the Members' Code of Conduct.

(c) Where the Sub-Committee has determined that a member has failed to comply with the Members' Code of Conduct to take such action as it may lawfully take.

(d) In consequence of the hearing and determination of any allegation to make recommendations to the Council with a view to promoting high standards of conduct amongst members.

Article 10 Joint Arrangements

10.01 Arrangements to promote well being

The Leader, or the Cabinet with the Leader's agreement, in order to promote the economic, social or environmental well-being of its area, may:

(a) Enter into arrangements or agreements with any person or body:
(b) Co-operate with, or facilitate or co-ordinate the activities of, any person or body; and
(c) Exercise on behalf of that person or body any functions of that person or body.

10.02 Joint arrangements

(a) The Council may establish joint arrangements with one or more local authorities and/or their Executives to exercise functions that are not Executive functions in any of the participating authorities, or to advise the Council. Such arrangements may involve the appointment of a joint committee or board within these other local authorities. The Council may, where the legislation allows, also establish other joint arrangements with, for example, health service organisations. These other arrangements are called "boards" in this Constitution.

(b) The Council may establish joint arrangements with one or more local authorities and their Executives to exercise functions that are partly Executive and partly Non-Executive ("mixed functions"). Such arrangements may involve the appointment of a joint committee or board with these other local authorities or bodies. Where the Council appoints only one member to such a joint committee, that member may

be, but need not be, a Cabinet member. Where the Council appoints more than one member to such a joint committee, at least one of them shall be a Cabinet member.

(c) The Leader, or the Cabinet with the Leader's agreement, may establish joint arrangements with the Executives of one or more local authorities or other organisations to exercise functions that are Executive functions or to advise the Cabinet. Such arrangements may involve the appointment of joint committees or boards with these other local authorities or bodies. The Leader, or the Cabinet with the Leader's agreement, may, where the legislation allows, also establish other joint arrangements with, for example, health service organisations.

(d) Except as set out below or otherwise provided in legislation, the Leader or the Cabinet may only appoint Cabinet members to a joint committee or board and those members need not reflect the political composition of the local authority as a whole.

(e) The Leader, or the Cabinet with the Leader's agreement, may appoint members to a joint committee or board from outside the Cabinet in the circumstances where the joint committee has functions for only part of the area of the authority, and that area is smaller than two-fifths of the authority by area or population. In such cases, the Cabinet may appoint to the joint committee any councillor who is a member for a ward that is wholly or partly contained within the area. The political balance requirements do not apply to such appointments.

(f) Details of any existing joint arrangements including any delegations to joint committees will be found at the end of this Article, *and their terms of reference included in Part 3 Responsibility for Functions, Section DA.*

10.03 Access to information

(a) The Access to Information Rules in Part 4 of this Constitution apply.

(b) If all the members of a joint committee or board are members of the Cabinet in each of the participating authorities then the access to information rules relating to the Executive in the Local Government Act 2000 will apply.

(c) If the joint committee or board contains members who are not on the Cabinet of any participating authority then the access to information rules in Part VA of the Local Government Act 1972 will apply.

10.04 Delegation to and from other local authorities

(a) The Council may delegate non-Executive functions to another local authority or, in certain circumstances, the Executive of another local authority.

(b) The Leader, or the Cabinet with the Leader's agreement, may delegate Executive functions to another local authority or the Executive of another local authority in certain circumstances.

(c) The decision whether or not to accept such a delegation from another local authority shall be reserved to the Council meeting in the case of non-executive or mixed functions and to the Leader, or the Cabinet with the Leader's agreement, in the case of executive functions.

10.05 Delegation to and from other organisations

(a) The Council may delegate non-Executive functions to other organisations or boards where legislation allows.

(b) The Leader, or the Cabinet with the Leader's agreement, may delegate Executive functions to other organisations or boards where legislation allows.

(c) The decision whether or not to accept such a delegation from another organisation or board shall be reserved to the Council in the case of non-executive or mixed functions and to the Leader, or the Cabinet with the Leader's agreement, in the case of executive functions.

(d) The Leader, or the Cabinet with the Leader's agreement, may appoint other Cabinet members to act as the Leader's representatives and to exercise executive functions at meetings of the Haringey Strategic Partnership (HSP) and its subordinate bodies. Decisions taken by a Cabinet member or members in this way will have immediate effect. For the avoidance of doubt, the same will apply where the Leader sits in person as a member of the HSP or its subordinate bodies.

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10.06 Contracting out

The Council for non-executive functions, and the Leader, or the Cabinet with the Leader's agreement, for executive functions, may contract out to another body or organisation functions which may be exercised by an officer and which are subject to an order under section 70 of the Delegation and Contracting Out Act 1994, or under contracting arrangements where the contractor acts as the Council's agent under usual contracting principles, provided there is no delegation of the Council's discretionary decision-making.

10.07 London Councils Arrangements for Co-ordinating Response to Emergencies

(a) The Council and Cabinet have resolved to delegate their powers under section 138 of the Local Government Act 1972 (power to incur expenditure to avert or alleviate the effects of an emergency or disaster) to an outside Chief Executive appointed to co-ordinate the

response of London local authorities to a major incident or a lesser emergency. This “L.A. Gold” will be appointed under arrangements approved by Central Government, London Councils and the London Resilience Team.

(b) Where an incident, emergency or other event emerges over a period of time (such as a pandemic or extreme weather), and where the Gold Co-ordination Group (“Gold Command”) may not have been convened, L.A. Gold will be empowered on behalf of the London local authorities to co-ordinate any local authority response, as necessary, providing advice and guidance as required. In these circumstances L.A. Gold will not have power to incur expenditure or to exercise delegated powers unless authorised under paragraphs (c)(ii), (d)(ii) or (e) below.

(c) The delegation of powers under section 138 of the Local Government Act 1972 to L.A. Gold will only have effect in the following circumstances:

(i) after the convening of Gold Command, normally led by the Police, in response to the declaration of a major incident, or

(i) for other disruptive events such as extreme weather which do not require the convening of Gold Command, after the convening of a London Partnership Meeting, normally led by the London Resilience Team, provided that the agreement of London Councils (under delegated powers) is also secured.

(d) Subject to paragraph (e) below, L.A. Gold will only have power to incur expenditure once:

(i) the Minister of State confirms that H.M. Government will reimburse expenditure reasonably incurred by L.A. Gold in taking immediate action to safeguard life or property or to prevent suffering or severe inconvenience, or

(ii) The Council or Councils in whose area the incident occurs confirm that it/they will reimburse expenditure incurred for the purposes in (i) above.

(e) In the event that L.A. Gold has not been able to receive confirmation from the Council(s) in whose area the incident has occurred that expenditure will be reimbursed, and where it is absolutely essential for L.A. Gold to incur expenditure for the purposes in paragraph (d)(i) above, or to promote community cohesion and a return to normality, it has been agreed that the Council(s) affected will meet that expenditure provide it is kept to minimum levels and does not exceed £1 million in total while confirmation of reimbursement is being sought.

(f) All Council officers are authorised to take any action in accordance with instructions issued by the appointed L.A. Gold under the arrangements described above.

10.08 Outside Bodies

(a) Introduction

(i) The Council has nomination rights to a large number of different external bodies (referred to as "organisations"). The practice of making nominations to organisations is a benefit to the Council and the links created contribute to the social well-being of the Borough. Some of these arrangements involve the formal delegation of the Council's powers to organisations but this is not true in most cases.

(ii) These organisations can be categorised as follows:

(A) "Association bodies" e.g. Local Government Association or Association of London Government joint committees and panels,
(B) "Statutory bodies" i.e. where Haringey needs to be represented by law, for example, the Alexandra Park & Palace Advisory Committee,
(C) "Partnership bodies" which usually involve the Council working with other agencies on local issues or projects,
(D) "Trusts and Foundations" which generally have more specific and prescribed objectives, for example, the Tottenham Grammar School Foundation, and
(E) "Voluntary/Community bodies" which cover a very wide spectrum of organisations serving the community, or community groups, in various ways.
(F) "School Governing bodies" are independent organisations but the precise relationship to the Council varies according to the type of School.

(b) Nominations Procedure

(i) Nominations to all organisations will be made or confirmed at each Annual General Meeting (AGM) of the Council. In the case of Association and "Partnership" bodies, which mainly exercise "executive" functions at present, nominations of Cabinet members will be made by the Leader, or the Cabinet with the Leader's agreement, and merely recorded in the complete list approved at the AGM.

(ii) The capacity in which members are nominated, the duration of the appointment and any other relevant terms and conditions will be set out in the report to the AGM and recorded in the minutes.

Nominations will be stated as being made "at the request of the Council".

(iii) A full list of existing and newly nominated or appointed councillors will be presented to the next meeting of full Council after the AGM setting out the name of the organisation, terms of appointment and status or capacity of the councillor within the organisation.

(iv) Future nominations to voluntary or community bodies will generally be in a non-voting, "observer" capacity only, in order to avoid the greater potential for conflicts of interest. Nominated members will not participate in management or decision-making within the organisation. Their role will be to assist in the exchange of information and views between the organisation and the Council.

(v) Nominations to other organisations will generally be in a full, voting capacity i.e. the member should participate fully in management and decision making within the organisation, as appropriate, and should vote at its management committee. Exceptions would be made where the organisation so requested or its own constitution or ground rules so required. Nominations to trusts, for example, would have to be in a full, voting (not an “observer”) capacity since the purpose of the nomination would be for the member to have a decision making role.

(c) Members' Conduct

(i) The Members' Code of Conduct, as set out in the Council's Constitution, applies to members' activities as representatives in any capacity on any outside body.

(ii) In addition, nominated members will be required to observe the Constitution or rules of the organisation itself, except in so far as there might, unusually, be a conflict with the Council's Members’ Code of Conduct. Members should seek advice from the Monitoring Officer if they think that any such conflict could arise.

(iii) Members may also be under legal duties imposed in respect of their roles in specific types of organisation e.g. as Directors of Limited Companies or as Charity Trustees. Further Guidance will be available to members outside the text of this Constitution.

10.09 Current Joint arrangements

The Council currently has formal joint arrangements as follows;

Shared ICT and digital service (with Camden and Islington Councils)
Health and Wellbeing Board Joint sub-committee (with Islington Council)

Article 11 – Officers

11.01 Management Structure

(a) **General.** The Council may engage such staff (referred to as officers) as it considers necessary to carry out its functions. *For the avoidance of doubt, the words 'staff' 'employees' or 'officers' includes agency workers, consultants and secondees to the authority over whom the authority has managerial control.*

(b) **Senior Management.** The Council will engage the posts of Chief Executive and senior managers who have the responsibilities set out below and make up the Council's Strategic Leadership Team :

Post	**Functions and Responsibilities**
Chief Executive	Chief Executive and Head of Paid Service, Corporate Governance, Legal and Democratic Services, Audit, Policy and Business Management
Deputy Chief Executive	Children and Families, Schools, Adults, Public Health, Commissioning, Communications, Emergency Planning and Civil Contingencies
Chief Operating Officer	Corporate Finance, Departmental Finance, Procurement, Customer Services, Human Resources, Environmental Services and Community Safety, Housing, ICT
Director of Regeneration, Planning and Development	Planning, Regeneration, Housing Strategy, Corporate Property and Major Projects

(c) **Statutory officers**

The Council has *to* appoint~~ed the following posts~~ *officers* to fulfil the statutory roles *identified in Part 3, Section E, Section 3*

~~**Post**~~	~~**Statutory Function**~~
~~Chief Executive~~	~~Head of Paid Service~~
~~Assistant Director of Finance~~	~~Chief Finance (S.151) Officer~~
~~Assistant Director of Corporate Governance~~	~~Monitoring Officer~~
~~Director of Children's Services~~	~~Statutory Director of Children's' Services~~
~~Director of Adult's Services~~	~~Statutory Director of Adult's Social Services~~
~~Director of Public Health~~	~~Statutory Director of Public Health~~

~~(d) **Head of Paid Service, Monitoring Officer and Chief Financial Officer.**~~

~~The Council will designate the following posts:~~

~~Head of Paid Service~~
~~Monitoring Officer~~
~~Chief Finance Officer~~

~~Such posts will have functions described in Article 11.02 - 11.04 below.~~

In addition to the functions set out in Part 3 the Head of Paid Service (Chief Executive), Monitoring Officer (Assistant Director of Corporate Governance) and Chief Finance Officer (Deputy Chief Executive) have additional functions:

11.02 Functions of the Head of Paid Service *(Chief Executive)*

(a) **Structure.** The Head of Paid Service will determine and publicise a description of the overall departmental structure of the Council showing the management structure and deployment of officers. This is set out in Appendix C to this Constitution**.**

(b) **Discharge of functions by the Council.** The Head of Paid Service will report to full Council on the manner in which the discharge of the Council's functions is co-ordinated, the number and grade of officers required for the discharge of functions and the organisation of officers.

(c) **Restrictions on functions.** The Head of Paid Service may not be the Monitoring Officer but may hold the post of Chief Finance Officer if a qualified accountant.

11.03 Functions of the Monitoring Officer (*Assistant Director of Corporate Governance)*

(a) **Maintaining the Constitution.** The Monitoring Officer will maintain an up-to-date version of the Constitution and will ensure that it is widely available for consultation by members, staff and the public.

(b) **Ensuring lawfulness and fairness of decision making.** After consulting with the Head of Paid Service and Chief Finance Officer, the Monitoring Officer will report to the full Council or to the Cabinet in relation to an Executive function if he or she considers that any omission would give rise to unlawfulness or if any decision or omission has given rise to maladministration. Such a report will have the effect of stopping the proposal or decision being implemented until the report has been considered.

(c) **Contributing to corporate management.** The Monitoring Officer will contribute to the corporate management of the Council

(d) **Supporting the Standards Committee.** The Monitoring Officer will contribute to the promotion and maintenance of high standards of conduct through provision of support to the Standards Committee.

(e) **Receiving reports.** The Monitoring Officer will receive and act on reports made by the Standards Committee.

(f) **Conducting investigations.** The Monitoring Officer, or investigators appointed by him/her, will conduct investigations into matters referred by the Standards Committee or one of its sub-committees and make reports on recommendations in respect of them to the Standards Committee.

(g) **Proper officer for access to information.** The Democratic Services Manager shall ensure that Cabinet and other Executive decisions, together with the reasons for those decisions and relevant officer reports and background papers are made publicly available as soon as possible. The Monitoring Officer will advise and assist to ensure the proper performance of these functions.

(h) **Advising whether Cabinet decisions are within the budget and policy framework.** The Monitoring Officer and the Chief Finance Officer will advise whether decisions of the Cabinet are in accordance with the budget and policy framework.

(i) **Providing advice.** The Monitoring Officer will provide advice on the scope of powers and authority to take decisions, maladministration,

financial impropriety, probity and budget and policy framework issues to all councillors. The Monitoring Officer will report on new and amended legislation to Council so that members can consider the effects on services and the possible need to amend the scheme of delegations.

(j) **Restrictions on posts.** The Monitoring Officer cannot be the Chief Finance Officer or the Head of Paid Service.

11.04 Functions of the Chief Finance Officer *(Deputy Chief Executive)*

(a) **Ensuring lawfulness and financial prudence of decision making.** After consulting with the Head of Paid Service and the Monitoring Officer, the Chief Finance Officer will report to the full Council or to the Cabinet in relation to an Cabinet function and the Council's external auditor if he or she considers that any proposal, decision or course of action will involve incurring unlawful expenditure, or is unlawful and is likely to cause a loss of deficiency or if the Council is about to enter an item of account unlawfully.

(b) **Administration of financial affairs.** The Chief Finance Officer will have responsibility for the administration of the financial affairs of the Council.

(c) **Contributing to corporate management.** The Chief Finance Officer will contribute to the corporate management of the Council, in particular thorough the provision of professional financial advice.

(d) **Providing advice.** The Chief Finance Officer will provide advice on the scope of powers and authority to take decisions, maladministration, financial impropriety, probity and budget and policy framework issues to all councillors and will support and advise councillors and officers in their respective roles.

(e) **Give financial information.** The Chief Finance Officer will provide financial information to the media, members of the public and the community.

11.05 Duty to provide sufficient resources to the Monitoring Officer and the Chief Finance Officer

The Council will provide the Monitoring Officer and Chief Finance Officer with such officers, accommodation and other resources as are in their opinion sufficient to allow their duties to be performed.

11.06 Conduct

Officers will comply with the Officers' Code of Conduct and the Protocol on Officer/Member Relations set out in Part 5 of this Constitution.

11.07 Employment

The recruitment, selection and dismissal of officers will comply with the Officer Employment Rules set out in Part 4 of this Constitution.

Article 12 - Decision Making

12.01 Responsibility for decision making

The Council will issue and keep up to date a record of what part of the Council or individual has responsibility for particular types of decision or decisions relating to particular areas of functions. This record is set out in Part 3 of this Constitution or an Appendix to it.

12.02 Principles of decision making

All decisions of the Council will be made in accordance with the following principles:

(a) proportionality (i.e. the action must be proportionate to the desired outcome);

(b) due consultation and the taking of professional advice from officers;

(c) respect for human rights in particular, giving consideration to such issues at an early stage in the process;

(d) a presumption in favour of openness; and

(e) clarity of aims and desired outcomes.

Furthermore, the Council will explain what options were considered and give reasons for the decision.

12.03 Types of decision

(a) Decisions reserved to full Council. Decisions relating to the functions listed in Article 4 and at Part 3 Section B will be made by the full Council and not delegated.

(b) Decisions reserved to the Executive. Decisions relating to the functions listed in Part 3 Section C will be made by the Executive and not delegated.

(c) Key decisions.

A key decision is an Executive decision which is likely:

(i) to result in the local authority incurring expenditure which is, or the making of savings which are, significant having regard to the

local authority's budget for the service or function to which the decision relates; or

(ii) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the local authority.

A decision taker may only make a key decision in accordance with the requirements of the Cabinet Procedure Rules set out in Part 4, the Access to Information Procedure Rules set out in Part 4 and the Protocol for Key Decisions set out in Part 5.

12.04 Decision making by the full Council

Subject to Article 4 the Council meeting will follow Procedure Rules set out in Part 4 of this Constitution when considering any matter.

12.05. Decision making by the Executive

Subject to Article 7 the Executive (the Leader, individual Cabinet members, the Cabinet, or a Committee of the Cabinet) will follow the Cabinet Procedures Rules set out in Part 4 of this Constitution when considering any matter.

12.06 Decision making by the Overview and Scrutiny Committee

Subject to Article 6, the Overview and Scrutiny Committee will follow the Overview and Scrutiny Procedures Rules set out in Part 4 of this Constitution when considering any matter.

12.07 Decision making by the other Committees and Sub-Committees established by the Council

Subject to Article 8, other Council Committees and Sub-Committees will follow those parts of the Procedures Rules set out in Part 4 of this Constitution as apply to them.

12.08 Decision making by Officers

Subject to Article 11, officers shall follow the scheme of delegation, as set out in Part 3 of this Constitution and any Appendix to it, when considering any matter.

12.09 Decision making by Council bodies acting as tribunals

The Council, a councillor or an officer acting as a tribunal or in a quasi-judicial manner or determining/considering (other than for the purposes of giving advice) the civil rights and obligations or the criminal responsibility of any person will follow a proper procedure which accords with the requirements of natural justice and the right to a fair trial contained in Article 6 of the European Convention on Human Rights.

Article 13 - Finance, Contracts and Legal Matters

13.01 Financial management

The management of the Council's financial affairs will be conducted in accordance with the Financial Regulations set out in Part 4 of this Constitution.

13.02 Contracts

Every contract made by the Council will comply with the Contract Procedure Rules set out in Part 4 of this Constitution.

13.03 Legal proceedings

On the advice of the Assistant Director of Corporate Governance as appropriate, Officers are authorised to institute, defend or participate in any legal proceedings in any case where such action is necessary to give effect to decisions of the Council or in any case where the Assistant Director of Corporate Governance considers that such action is necessary to protect the Council's interests.

13.04 Authentication of documents

Where any document is necessary to any legal procedure or proceedings on behalf of the Council, it will be signed by the Assistant Director of Corporate Governance or other person authorised by him/her, unless any enactment otherwise authorises or requires, or the Council has given requisite authority to some other person.

Any contract shall comply with the Council's Contract Standing Orders as outlined in Part 4 of this Constitution.

13.05 Common Seal of the Council

The Common Seal of the Council will be kept in a safe place in the custody of the Assistant Director of Corporate Governance. A decision of the Council, or of any part of it, will be sufficient authority for sealing any document necessary to give effect to the decision. The Common Seal will be affixed to those documents which in the opinion of the Assistant Director of Corporate Governance should be sealed or where required by the Contract Procedure Rules in Part 4 of this Constitution. The affixing of the Common Seal will be attested by the Assistant Director of Corporate Governance, Chief Executive, Chief Finance Officer, Assistant Head of Legal Services or any other person authorised by him/her either in relation to a specific document or to particular categories of documents.

Article 14 - Review and Revision of the Constitution

14.01 Duty to monitor and review the Constitution

The Monitoring Officer will monitor and review the operation of the Constitution to ensure that the aims and principles of the Constitution are given full effect.

14.02 Protocol for monitoring and review of Constitution by Monitoring Officer

A key role for the Monitoring Officer is to be aware of the strengths and weaknesses of the Constitution adopted by the Council, and to make recommendations for ways in which it could be amended in order better to achieve the purposes set out in Article 1. In undertaking this task the Monitoring Officer may:

(a) Observe meetings of different parts of the member and officer structure;
(b) Undertake an audit trail of a sample of decisions;
(c) Record and analyse issues raised with him/her by members, officers, the public and other relevant stakeholders; and
(d) Compare practices in this authority with those in other comparable authorities, or national examples of best practice.

14.03 Changes to the Constitution

(a) **Approval.** Changes to the Constitution, including the Scheme of Members' Allowances, will only be approved by the full Council after recommendation of the proposal by the Standards Committee and following advice from the Monitoring Officer save that authority is delegated to the Monitoring Officer to make any changes required as a result of legislative change. ~~or decisions of the Council or Cabinet to further enable him / her to maintain it up to date.~~ *In addition, where in the reasonable opinion of the Monitoring Officer a proposed change is:*
a) a minor variation; or
b) required in order to remove any inconsistency or ambiguity; or
c) required so as to give effect to any decision of the Council or one of its committees or sub-committees; or the Cabinet or one of its committees or sub-committees
the Monitoring Officer may make that change. The change will come into force immediately, but will be reported to full Council at the next available meeting. Other changes to the Constitution will take effect from the date of the decision unless a later date for implementation is specified.

(b) **Change from a Leader and Cabinet form of Executive to alternative arrangements, or vice versa.** The Council must take reasonable steps to consult with local electors and other interested persons in the area when drawing up proposals. If the proposals were

to change the Executive Arrangements to an alternative form of governance arrangements, then a local referendum would be required.

Article 15 - Suspension, Interpretation and Publication of the Constitution

15.01 Suspension of the Constitution

(a) **Limit to suspension.** The Articles of this Constitution may not be suspended. The Rules specified below may be suspended by the full Council to the extent permitted within those Rules and the law.

(b) **Procedure to suspend.** A motion to suspend any Rule will not be moved without notice unless at least one half of the whole number of councillors are present. The extent and duration of suspension will be proportionate to the result to be achieved, taking account of the purposes of the Constitution set out in Article 1.

15.02 Interpretation

The ruling of the Mayor (or other person presiding in the Mayor's absence) as to the construction or application of this Constitution or as to any proceedings of the Council shall not be challenged at any meeting of the Council. Such interpretation will have regard to the purposes of this Constitution contained in Article 1.

15.03 Publication

(a) The Constitution is available on the Council's website. The Chief Executive will give on request a printed copy of this Constitution to a member of the authority.

(b) The Chief Executive will ensure that copies are available for inspection at council offices, libraries and other appropriate locations, and can be purchased by members of the local press and the public on payment of a reasonable fee. The Chief Executive will ensure that the summary of the Constitution is made widely available within the area and is updated as necessary.

Part Four, Section B Committee Procedure Rules

COMMITTEE PROCEDURE RULES

1. The Council at its annual meeting shall establish such Committees, Sub-Committees and other bodies as may be required by law or be necessary to carry out the work of the Council, and shall prescribe the number of voting members of each Committee or other body having regard to political balance in accordance with the Local Government and Housing Act 1989, define their terms of reference and delegate to them such functions, powers and duties (except the power of levying the council tax) as the Council shall think fit or statute may require.

2. The Council may resolve that non-voting members, assessors and advisers shall also be appointed to any such committee or other body, and shall hold office until the annual meeting in the year following their appointment or for so long as the Council deem appropriate, whichever is the earlier; and if they resolve to make such appointments, shall specify the number of appointments to be made and the functions in relation to the body that each person so appointed may exercise.

3. Where appointments to Sub-Committees and other bodies are made by the Council, they shall be deemed for all purposes to have been made by their parent Committee (or, in the case of joint Sub-Committees and other bodies, by their parent Committees) and to be subordinate bodies of the Committee(s), which may make arrangements for a sub-committee to discharge any of the functions of the authority which the committee may discharge.

4. Where Chairs and Deputy-Chairs of Sub-Committees and other bodies have been appointed by the Council shall be deemed to have been appointed by their parent Committee(s).

5. From time to time other bodies may be established for the purpose of assisting or advising Committees in the exercise of their functions. They may be authorised to co-ordinate executive action across several Services or to develop policy in areas where special consideration is desirable.

6. Unless expressly provided for in the respective constitution or terms of reference, these rules will apply to all non-executive bodies including the Licensing Sub-Committee. When the Licensing Sub-Committee is conducting a hearing, then only the rules on Substitute Members shall apply.

7. Whenever:

   (a) the Council is required to review the allocation of seats on Committees between political groups, or

   (b) the Council resolves to carry out such a review, or

   (c) a Committee is required to review the allocation of seats on a Sub-Committee between political groups, or

   (d) a Committee resolves to carry out such a review, the Chief Executive shall submit a report to the Council or Committee (as the case may be), showing what allocation of seats would, in his/her opinion, best meet the requirements of section 15(4) of the Local Government and Housing Act 1989.

8. In the light of such a report under paragraph 7 above, the Council or Committee, as the case may be, shall determine the allocation of seats to political groups.

9. *Full Council, in respect of non executive committees and the Leader, in respect of Executive appointments, are responsible for appointing to or terminating appointing to committees/Cabinet.* ~~Whenever variations in voting membership of a Committee or Sub-Committee occur in accordance with the wishes of a political group to whom the seat has been allocated, then the proper officer shall make or terminate the appointment accordingly except where a member has been removed or suspended from the body concerned.~~

10. These rules in respect of Committees shall apply to the Standards Committee and Licensing Sub-Committee, to the extent indicated in paragraph 6 above, with the exception of the rules on political balance in relation to the Licensing Sub-Committee.

MEETINGS OF COMMITTEES, SUB-COMMITTEES, ETC.

12. The meetings of Committees and Sub-Committees shall be organised in accordance with a timetable approved each year by the Council and/or the Cabinet. The Chair may call a special meeting and may agree to the cancellation of a meeting on being satisfied that there is insufficient business to warrant it. Dates of meetings may be changed to a date decided by the Chair if it is in the interests of the Council's affairs or in the public interest to do so.

13. Other bodies may be timetabled or shall meet as and when required on dates to be decided by the Chair following consultation with the leading Opposition member.

14. The Chair of a Committee or Sub-Committee may call a special meeting if a requisition for a special meeting, signed by at least two, or

one quarter of the total number of the voting members of a Committee or Sub-Committee, whichever is greater, has been presented to the Democratic Services Manager.

15. If the Chair has refused to call a meeting or, without him/her so refusing, no special meeting has been called within seven days of the presentation of the requisition, then any two, or one quarter of the number of the voting members of the Committee or Sub-Committee, whichever is greater, may forthwith call a special meeting of the Committee or Sub-Committee.

16. Where any members decide to call a special meeting of a Committee or Sub-Committee, they shall signify to the Chief Executive that they have done so, the business to be transacted and the date and time for which the meeting is called. The Chief Executive shall thereupon ensure that the agenda is published and sent as at ~~Standing Order No~~. rule 51 below.

17. The notice convening a special meeting shall set out the business to be considered, and no other business shall be considered.

18. No meeting shall continue after 10 p.m., except that discussion of the specific item or case in hand at 10 p.m. may continue thereafter at the discretion of the Chair of the meeting. Consideration of any business remaining shall be deferred to the next ordinary meeting, except where the matter(s) falls to be dealt with under the urgency provisions.

19. In the absence of the Chair, the Deputy-Chair(s) shall have authority to act for any of the purposes set out in rule 12-15 above.

CHAIRS AND DEPUTY CHAIRS OF COMMITTEES, SUB-COMMITTEES, ETC

20. At each annual meeting, the Council shall appoint the Chair and Deputy Chair(s) for every Committee, Sub-Committee and other body for the year ahead, unless the Constitution provides otherwise. If a vacancy arises during the year, the Chief Executive shall report to the next ordinary meeting of the Council to enable a member to be appointed to fill the vacancy.

21. If any appointment possible under the previous paragraph is not made, the Committee, Sub-Committee or other body shall, from among their voting members, appoint a person to preside at their meetings.

22. In the absence of the Chair from a meeting, the Deputy-Chair shall preside. In the absence of both the Chair and a Deputy-Chair from a meeting and providing the meeting is quorate, any member may propose, at the request of the Democratic Services Manager or his/her representative, the election of a voting member present to preside at the meeting.

23. The first proposal to elect a member to preside shall be voted upon before any further proposal is made. The Democratic Services Manager or his/her representative, acting on the advice of the Monitoring Officer or his/her representative, shall determine any question of interpretation relating to the election procedure before a member has been chosen to preside. Unless a member is elected to preside, or the Chair or Deputy Chair returns, the meeting cannot transact any business.

24. If, while another member is presiding at a meeting, the Chair or Deputy-Chair enters the meeting, the member presiding shall stand down in favour of the Chair or Deputy-Chair at the conclusion of the item under discussion.

QUORUM

25. No business shall be transacted at any meeting of a Committee, Sub-Committee or other body, unless at least one quarter of the whole number of voting members are present, provided that in no case shall any business be transacted unless at least three voting members are present.

26. **Commencement of Meeting**
If there is no quorum after fifteen minutes from the time appointed for the start of the meeting, that meeting shall be postponed to a future date, to be determined by the Chair after consultation with the Opposition spokesperson.

27. **During Meeting**
If at any time after the commencement of a meeting there is not a quorum present, the Chair shall suspend the business for three minutes. If there is still no quorum at the end of three minutes the Chair shall terminate the meeting.

LIMITATION ON DELEGATED POWERS

28. Each Committee, Sub-Committee, or other body shall act in accordance with Part 3 of this Constitution and with the ~~r~~responsibilities for functions so delegated to it as approved by the Council (and in accordance with its own constitution, if any) subject to the following general reservations:-

(a) Where powers have been delegated to a Committee, Sub-Committee, or other body it shall be competent for that body to refer any matter to the next higher authority for decision by them and the Democratic Services Manager shall so arrange. A Chair of a body may, within two working days after the date of a decision being made and before definitive action has been taken, delay by written notice to the Democratic Services

Manager, such definitive action to enable the decision to be confirmed or otherwise by the next higher authority.

(b) A matter referred by a joint body to the higher authority under sub-clause (a) above shall be submitted to the relevant parent body/bodies having responsibility for that aspect of the joint body's terms of reference.

QUESTIONS, DEPUTATIONS AND PETITIONS

29. **Public Questions**

29.1 Any resident, council tax payer or national non domestic rate payer of the Borough may ask the Chair of any Committee or its sub bodies any question on anything for which the Committee is responsible at any ordinary meeting.

29.2 Notice of questions must be given in writing to the Democratic Services Manager by 10 a.m. on such day as shall leave five clear days before the meeting (e.g. Friday for a meeting on the Monday 10 days later). The notice must give the name and address of the sender. Should a question be rejected, the questioner will receive a written response advising of this, including the reasons for the rejection

29.3 The Monitoring Officer may reject a question if it:

- Is not about a matter for which the local authority has a responsibility or which affects the Borough;
- Is defamatory, frivolous or offensive;
- Is substantially the same as a question which has been put at a meeting of the Council in the past six months; or
- Requires the disclosure of confidential or exempt information.

29.4 The Democratic Services Manager may put questions into an appropriate form without affecting their substance and redirect them if necessary.

29.5 The questions to be asked shall be supplied to all members no later than at the meeting.

29.6 The Democratic Services Manager shall announce the question number and the name and address of the questioner. The questioner shall ask the question and the member shall reply orally or may ask another member to reply on his/her behalf.

29.7 The Chair may allow one supplementary question for elucidation only.

29.8 A total time of 20 minutes (excluding any adjournment) shall be allowed for public questions and answers, but a question being answered at the time limit shall be completed.

29.9 Any questions remaining unanswered after the time limit, and any questions for which the questioner is neither present shall be answered in writing.

30. Deputations

30.1 A deputation may only be received by a Committee or its sub bodies if a requisition signed by not less than ten residents of the Borough, stating the object of the deputation, is received by the Democratic Services Manager not later than 10am to leave five clear days prior to the Committee meeting.

30.2 Requisitions for deputations shall not be accepted from, nor on behalf of, political parties, nor if submitted on paper bearing the name, insignia or other device of a political party.

30.3 Subject to the foregoing the Democratic Services Manager shall bring the requisition before the Chair, who shall decide whether notice shall be given of the deputation on the agenda paper for a meeting of the Committee. The Chair must have regard to other business on the agenda in reaching such a decision; however a deputation will normally be accepted where there is an item on the agenda of the same subject matter. Where there is not an item on the agenda of the same subject, the Chair may refer the deputation to another relevant body of the Council.

30.4 The Deputation leader must be notified in writing as soon as possible if the deputation is not to be taken at that Committee meeting, advising of the reasons for the deputation not being taken at the Committee.

30.5 Scope of deputations

The Monitoring Officer may reject a deputation if it

- Is not about a matter for which the relevant Committee has responsibility;
- Is defamatory, frivolous or offensive;
- Is substantially the same as a deputation, question or motion which has been put at a meeting of the Committee in the past six months; or
- Requires the disclosure of confidential or exempt information.

30.6 Taking the deputation at the meeting

- A total of 15 minutes shall be allocated to deputations on the Committee agenda.

- If the Chair has decided that the notice of the deputation shall be given on the agenda paper, any councillor shall be at liberty when the item is called by the Chair to move a motion without notice that the deputation be not received or that it be referred to another relevant body of the Council and such motion on being seconded shall at once be put to the vote.

- The deputation spokesperson will be given three minutes to introduce the deputation, following which they may answer any questions from members. The Chair will allocate a maximum amount of time for each deputation, and will have regard to other items of business on the agenda when doing so.

31**. Petitions**

31.1 The Democratic Services Manager should be notified of any Petitions by 10 a.m. five clear days in advance of the Committee meeting. The petition will be handed to the Chair, and recorded as received by the Democratic Services Manager without any further debate. The Chair should report the response to the petition at the next ordinary meeting of the Committee.

PRESENTATIONS

32. Presentations shall be made to Committees at the discretion of the Chair on matters of interest or concern to residents of the Borough which fall within the scope of the Committee's terms of reference.

33. The total time allowed for a presentation shall not exceed 30 minutes, including the time allowed for questions, unless the meeting approves some other limit.

CONFIRMATION OF MINUTES

34. Minutes of every meeting shall be presented to the next ordinary meeting.

35. The Chair shall put the question that the minutes of the meeting held on the (date) be confirmed as a correct record and signed.

36. No discussion shall take place upon the minutes except upon their accuracy. If no question is raised, or if it is raised then as soon as it has been disposed of, the Chair shall sign the minutes.

RULES OF DEBATE

37. Meetings are to be conducted with as little procedural formality as is consistent with the need for good order and the despatch of business.

38. The Chair shall conduct the debate and shall seek to prevent a member from wasting time, being repetitive or using unbecoming language. In matters of doubt the Chair shall have regard to the appropriate provisions of these Procedure Rules. Each speaker must direct his or her speech to the question under discussion, or to a point of order, or to a personal explanation.

DISORDERLY OR OFFENSIVE CONDUCT BY A MEMBER

39. **Member not to be heard further**
If a member persistently disregards the ruling of the chair by behaving improperly or offensively or deliberately obstructs business, the chair may move that member be not heard further. If seconded, the motion will be voted on without discussion.

40. **Member to leave the meeting**
If the member continues to behave improperly after such a motion is carried, the chair may move that either the member leaves the meeting or that the meeting is adjourned for a specified period. If seconded, the motion will be voted on without discussion.

41. **General disturbance**
If there is a general disturbance making orderly business impossible, the chair may adjourn the meeting for as long as he/she thinks necessary.

DISTURBANCE BY MEMBERS OF THE PUBLIC

42. **Removal of member of public**
If a member of the public interrupts proceedings, the chair will warn the person concerned. If they continue to interrupt, the chair will order their removal from the meeting room.

43. **Clearance of part of meeting room**
If there is a general disturbance in any part of the meeting room open to the public, the chair may call for that part to be cleared.

DECLARATIONS OF INTEREST OF MEMBERS

44. If a member of a Committee has a disclosable pecuniary interest or a prejudicial interest as referred to in Members' Code of Conduct in any matter under consideration, then the member shall declare his or her interest at the start of the meeting or as soon as the interest becomes apparent. The member may not participate or participate further in any discussion of the matter or participate in any vote or further vote taken

on the matter at the meeting and must withdraw from the meeting until discussion of the relevant matter is concluded unless that member has obtained a dispensation from the Council's Standards Committee.

45. If a member of a Committee has a personal interest which is not a disclosable pecuniary interest nor a prejudicial interest, the member is under no obligation to make a disclosure at the meeting but may do so if he/she wishes.

VOTING

46. Unless the Constitution provides otherwise, any matter will be decided by a simple majority of those members present and voting in the room at the time the question was put. Voting shall be by a show of hands.

47. Immediately after the vote is taken, a member may require to be recorded in the minutes whether he/she voted for or against the decision or abstained.

48. In the case of an equality of votes, the Chair shall have a second or casting vote, unless the constitution of the body as approved by the Council provides otherwise.

49. Proposals carried are recorded as resolutions or recommendations. Proposals lost are not recorded, except as provided for in (2) above.

ATTENDANCE

50. Any member of the Council may attend the public part of all meetings whenever he/she wishes and, with the Chair's consent, may take part in the business of a meeting of which he/she is not a member but may not move a resolution nor vote. Before a member participates in or addresses a meeting under this rule, written notice should be given to the Chair, preferably before the meeting but in any event as soon as the member arrives at the meeting. Members of the Council are not required to complete any form used by the public to request permission to speak at a meeting.

51. With the Chair's consent, any member of the Council may attend the exempt part of meetings whenever he or she wishes and may take part in the business of a meeting of which he or she is not a member but may not move a resolution nor vote. No member, other than the appointed members of the bodies concerned, may attend certain meetings affecting specific individuals, such as Appointments Panels, hearings and appeals where this is prevented in the Constitution or procedure rules of the body or where advised by the Monitoring Officer.

52. ~~Every member attending a meeting shall sign his/her name on the attendance sheet provided for that purpose~~. *Apart from at full Council, where every member shall sign his/her name on the attendance sheet,*

attendance of members at committees will be recorded by the Democratic Services staff.

53. Where a member is proposing to be absent for any reason from a meeting of a particular Committee/Sub-Committee to which they have been appointed they may give notice to arrange for a substitute member in their place. The Chief Whip of a political group may give this notice in place of any member from that group who will be absent.

54. Notice under rule 53 must be given in writing, including e-mail, to the Democratic Services Manager by 10.00 a.m. on the day of the meeting if the meeting commences at 6.00 p.m. or later. Where the meeting commences before 6.00 p.m., the notice must be given by 10.00 a.m. on the previous working day before the meeting.

55. On receipt of notice under rule 53 above, the Democratic Services Manager will notify the Chief Whip for the political group of the member who will be absent. The Chief Whip will make arrangements for the attendance of a substitute member from the list of reserve members for that Committee/Sub-Committee nominated by the group. Where none of the listed reserve members for the relevant Committee/Sub-Committee is available, or where no reserve members have been nominated, then the Chief Whip may select any other member of the group. The provisions of this rule are subject to rule 58 below.

56. The name of the member selected to act as the substitute must be notified in writing, including e-mail, by the Chief Whip to the Democratic Services Manager no later than 3 hours before the time for commencement of the meeting stated on the agenda.

57. If the Chief Whip of a political group is absent or unable to act for any reason, then any action to be taken by the Chief Whip in this rule may be undertaken instead by the group's Assistant Whips, Group Secretary and Group Chair.

58. In the case of meetings of Committees/Sub-Committees where prior member training is required, only those members who have attended appropriate training can be selected as substitutes. Currently these bodies are the Standards Committee and its Sub-Committees, the Planning Sub-Committee, ~~Haringey Council and Employees Joint Consultative Sub-Committee,~~ Dismissal Appeals Sub-Committee, and hearings conducted by the Licensing Committee and its Sub-Committees. Reserve members will be trained for the relevant body as soon as possible after their appointment.

59. Substitutes properly appointed will be recorded in the minutes and shall carry full voting and other rights and responsibilities. Rule 53 does not apply so as to allow substitution at meetings of the Cabinet or its Committees or its subordinate bodies.

RECORDING, PHOTOGRAPHY AND USE OF SOCIAL MEDIA AT MEETINGS

60. Meetings 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. Members of the public recording, filming or reporting on any meeting shall be asked not to include the public seating areas, however the Council cannot guarantee that members of the public attending any meeting will not be filmed or recorded by others attending the meeting. Members of the public participating in any meeting (e.g. making deputations, asking questions, making oral protests) will be aware that they are likely to be filmed, recorded or reported on. Members of the public shall be aware that by entering the meeting room they are consenting to being filmed and to the possible use of those images and sound recordings.

61. 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.

62. There is a protocol outside this Constitution offering guidance on recording, photography and use of social media at Council, Cabinet and other public meetings.

SUSPENSION AND AMENDMENT OF COMMITTEE PROCEDURE RULES

63. All of these Committee Procedure Rules except Rules 44, 45 and 52 may be suspended by motion on or without notice if at least one half of all members of the Committee, sub committee etc., are present. Suspension can only be for the duration of the meeting.

CHAIR'S PREROGATIVE ON INTERPRETATION OF STANDING ORDERS

64. The ruling of the Chair on the interpretation or application of any of these Standing Orders, or on any proceedings of the Committee, Sub-Committee, Panel or other body, shall not be challenged.

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Part Five, Section A Members' Code of Conduct

MEMBERS' CODE OF CONDUCT

Explanatory Note

This Code of Conduct, is adopted under powers contained in the Localism Act 2011 ("the 2011 Act"), and contributes towards the discharge of the Council's duty under the 2011 Act to promote and maintain high standards of conduct by elected and co-opted members of Haringey Council. It is consistent with the principles of public life which are prescribed in the 2011 Act and which are included in the Code at paragraphs 1.1 - 1.7 below.

The 2011 Act requires the Council's Monitoring Officer to establish and maintain a register of interests of the members and co-opted members of the Council. It is a legal requirement that members must notify the Monitoring Officer of all their disclosable pecuniary interests within 28 days of becoming a member. Disclosable pecuniary interests are the member's interests, those of the member's spouse or civil partner, or person the member is living with as spouse or as if they were civil partners, and falling within categories specified in Regulations by the Secretary of State as set out at Appendix A. The Register of Members' Interests will be available for inspection by the public at all reasonable hours and will be published on the Council's website.

The 2011 Act has created a number of criminal offences for failure to comply with requirements relating to disclosable pecuniary interests. A summary of the offences is attached at Appendix B.

In addition to disclosable pecuniary interests personal interests as specified in the Code must be notified to the Monitoring Officer and declared at meetings if prejudicial in the manner described in the Code.

Part 1:GENERAL PROVISIONS

1. The General Principles

1.1 **Selflessness**
Members should serve only the public interest and should never improperly confer an advantage or disadvantage on any person.

1.2 **Integrity**
Members should not place themselves in situations where their integrity may be questioned, should not behave improperly and should on all occasions avoid the appearance of such behaviour.

1.3 **Objectivity**
Members should make decisions on merit, including when making appointments, awarding contracts, or recommending individuals for rewards or benefits.

1.4 **Accountability**
Members should be accountable to the public for their actions and the manner in which they carry out their responsibilities, and should co-operate fully and honestly with any scrutiny appropriate to their particular office.

1.5 **Openness**
Members should be as open as possible about their actions and those of their authority, and should be prepared to give reasons for those actions.

1.6 **Honesty**
Members should not place themselves in situations where their honesty may be questioned, should not behave improperly and should on all occasions avoid the appearance of such behaviour.

1.7 **Leadership**
Members should promote and support these principles by Leadership, and by example, and should act in a way that secures or preserves public confidence.

2. Application of the Code

2.1 This Code applies to you as a member of Haringey Council.

2.2 In your capacity as a member you should at all times adhere to the general principles set out at paragraphs 1.1 – 1.7 above.

2.3 It is your responsibility to comply with the provisions of this Code.

2.4 In this Code "meeting" means any meeting of

(a) the Council; or
(b) the executive of the Council; or
(c) any of the Council's or its executive's committees, sub-committees, joint committees, joint sub-committees, or area committees;

"member" means an elected member and a co-opted member

"co-opted member" means a person who is not an elected member of the Council but who has been appointed to a committee or sub-committee of the Council or represents the Council on a joint committee or joint sub-committee of the Council and who is entitled to vote on any question that falls to be decided at any meeting of that committee or sub-committee.

2.5 You must comply with this Code whenever you are acting in your capacity as a member

2.6 This Code regards you as acting in your capacity as a member when you

(a) conduct the business of your authority (which in this Code includes the business of the office to which you are elected or appointed); or
(b) act as a representative of your authority; or
(c) claim to act or give the impression you are acting as a representative of your authority.

2.7 This Code does not have effect in relation to your conduct other than where you are acting in your capacity as a member.

2.8 Where you act as a representative of your authority

(a) on another relevant authority, you must, when acting for that other authority, comply with that other authority's code of conduct; or

(b) on any other body, you must, when acting for that other body, comply with your authority's code of conduct, except and insofar as it

conflicts with any other lawful obligations to which that other body may be subject.

2.9 "Relevant authority" as referred to in paragraph 2.8(a) above is as for the time being defined in section 43 Localism Act 2011 and currently means –

(a) a county council,
(b) a county borough council,
(c) a district council,
(d) a London borough council,
(e) the Common Council of the City of London in its capacity as a local authority,
(f) the Council of the Isles of Scilly,
(g) the London Fire and Emergency Planning Authority,
(h) a metropolitan county fire and rescue authority, or
(i) 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 the Act applies.

3. General Obligations

3.1 You must treat others with respect.

3.2 You must not

(a) do anything which may cause your authority to breach any of its equality duties;
(b) bully any person;
(c) intimidate or attempt to intimidate any person who is or is likely to be
  (i) a complainant,
  (ii) a witness, or
  (iii) involved in the administration of any investigation or proceedings,
  in relation to an allegation that a member (including yourself) has failed to comply with this Members' Code of Conduct; or

(d) do anything which compromises or is likely to compromise the impartiality of those who work for, or on behalf of, your authority.

3.3 You must not

(a) disclose information given to you in confidence by anyone, or information acquired by you which you believe, or ought reasonably to be aware, is of a confidential nature, except where

  (i) you have the consent of a person authorised to give it;
  (ii) you are required by law to do so;
  (iii) the disclosure is made to a third party for the purpose of obtaining professional advice provided that the third party agrees not to disclose the information to any other person; or
  (iv) the disclosure is
    (aa) reasonable and in the public interest; and
    (bb) made in good faith and in compliance with the reasonable requirements of the Council; or
(b) prevent another person from gaining access to information to which that person is entitled by law.

3.4 You must not conduct yourself in a manner which could reasonably be regarded as bringing your office or your authority into disrepute

3.5 You must not use or attempt to use your position as a member improperly to confer on or secure for yourself or any other person, an advantage or disadvantage.

3.6 You must when using or authorising the use by others of the resources of your authority
(a) act in accordance with your authority's reasonable requirements;

(b) ensure that such resources are not used improperly for political purposes (including party political purposes);

(c) have regard to any applicable Local Authority Code of Publicity made under the Local Government Act 1986.

3.7 When reaching decisions on any matter you must have regard to any relevant advice provided to you by

(a) the Council's Chief Finance Officer; or
(b) the Council's Monitoring Officer,

where that officer is acting pursuant to his/her statutory duties.

3.8 You must give reasons for all decisions you make in accordance with any statutory requirements and any reasonable additional requirements imposed by your authority.

PART 2: MEMBERS INTERESTS

4. Disclosable Pecuniary Interests

4.1 You have a disclosable pecuniary interest in any matter to be considered or being considered by your authority if it is of a description set out at Appendix A and either:

(a) it is an interest of yours, or
(b) it is an interest of

(i) your spouse or civil partner
(ii) a person with whom you are living as husband and wife, or
(iii) a person with whom you are living as if you were civil partners

and you are aware that that other person has the interest.

4.2 You must comply with the statutory requirements to register, disclose and withdraw from participating and voting in respect of any matter in which you have a disclosable pecuniary interest

5. Personal Interests

5.1 You have a personal interest in any matter to be considered or being considered by your authority where your interest is not a disclosable pecuniary interest in that matter and either

(a) the matter relates to or is likely to affect

(i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
(ii) any body
(aa) exercising functions of a public nature;
(bb) directed to charitable purposes; or
(cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

(iii) the interests of a person from whom you have received a gift or hospitality with an estimated value of at least ~~£50~~25 or

(b) a decision in relation to that matter might reasonably be regarded as affecting your well-being or financial position or the

well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the electoral division or ward, as the case may be, affected by the decision;

5.2 For the purpose of Paragraph 5.1(b) a "relevant person" is

(a) a member of your family or any person with whom you have a close association; or
(b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
(c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
(d) any body of a type described in Paragraph 5.1(a)(i) and (ii) above of which such persons are members or in a position of general control or management.

5.3 "Family member" as referred to in paragraph 5.2(a) above is for the time being defined as –

A spouse, partner, parent, parent in law, son, daughter, step son, stepdaughter, child of a partner, brother, sister, grandparent, grandchild, uncle, aunt, nephew, niece, or the spouse or partner of any of the preceding persons; and partner means a member of a couple who live together.

6. Prejudicial Interests

6.1 Where you have a **personal interest** in any matter to be considered or being considered by your authority you also have a prejudicial interest in that matter where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgment of the public interest and where that matter

(a) affects your financial position or the financial position of a person or body described in Paragraph 5 above, or

(b) relates to the determining of any approval, consent, licence, permission, or registration in relation to you or any person or body described in Paragraph 5 above.

6.2 A personal interest in any matter to be considered or being considered by your authority is not a prejudicial interest where that matter relates to the functions of your authority in respect of

(i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;

(ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;

(iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;

(iv) an allowance, payment or indemnity given to members;

(v) any ceremonial honour given to members;

(vi) setting council tax or a precept under the Local Government Finance Act 1992

PART 3: REGISTRATION OF MEMBERS' INTERESTS

7. Notification and Registration of Members' Interests

7.1 You must, within 28 days of adoption of this code or of becoming a member notify the Monitoring Officer of any disclosable pecuniary interest, or personal interest as set out in Paragraph 5 (1)(a) above, which you have, and the Monitoring Officer shall, subject to Paragraph 8 (Sensitive Interests) below, enter the interest(s) notified in the Council's Register of Members' Interests maintained under the Localism Act 2011.

7.2 You must, within 28 days of becoming aware of any new interest or change to any interest registered under Paragraph 7.1 above, register details of that new interest or change by providing written notification to the Monitoring Officer who shall, subject to Paragraph 8 (Sensitive Interests) enter the interests notified in the Register of Members' Interests.

7.3 You must observe the notification provisions relating to disclosable pecuniary interests which arise at meetings or when a member is acting alone which are set out at Paragraphs 9.4 and 9.6. respectively.

Registration of Gifts and Hospitality

7.4 You should record in your Register of Interests any gifts or hospitality you are offered in your role as a Member or co-opted member of the Council with an estimated value of at least £25. You should record any such gifts or hospitality within 28 days of their being offered.

8. Sensitive Interests

8.1 Where you have an interest (whether or not a disclosable pecuniary interest) and the nature of it is such that you and the Monitoring Officer consider that disclosure of the details of the interest could lead to you or a person connected with you being subject to violence and intimidation if the interest is entered in the Register of Members' Interests then copies of the register available for inspection and any published version of the register must not include details of the interest but may state that you have an interest the details of which are withheld under section 32(2) of the Localism Act 2011.

8.2 If Paragraph 8.1 above refers to the entry of the interest in the Register of Members' Interests that provision is to be read as requiring you to disclose not the interest but merely the fact that the you have a disclosable pecuniary interest in the matter concerned.

8.3 You must, within 28 days of becoming aware of any change of circumstances which means that information excluded under Paragraph 8.1 above is no longer sensitive information, notify the

Monitoring Officer asking that the information be included in the Register of Members' Interests.

PART 4: DISCLOSURE OF MEMBERS' INTERESTS AND EFFECT UPON PARTICIPATION AT MEETINGS

9. Disclosure of Interests

9.1 Subject to paragraphs 9.3 to 9.6 below, where you have a disclosable pecuniary interest or a prejudicial interest in any matter being considered by your authority and you are present at a meeting of the authority or of any committee, sub-committee, joint committee, or joint sub-committee of the authority at which the matter is considered, you must disclose to that meeting the existence and nature of that interest whether or not such interest is registered in the Register of Members' Interests or for which you have made a pending notification.

9.2 Where you have a personal interest in any matter being considered by your authority which is not a disclosable pecuniary interest nor a prejudicial interest and you are present at a meeting of the authority or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, at which the matter is considered, you are under no obligation to make a disclosure to the meeting but you may do so if you wish.

9.3 Paragraphs 9.1 - 9.2 above only apply where you are aware or ought reasonably to be aware of the existence of the interest.

9.4 Where you have disclosed a disclosable pecuniary interest pursuant to Paragraph 9.1 above, and that interest is not registered in the Register of Members' Interests and is not the subject of a pending notification, you must notify the Monitoring Officer of the interest before the end of 28 days beginning with the date of the disclosure.

9.5 Where you have an interest in any matter to be considered or being considered by your authority which would be disclosable by virtue of Paragraph 9.1 but by virtue of Paragraph 9 (Sensitive Interests) details of the interest are not registered in the Council's published Register of Members' Interests, at a meeting at which you are present you must disclose the fact that you have a disclosable interest in the matter concerned but details of that interest need not be disclosed.

9.6 If a function of the Council may be discharged by **a member acting alone** and you have a disclosable pecuniary interest or a prejudicial interest in any matter to be dealt with or being dealt with in the course of discharging that function:

(a) if the interest is a **disclosable pecuniary interest** and is not registered in the Register of Members' Interests and is not the subject of a pending notification, you must notify the Monitoring Officer of the interest before the end of 28 days beginning with the date upon which you first became aware of having the interest in relation to the matter;

(b) you must not take any steps or any further steps in relation to the matter (except for the purpose of enabling the matter to be dealt with otherwise than by yourself).

10. Effect of Disclosable Pecuniary Interest or Prejudicial Interest on participation at meetings

10.1 Subject to Paragraph 10.3, if you are present at a meeting and you have a **disclosable pecuniary interest or a prejudicial interest** in any matter to be considered, or being considered at the meeting;

(a) You may not participate, or participate further, in any discussion of the matter at the meeting, or
(b) participate in any vote, or further vote, taken on the matter at the meeting, and
(c) You must withdraw from the room or chamber where the meeting considering the matter is being held,

unless you have obtained a dispensation from your authority's Standards Committee.

10.2 Subject to Paragraph 10.3, if you are present at a meeting and you have a **disclosable pecuniary interest or a prejudicial interest** in any matter to be considered, or being considered at the meeting;

(a) You may not exercise executive functions in relation to that matter, or
(b) seek improperly to influence a decision about that matter.

10.3 Where you have a **prejudicial interest** in any matter to be considered or being considered at a meeting of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the matter, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Appendix A

Disclosable Pecuniary Interests

In the extract from the Regulations * below, 'M' means the member and 'relevant person' means the member, the member's spouse or civil partner or a person with whom the member is living with as spouse or as if they were civil partners.

Subject	Prescribed description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by M in carrying out duties as a member, or towards the election expenses of M. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.

Corporate tenancies	Any tenancy where (to M's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to M's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

*The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 specify the interests above as disclosable pecuniary interests for the purposes of Chapter 7 of Part 1 of the Localism Act 2011.

The Regulations provide the following definitions of terms used in the specification of disclosable pecuniary interests:

"the Act" means the Localism Act 2011;

"body in which the relevant person has a beneficial interest" means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest;

"director" includes a member of the committee of management of an industrial and provident society;

"land" excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income;

"M" means a member of a relevant authority.

"member" includes a co-opted member;

"relevant authority" means the authority of which M is a member;

"relevant period" means the period of 12 months ending with the day on which M gives a notification for the purposes of section 30(1) or 31(7), as the case may be, of the Act;

"relevant person" means M or any other person referred to in section 30(3)(b) of the Act;

"securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Appendix B

Offences

It is a criminal offence to

- Fail to notify the Monitoring Officer of any disclosable pecuniary interest within 28 days of election

- Fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register

- Fail to notify the Monitoring Officer within 28 days of a disclosable pecuniary interest that is not on the register that you have disclosed to a meeting

- Participate in any discussion or vote on a matter in which you have a disclosable pecuniary interest

- As an executive member discharging a function acting alone, and having a disclosable pecuniary interest in such a matter, failing to notify the Monitoring Officer within 28 days of becoming aware of the interest.

- Knowingly or recklessly providing information that is false or misleading in notifying the Monitoring Officer of a disclosable pecuniary interest or in disclosing such interest to a meeting

- As an executive member discharging a function alone, takes steps or further steps in relation to the matter (except for the purpose of enabling the matter to be dealt with otherwise than by the member)

The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.

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REPORT OF CORPORATE PARENTING ADVISORY COMMITTEE

FULL COUNCIL 24 JULY 2017

Chair: Councillor Elin Weston

INTRODUCTION

This report provides information to Full Council on the Haringey Pledge for Looked After Children and Care Leavers and seeks agreement to implementing the proposals in the delivery of the Haringey Pledge. All councillors are corporate parents to our looked after children, and we take this responsibility very seriously. Ensuring that our looked after children are able to influence and shape the services provided for them is a priority for us. This Pledge was therefore informed and developed by Aspire the looked after children and care leavers group. It was presented by Aspire members to the Corporate Parenting Panel at its meeting on 18th April 2017.

A number of authorities have adopted similar pledges.

CORPORATE PARENTING PLEDGE

For many years local authorities have been responsible for looking after children and young people who for different reasons cannot be cared for by their own families. Sometimes this is a temporary arrangement, for others it is a long term need.

Corporate Parenting is the term used to describe the collective responsibility of the Council towards looked after children and care leavers. As the corporate parent of children in care, the whole of Haringey Council is responsible for their well being. Like any good parent this means being a powerful advocate for them to get the best of everything and helping them become successful well rounded adults.

Like any good parent who would ask their own children's view, being informed by looked after children and young people about what they consider they need to achieve a secure and satisfying life is an accepted part of the role of the corporate parent. Young people attend the corporate parenting panel (CPAC) to offer insight and advice about what it is like being in care in the borough and what could be done differently.

In addition to meeting our statutory requirement, agreeing the Pledge is a way for the Council to make a commitment to meet identified needs and respect the views of the young people who took part in the development of the Pledge.

Statutory guidance on the roles and responsibilities of Directors of Children's Services (DCS) and the Lead Members for Children's Services (LMCS) states that the DCS 'should have regard to the General Principles of the United Nations Convention on the Rights of the Child and ensure that children and young people are involved in the development and delivery of local services' (Department for Education, April 2012, Statutory guidance on the roles and responsibilities of the Director of Children's Services and Lead Members for Children's Services).

The Government White Paper ‘Care Matters: Time for Change (2007) set out the importance of the corporate parenting role for looked after children. Each Local Authority is expected to promote nurturing, supportive and ambitious care for looked after children that provides stability and promotes resilience. In addition, each local area is expected to develop a pledge that states the standard of care that can be expected.

Following consultations across London, when the views and priorities of young people with experience of being in care were obtained, London Councils launched the London Pledge for Looked After Children in November 2008.The purpose of the Pledge is to provide a set of promises to all looked after children in London that are meaningful, focused and deliverable

Since then, each local authority will have begun the process of developing their own individualised pledge which incorporates the views, priorities and wishes of their own looked after children and care leavers and from this local consultation activity the Haringey Pledge has now emerged. It is anticipated that the pledge will form the core part of a coming into care pack so that young people can understand what to expect from those who care for them day to day or have an interest in their wellbeing such as corporate parenting panel members. It will also be used by Children’s Service to ensure that looked after children’s needs and wishes are being met, and will inform the service’s work and Members should be reassured that these pledges are part of frontline practice and can be or are being delivered

ASPIRE’S CONTRIBUTION TO THE PLEDGE

Aspire is a youth-led group for young people in care and leaving care in Haringey. The Leadership Team, all young people who have been in care in Haringey, meet weekly to plan events, discuss emerging themes for young people in care with local decision makers, and consult with groups and services who work with young people in care/leaving care and try to represent their voices.

Lead by the Participation Worker, twelve Aspire members worked to update the Haringey Pledges over a three month period in 2016. They did this through a series of meetings as part of the regular Aspire sessions, took part in activities such as using scrabble pieces to create words on areas of concern for them as individuals and then used this as a basis for further discussion. The group looked at the care proceedings video they had made earlier and read the report that preceded the video.

The group looked at the London pledges in detail, which consists of 47 promises that 33 local authorities including Haringey have signed up to, and reviewed other Pledges in similar boroughs to check and compare their offer to children in care and care leavers with the Haringey Pledge.

Finally, the Aspire leaders met and spent time putting together all the information and simplifying the language. Once the Pledge was finalised the Aspire members presented it to CPAC for approval.

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

Under the Children Act 1989, the Council owes a number of duties to looked after children (i.e. children subject to a care order or provided with accommodation under Section 20 of the Act). The duties include: to safeguard and promote their welfare; to maintain them in other respects apart from the provision of accommodation; to ascertain their wishes and feelings and to give consideration to those wishes and feelings; to ensure that they are medically examined in accordance with regulations and to provide a complaints procedure. For care leavers, the duties include to take reasonable steps to keep in touch; to appoint a personal adviser, to maintain a pathway plan; to give assistance to the extent that his welfare and education and training needs requires it by contributing to the expenses incurred in living near the place where he will be employed or will be receiving education or training. Also, there is the 'Staying Put' duty that requires the Council to support a care leaver to remain with their foster carer until 21 years old where both the young person and the carer want the arrangement to continue. The corporate parenting pledge enables the discharge of the Council's statutory duties to looked after children and care leavers.

The pledges also in most parts reflects the corporate parenting principles in the Children and Social Work Act 2017. Section 1 of the Act (yet to be in force) introduces seven key needs (collectively known as corporate parenting principles) which the Council must have regard to whenever they exercise a function in relation to looked after children and care leavers. These are: i) to act in their best interests and to promote their physical and mental health and well-being; ii) to encourage them to express their views, wishes and feelings; iii) to take account of their views, wishes and feelings; iv) to help them to gain access to and get the best use of the services provided by the Council and by its relevant partners; v) to promote high aspirations for them and to secure the best outcomes for them; vi) for them to be safe and for stability in their home lives, relationships and education or work; and vii) to prepare the them for adulthood and independent living.

Adopting the pledges is symbolic of Councillors and the Council's commitment as a corporate parent to its looked after children and care leavers.

WE RECOMMEND

That Councillors and the Council as corporate parent endorse and adopt the Corporate Parenting Pledge attached as Appendix 1 in respect of looked after children and care leavers.

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Corporate Parenting Pledge

We, the Council as Corporate Parent, pledge:

Staying Safe

- We will make sure that your social worker visits you once during the first week of your placement and then at least every 6 weeks after.
- We will only change your social worker if absolutely necessary and informing you of these changes and outlining the reasons why it has happened will be a priority.
- We will raise awareness of issues that place children and young people at risk so they can make choices about how to keep themselves safe.
- If we feel that you are not safe, we will speak to you and make appropriate decisions for your safety and wellbeing.
- We will try our best to place you as close to your family as possible if that is what you want and it is in your best interests.
- We will place you in a welcoming home.

Inclusion & Your Identity

- We will make sure that you are able to request to 'Stay Put' with your existing foster carers, if you wish, up to the age of 21 and we will try our best to make that happen.
- We will make sure you are up to date about local activities for children and young people.
- We will help you to get a passport, NI number and all other forms of identification when you are legally allowed obtain them.
- We will give you the opportunity to learn about your culture.
- We will support you in identifying/expressing all elements of your identity.
- We will help you understand your journey through care.

Health & Well Being

- We will make sure that you receive a health assessment once a year (Under 5's will be assessed every six months) and support you in accessing all health services that you need.
- We will help you understand your own health needs, physical, mental and emotional.
- We will help you access leisure and sports activities, school holiday activities and weekend activities and trips.
- We will ensure that you receive regular dentist appointments.
- We will encourage you to access age-appropriate help with your mental and emotional wellbeing, including CAMHS/mental health services and/or counselling.

Wishes and Feelings

- We will ensure that your voice is listened to at all stages of your time in care and leaving care, including through our Children in Care council.
- We will ensure that your social worker operates in a child centred way, puts your needs first, and listens to your wishes and feelings.
- We will celebrate your achievements and provide opportunities for you to share those achievements with others.
- We will manage your leaving care transition sensitively, ensuring your social worker and personal advisor work closely together.

- We will make sure there are various channels in which you can communicate your thoughts and feelings; this could be through your social worker/ personal advisor (PA), through consultations/questionnaires, an advocate or Aspire. We will make sure you can meet with your Independent Reviewing Officer before your review to share your thoughts and feelings.

Education

- We will provide support from Haringey Virtual School so that you can achieve the best results overall, including access to equipment and resources that are essential to your success.
- We will ensure that you have access to advice and guidance in order to help you plan your future career.
- We will support you post-16 into further education, university, training or employment.
- We will make sure that you have accommodation available during holidays if you decide to go to university outside London.
- We will always try to help you to go to good/outstanding schools where you live.

Rights & Entitlement for Children in Care & Care Leavers

- We will explain what it means to be in care and what to expect throughout your time in care. When you leave care we will help you understand how to look after yourself. Your social worker should explain what a pathway / care plan / PPG / PEP meeting is and revisit regularly, checking your understanding.
- We will make clear to you your rights and entitlements, and your social worker or PA will help you to understand what is available at each stage.
- We will help you become more independent and empower you to learn skills that will help you in future, for instance workshops on housing and money management.
- We will work with you to find suitable/safe accommodation and help you to maintain your tenancy when you leave care.

Complaints Procedure

- We will provide or let you nominate someone neutral to speak to about any concerns you have and ensure you have the information you need to contact them.
- If you are not happy with your social worker / PA, you or an adult you trust will be able to contact their manager easily and arrange a meeting with them if you want.
- The manager will get back to you within 2 working days and give a time frame for responding to the issues you have raised.

With thanks to Aspire

Aspire

DREAM. BELIEVE. ACHIEVE

REPORT OF CABINET
June 2017

FULL COUNCIL 24 JULY 2017

Chair: Councillor Claire Kober

INTRODUCTION

The Local Plan is a new planning policy framework for Haringey which engages with our ambitions for the Borough, and in particular our programme for the regeneration of parts of Tottenham and Wood Green. The Local Plan will comprise a suite of development plan documents including Alterations to the Strategic Policies 2013, the Site Allocations DPD, the Development Management DPD, and the Tottenham Area Action Plan (AAP). The Local Plan contains the detailed policies and site allocations that will be used to determine the acceptability of planning applications over the next 15 years. The documents have been prepared to reaffirm the spatial development strategy for the Borough and help deliver on the identified needs for housing, employment and other land uses and requirements to facilitate sustainable development.

This new planning policy framework for Haringey will replace our old Unitary Development Plan (UDP) and the documents comprising it have been found sound and legally compliant by the Secretary of State following multiple stages of public consultation and an independent public examination.

The report from Cabinet of 20 June 2017 recommends that Full Council adopts the Local Plan Documents with the changes recommended by the Planning Inspector, as set out in schedules of modifications to the Inspectors report.

ADOPTION OF HARINGEY'S LOCAL PLAN

The adoption of the new Local Plan documents is necessary to ensure the Borough has an up-to-date framework for managing growth and dealing with planning applications. It is also necessary to progress the Local Plan to adoption in accordance with the Council's current Local Development Scheme, to ensure that an up-to-date Local Plan for the Borough is in place and to comply with regulatory requirements.

The only other option available for consideration at this stage is withdrawal of one or more of the Local Plans. This option would be at odds with the Council's adopted Local Development Scheme and it would leave Haringey without a substantial part of an up-to-date Development Plan. Given the National Planning Policy Framework (NPPF) presumption in favour of sustainable development that applies where boroughs do not have an up to date development plan, a decision not to adopt would leave the Council will little local policy control over the determination of applications, relying on the extant Strategic Policies and those UDP policies which are in conformity with the NPPF. It would also be a significant barrier to implementing the Council's strategic priorities for regeneration and growth, and would obstruct

securing the infrastructure necessary to meet the demands of growth in the Borough. However, there are no grounds currently that would warrant the Council's consideration of this option.

Desktop Publishing

At Cabinet on 20 June 2017 it was agreed that the Inspector's Main Modifications and other minor modifications would be consolidated into final desktop versions of the Local Plan documents. These have now been prepared and made available for consideration at Full Council (see Appendices F-I). However, it has very recently been called to the attention of officers that the current desktop versions of the plans do not reflect the full complement of modifications. Accordingly, further factual corrections are required to amend the plans (for example, to ensure designated employment areas are accurately represented in tables/maps; to provide that the indicative site capacities at Policy SS5, Wards Corner site, appropriately reflect the extant/lapsed planning permissions (see Appendix J for details); and grammatical and editorial changes. It is emphasised that these are factual corrections required to bring the Local Plan documents fully in line with the Inspector's recommended changes and are therefore non-material amendments. A schedule of any final corrections will be available at the meeting of the Council.

WE RECOMMEND

Full Council notes the outcome of the independent Examination in Public of the Alterations to the Strategic Policies 2013, the Site Allocations DPD, the Development Management DPD, and the Tottenham AAP, as set out in the Inspector's Report and its corresponding schedules of modifications (attached at Appendices A-E).

Full Council notes that non-material clerical amendments are still to be made to the desktop versions of the Local Plan documents to ensure they are fully consistent with the Inspector's schedule of recommended main modifications (as set out in Appendices B-E) and other minor modifications (i.e. editorial). This includes amending pages 66 and 67 of the Tottenham AAP to appropriately reflect extant/lapsed planning permissions (as per Appendix H and Appendix J).

Full Council adopts the Local Plan Documents (Alterations to the Strategic Policies 2013, the Site Allocations DPD, the Development Management DPD, and the Tottenham AAP) incorporating non-material clerical amendments and the changes recommended by the Planning Inspector (attached at Appendices F-I) and the changes to pages 66-67 of the Tottenham AAP set out in Appendix H and Appendix J.

The Planning Inspectorate

Report to Haringey Council

by Christine Thorby MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 28 April 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the

Alterations to Strategic Policies

2011 – 2026,

Site Allocations Development Plan Document,

Tottenham Area Action Plan Development Plan Document, and

Development Management Development Plan Document.

The Plans were submitted for examination on 24 May 2016

The examination hearings were held between 23 August 2016 and 8 September 2016

File Refs: PINS/Y5420/429/9, PINS/Y5420/429/10, PINS/Y5420/429/11, PINS/Y5420/429/12

Abbreviations used in this report

ASP	Alterations to Strategic Policies 2011 - 2016
DMDPD	Development Management Development Plan Document
DMM	Development Management Development Plan Document Main Modification
DtC	Duty to Co-operate
HRA	Habitats Regulations Assessment
LEARA	Local Employment Area – Regeneration Area
LDS	Local Development Scheme
LSIS	Locally Significant Industrial Sites
LP	Local Plan
MM	Main Modification
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SADPD	Site Allocations Development Plan Document
SAMM	Site allocation Development Plan Document Main Modification
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SP	Haringey's Local Plan Strategic Policies 2011 – 2016
TAAP	Tottenham Area Action Plan Development Plan Document
TAMM	Tottenham Area Action Plan Main Modifications
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Alterations to Strategic Policies (ASP), Site Allocations Development Plan Document (SADPD), Tottenham Area Action Plan Development Plan Document (TAAP) and the Development Management Development Plan Document (DMDPD) provide an appropriate basis for the planning of Haringey, provided that a number of main modifications are made to them. Haringey Council has specifically requested me to recommend any MMs necessary to enable the Plans to be adopted.

All the modifications were proposed by the Council, and were subject to public consultation over a six-week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plans after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:
For all plans:

- Identify all targets as minimum,
- Clarify the approach to social housing estates,
- Clarify the approach to employment,
- Make changes to comply with the Framework or the London Plan,
- Remove onerous or restrictive criteria,
- Make changes to comply with Written Ministerial Statements,
- Add monitoring criteria and any necessary action to be taken to achieve plan objectives.

ASP

- Add information about the 5 year housing land supply.

SADPD and TAAP

- Identify the role of the plan in meeting strategic objectives,
- Clarify the approach to design and heritage,
- Ensure comprehensive development is achieved where appropriate.

DMDPD

- Add or change wording to ensure that the policies are positively prepared and flexible,
- Remove elements of policies that are unjustified.

Introduction

1. This report contains my assessment in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) of the following plans:

   - Alterations to Strategic Policies Local Plan (ASP)
   - Site Allocations Development Plan Document (SADPD)
   - Tottenham Area Action Plan Development Plan Document (TAAP)
   - Development Management Development Plan Document (DMDPD)

2. It considers first whether the Plans' preparation has complied with the duty to co-operate. It then considers whether the Plans are sound and whether they are compliant with the legal requirements. The National Planning Policy Framework (the Framework) (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

3. The starting point for the examination of each plan is the assumption that the local planning authority has submitted what it considers to be a sound plan. The four plans all submitted in May 2016 are the basis for my examination. These are the same documents as were published for consultation in January 2016.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications (MM) necessary to rectify matters that make the Plans unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MMs 1, 2, 3** etc, with a prefix **SA,** eg SAMM1, for the SADPD, **TA,** eg TAMM1, for the TAAP and **D,** eg DMM1, for the DMDPD and are set out in full in the Appendix.

5. Following the examination hearings, the Council prepared a schedule of proposed MMs for each plan. The MM schedules were subject to public consultation for six weeks. A Sustainability Appraisal and Habitats Regulation Assessment were also carried out. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that have been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map is identified as Haringey's Local Plan, Strategic Policies Map 2016 – 2026.

7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plans policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

8. These further changes to the policies map were published for consultation alongside the MMs to the ASP and on the other DPDs.

9. When the Plans are adopted, in order to comply with the legislation and give effect to the Plans policies, the Council will need to update the adopted policies map to include all the changes proposed in the plans and the further changes published alongside the modifications incorporating any necessary amendments identified in this report.

Assessment of Duty to Co-operate

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.

11. The Council has provided comprehensive details about the way in which it has engaged with the bodies prescribed in Regulation 4 of the Town and Country Planning (Local Plans) (England) Regulations 2012. Separate details are given for each of the four plans. The evidence demonstrates constructive working with the Greater London Authority (GLA) and neighbouring Boroughs on London specific and cross boundary policies. On all strategic matters the Council has engaged constructively, actively and on an on-going basis in the preparation of the plans and I am satisfied that the legal duty to co-operate has been complied with.

Assessment of Soundness

Background

12. The ASP, SADPD, TAAP and the DMDPD were submitted together for examination and were examined contemporaneously. It is the Council's intention to adopt the four plans at the same time. As the strategic alterations have a significant influence on the non-strategic plans, for ease of reference this report covers all four plans. For clarity, the report is divided into three sections:

- Section 1 – Alterations to Strategic Policies 2011 – 2026
- Section 2 – Site Allocations Development Plan Document and the Tottenham Area Action Plan Development Plan Document
- Section 3 – Development Management Development Plan Document

Section 1

Alterations to Strategic Policies 2011 - 2026

Background

13. The ASP is a partial review of the Haringey Strategic Policies Local Plan 2011 - 2026 (SP) (adopted 2013). The SP sets out the Council's spatial strategy for development and growth in Haringey to 2026. The ASP take account of new growth requirements for the borough identified in the London Plan (Spatial Development Strategy for London Consolidated with Alterations since 2011) hereafter referred to as the London Plan, as well as the findings of updated studies relating to employment and housing.

14. The examination was restricted in scope to the proposed alterations in the ASP and not to any other part of the original adopted SP, the policies of which remain unchanged. The evolution of the Plan is set out in various background papers. The process was clearly informed by the SP, the Sustainability Assessment (SA) and public and private stakeholder consultation and input.

Main Issues

15. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified three main issues upon which the soundness of the ASP depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 – Is the approach to housing justified and effective? Is it in general conformity with the London Plan and consistent with national policy?

16. There is a pressing need for more homes in London and the London Plan sets out average annual minimum housing supply targets for each borough until 2025 to help boost the supply of housing. The approach takes into account locally distinctive circumstances of housing need and land availability. The London Plan advises that boroughs should seek to achieve and exceed the relevant minimum target. It is against this background that Haringey's housing targets are altered in the ASP.

17. ASP updated policy SP1 sets an overall requirement of 19,802 homes for the Plan period. This is comprised of:

    - a new housing target for Haringey for the period 2015 – 2025 from the London Plan of 15,019 homes (1,502 dwellings per annum)

- the previously adopted housing requirement figure for the pre-2015 part of the Plan

- the rolling forward of 1,502 (dpa) for the year 2025 – 2026

18. The annual requirement for delivery is 1,502 (dpa) from 2015 onwards. The ASP housing requirement is more than double the previously adopted SP figure; however, the substantial increase is in general conformity with the London Plan target for Haringey which takes into account the high level of need for all types of housing in the borough. The ASP targets are not expressed as a minimum and could read as a cap on numbers, failing to be positively prepared. Therefore, the word minimum is added to all related targets in the policy and explanatory text by modifications **MM2, MM4, MM8** and **MM11.**

19. The ASP identifies 3 growth areas (Wood Green, Tottenham Hale and North Tottenham) expected to deliver around 15,000 new homes. Two areas of change (Seven Sisters and Tottenham High Road corridors) are expected to deliver a further 3,000 homes and the remainder of the borough is expected to deliver around 6,000 homes over the plan period. This follows the London Plan and SP aims to focus growth where there is capacity, development potential and good levels of public transport accessibility.

20. The SADPD and the TAAP bring forward housing in the growth areas and areas of change and together with other small sites throughout the borough, there is capacity for over 24,000 new homes which could be delivered over the plan period. Of this number, over 19,000 homes are identified to come forward in 2016 – 2026. This would exceed the London Plan minimum target for Haringey and enable additional capacity to be bought forward to supplement the identified minimum target. The additional capacity would also boost the supply of housing, including the provision of affordable housing, consistent with the aims of Paragraph 47 of the National Planning Policy Framework (the Framework).

21. The Council's emerging SADPD and TAAP, and planning permissions granted in the strategic areas, show that good progress has been in made bringing forward development. However, the additional capacity allows for some flexibility, recognising that delivery may be slower than predicted on some sites and ensuring to a greater degree that Haringey can realistically meet or exceed its target. The ASP makes only limited provision for monitoring and action to be taken if delivery is not going as fast as expected and this reduces the effectiveness of the plan over the plan period. Modifications **MM14, MM25, MM26, MM27** and **MM28** introduce a detailed trajectory of development in the strategic areas with capacities and timescales, and complementary text setting out actions and measures to be taken if development is behind expectations.

22. Although ASP table 3.1 shows housing developments expected to come forward within a five year period, it does not say whether the Council could demonstrate a 5 year housing land supply on adoption as sought the Framework. The Council can demonstrate a 5.3 year supply, submitting a robust analysis during the examination. I have introduced modification **MM31** setting out brief details based on the Council's position at the time of

examination. The figures take into account a shortfall of around 200 homes over the first four years of the plan and a 5% buffer (there is no evidence of persistent under delivery in the borough).

23. The numbers of new dwellings and their distribution are set out in ASP table 3.1. However, the table does not correlate to the defined growth areas and areas of change, nor does it contain the most recent land supply numbers from updated background evidence and the emerging non-strategic plans. This would make policy SP1 difficult to implement, monitor and follow through to the SADPD and TAAP. To remedy this and make the policy effective, modifications **MM3, MM6, MM7** and **MM8** reconfigure the table and correct the text (where relevant) clarifying the numbers of new homes expected from these areas and setting out the role the non-strategic plans will play in their delivery. The boundary of the Seven Sisters Area of Change in figure 3.1 is also modified (**MM7)**, necessary to correctly encompass the planned development in the area. A consequent change is to be made to the policies map without which the policy would not be sound.

24. ASP Policy SP2 sets a new target of 40% or the maximum possible amount of affordable housing to be applied to new residential development. The alteration is justified by the Council's viability study which is clear that a higher target figure cannot be realistically achieved. The 60% affordable rent and 40% intermediate housing split relates well to type of tenure needed in most of the borough. The TAAP seeks a different tenure mix for Tottenham to reflect local circumstances which I address later in this report. The ASP tenure split and the percentage target reflect London Plan policy 3.11 and are reasonable and realistic. Criterion 6 of policy SP2 requiring affordable housing for schemes of 10 units and below would not comply with the Written Ministerial Statement (WMS) of 28 November 2014 which seeks to reduce the burden on small scale development. To comply with the WMS the Council suggest deletion of this criterion from the policy (Modification **MM13**) which I recommend to ensure consistency with national policy.

25. The adopted SP policy SP2 brings forward a programme to regenerate Haringey's social housing estates. The ASP makes clear that this includes renewal or improvement. However, the wording in the ASP explanatory text is not consistent, leading to confusion about whether renewal would be an option. Modifications **MM16** and **MM18** make the policy approach effective by ensuring that the same terms are used throughout the document.

26. The ASP sets out strategic guidelines for any development coming forward within the estates for renewal or regeneration. As the estates contain much of Haringey's social housing the overriding aim is to ensure that social housing stocks are not depleted. Adopted policy SP2 (8) would ensure that there would be no net loss of affordable housing floor space in any new development; however, many of the estates contain a high proportion of social rented housing and without its replacement, housing needs in the borough may not be met. The ASP is not clear on this point or the circumstances in which the policy would apply, which make it difficult to implement. This is rectified by modification **MM18** making clear that social rented floor space will be re-provided and where there is an uplift in overall housing numbers the percentage and tenure split set out in ASP SP2 (or the TAAP) will apply. Modification **MM30** defines social rented housing in the

glossary of the plan to provide clarity for implementation. The ASP approach would maximise land available for housing and improve the residential environment, creating a better mix of social and market housing, consistent with the Framework.

27. The housing estates may be of historic interest as examples of a particular style of architecture representing social or architectural movements of the time. This is not recognised in the ASP. The Framework sets out that sustainable development includes protection of the historic environment. Therefore modification **MM17** adds that this should be specifically considered as part of the site assessment and development process. I have deleted the reference to Historic England in the modification as this is not necessary for soundness. The ASP made no reference to guarding against the unnecessary loss of existing social and community facilities serving the estates which provide valued facilities, advised by paragraph 70 of the Framework. Modification **MM17** addresses this by clarifying that they will be considered within any development options.

28. The increase in numbers of homes throughout the Borough will have an impact on services and infrastructure. The ASP makes no clear reference to how these will be delivered raising doubt about its positive preparation. Modification **MM5** adds a paragraph linking growth to the Infrastructure Delivery Plan (IDP) which identifies necessary social and physical infrastructure for the next 5 years. The IDP includes details of how this will funded and be taken forward over the plan period. The IDP is a live document and will be updated throughout the plan period ensuring that there will be adequate infrastructure provision.

29. The Government's Written Ministerial Statement dated 25 March 2015 introduced a new system of housing standards. Modifications **MM12** and **MM15** update ASP policy SP2 (4) and explanatory text, deleting reference to Lifetime Home Standards and introducing reference to the achievement of relevant building regulations. The modification would ensure that the plan makes provision for a mix of housing to meet the needs of different groups in the community as sought by paragraph 50 of the Framework.

30. Subject to the main modifications I recommend, the ASP sets out a clear strategy for the area which positively and proactively promotes housing to meet the needs of the borough in general conformity with the London Plan and consistent with the Framework.

Issue 2 - Is the approach to employment justified and effective? Is it in general conformity with the London Plan and consistent with national policy?

31. ASP updated policy SP8 sets a new target for additional employment floor space of 23,000 square metres (sqm) for the plan period, to come forward in designated employment areas. This takes into account expected increases in jobs in Haringey set out in the London Plan and is justified by up to date employment studies. However, the lack of detail and clarity of approach to how the target floor space is to be achieved makes the policy difficult to implement. Modification **MM19** introduces new wording and rewrites part of the policy to clearly identify the target amount of employment floor space

and set out the method by which it would be met. This includes reconfiguration and re-use of surplus land (due to decreasing demand for industrial and warehousing land), intensification of existing employment sites (which are outdated and underused), increased provision of Class B1 floor space and the protection of viable uses.

32. In line with the London Plan, the policy sets out the hierarchy of uses, protection of key areas and support for mixed uses on a range of Local Employment Area: Regeneration Areas (LEARA) to enable a net increase, upgrading and improvement of employment land. The employment designations need updating to reflect the latest London Plan and employment land survey position and accordingly modification **MM20** adds two Locally Significant Industrial Sites (LSIS). Modification **MM23** correctly identifies the names of two Local Employment Areas. Modifications **MM21** and **MM22** ensure that the revised wording relating to all of the above mentioned modifications is made to the explanatory text and is necessary for consistency. The relevant changes need to be made to the policies map without which the policy would not be sound.

33. The ASP policy approach is justified by several employment studies looking at growth, viability and land availability. However, uncertainties for the plan period include a) changes in employment type, including technology and working from home, b) whether the trend for B1 to move out of Central London caused by changes to permitted development rights will continue, and, c) whether the mixed use sites on LEARAs will bring forward the expected level of employment floor space.

34. For the policy to be effective modifications **MM22, MM24, MM25, MM26** and **MM29** introduce specific measures to monitor employment types and trends, and net increases in floor space. New wording and trajectories are inserted setting out when and how action will be taken to make sure the policy aims are being met. An Employment Land Study update is recommended in 5 years' time to reassess the overall target for employment floor space against the net increase achieved during the period. The modifications will ensure that the quantitative and qualitative needs for all foreseeable types of employment activity are met over the plan period as sought by the Framework.

35. The former Friern Barnet Sewage works (renamed Pinkham Way in the ASP) is removed as an allocation in the SADPD because development is not identified to occur during the plan period. The site is a designated Local Employment Area: Employment Land and is part of the Council's stock of employment land. However, it is not a site identified as necessary to bring forward a net increase in employment floor space. The site is now of nature conservation importance and the subject of a long campaign by local residents to remove the employment designation. The Framework, at paragraph 22, advises that Councils should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of employment. Notwithstanding this, the alteration before me merely changes the name and not the designation of the land which is unaltered. Therefore, the soundness of the ASP is not affected by its designation. In any event, if a planning application were to be submitted it would be considered against the full range of national and Local Plan (LP) policies.

36. With regard to leisure and retail, the ASP omitted to recognise the importance of Tottenham Hotspur's stadium as a key leisure destination in London. To plan positively for leisure facilities in London and the borough modification **MM9** inserts these words to the explanatory test as part of the SP and London Plan aspirations for the site.

37. Subject to the Main Modifications I recommend, the ASP would set out a clear strategy for the area which positively and proactively encourages sustainable economic growth in general conformity with the London Plan. It is consistent with the Framework and is sound.

Issue 3 – Are other alterations in general conformity with the London Plan and consistent with national policy?

38. The remaining alterations update waste targets in accordance with the London Plan figures. They reword the advice on Planning Obligations to comply with the Framework. Updates are made to other policies in response to changes in legal requirements, London Plan policy or the Framework. These alterations will assist in the delivery of sustainable development and are sound.

Section 2

Site Allocations Development Plan Document and Tottenham Area Action Plan

Main Issues

39. This section covers the SADPD and the TAAP. Each plan is addressed separately having regard to its role in meeting strategic policies, but there are common areas such as monitoring, delivery and viability which are addressed together. The main issues for the SADPD are assessed on a topic basis rather than by area, as the sites are widely spread throughout the borough. The main issues for the TAAP are better assessed on an area basis as these are more compact and share common characteristics. The report is structured to reflect this.

40. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified eight main issues upon which the soundness of the Plans depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Site Allocations Development Management Document

Issue 1 – Has the Plan been positively prepared? Is it in general conformity with the London Plan and consistent with the Framework?

41. The SADPD allocates 65 sites to come forward during the plan period setting out a range of uses, indicative capacities and timescales, and a range of site requirements and development guidelines. The evolution of the Plan is clearly based on the SHLAA and the testing of feasible and reasonable options

to find the most appropriate solutions for the allocation of sites through the SA. With the exception of one site (SA52 – Pinkham Way) which is to be removed for specific reasons which are addressed later in this report, the SADPD identifies sites that are considered to be available, realistic and with a reasonable prospect of success. The plan has been positively prepared.

42. In line with the aims of the strategic policies, the SADPD covers the Wood Green growth area and a small part of the Seven Sisters Corridor area of change (the remaining growth areas and areas of change are within the remit of the TAAP). However, the Plan fails to make clear the role of the SADPD in delivering the strategic policies and it is difficult to determine whether the allocations would bring forward the right amount of development in the right place. To ensure consistency with the ASP, modifications **SAMM6** and **SAMM7** recommend new text to identify its role in meeting strategic requirements. The modifications, together with the lists of sites and mixes of uses for each site (set out in SADPD Appendix 4), link the allocations and their distribution to the expected housing and employment, retail and other uses identified in the strategic policies.

43. Polices SA1 (indicative Crossrail areas), SA2 (employment designations), SA3 (town centre boundaries), and SA4 safeguarded waste sites cover the whole borough (including Tottenham). For policies SA2 and SA3 there is a lack of correlation between the SADPD and the TAAP of boundaries and designations which would affect implementation. Modifications **SAMM9 - SAMM18** (inclusive) and **SAMM20** update the designations and boundaries to ensure they are accurate and the policies can be implemented effectively.

44. The remaining document covers most of the borough except the eastern part where allocations are identified in the Tottenham Area Action Plan (TAAP). The allocated sites are grouped into local areas comprising Wood Green metropolitan area (encompassing the growth area), sites in the south of the borough, sites in Highgate, sites in the west of the borough and sites in the east of the borough. A coordinated approach to development is sought on many sites and throughout the areas to ensure that there are good connections between sites and their surroundings. The overarching goal is to promote sustainable communities.

45. The SADPD has been positively prepared. Its aim is to deliver sustainable development. The way in which this would be achieved is clearly justified and the Plan is in general conformity with the London Plan and consistent with the Framework.

Issue 2 – Are the allocations consistent with the Strategic Policies? Will they meet its strategy for sustainable growth?

46. *Residential*. The SADPD identifies some 58 sites where residential development is sought or supported. These sites are estimated to deliver over 7,500 new homes, contributing significantly towards the ASP housing target. A significant proportion of the housing comprised of 20 allocations (SA5 – SA25 inclusive), which have the potential to bring forward over 4,000 new homes, is in the Wood Green growth area.

47. The SADPD indicates that an area action plan (AAP) for Wood Green is in preparation; however, the Wood Green sites are already included in the SADPD and there is no guidance given about how the plans would relate to each other. This would make them difficult to implement and be effective. Modification **SAMM22** adds explanatory text to set out the role of each plan indicating that the SADPD Wood Green allocations would be superseded by the Wood Green AAP (once examined and adopted).

48. Although, in some cases, a steer is given on the types of housing, for most sites the range and mix (including affordable housing) will be guided by the ASP, DMDPD and London Plan policies. The capacities follow density guidance in the London Plan, but they are indicative only offering a flexible approach to the sites. Progress has already been made on some of the allocated sites where planning permission has been granted (these are still included where the development is not completed). For example site SA22 (a LEARA) has outline planning permission for some 950 – 1,080 dwellings and the former St Ann's hospital site (SA28) has planning permissions for some 450 dwellings. On the whole development has come forward with a greater quantity of housing than expected and the progress in bringing forward these sites is encouraging.

49. Haringey's social housing estates are included in the SADPD as allocations SA44, SA54, SA56, SA62 and SA65. The principle of their renewal and/or regeneration is established in ASP policy SP2. Not all allocations indicate an increased capacity for new houses and the main purpose of their inclusion in the SADPD is to set specific criteria to guide development which is likely to occur during the plan period. Any new development would be subject to the full range of strategic policies relating to social housing and housing mix and they are not repeated in the SADPD.

50. However, the allocation for Broadwater Farm (SA62), a significant housing estate within Haringey, fails to give any detailed guidance on what is expected leaving this to a future supplementary planning document (SPD). This creates uncertainty and lacks a positive policy approach for the SPD to follow. To remedy this modification **SAMM108** adds criteria which will form the basis of the SPD. This includes analysis of the form, function and quality of the existing buildings, potential for refurbishment, and recognition of the character of the surrounding area. The modification adds that the focus would be on improvements to the residential environment including the public realm, and improved access and integration into the surrounding area. The increased level of detail adds clarity and makes the policy effective. Modification **SAMM106** amends the boundary of the allocation to remove properties between Lordship Recreation Ground and Lordship Road, where there is no justification for their inclusion.

51. The residential capacities for mixed use LEARA are justified by the background studies based on reasonable assumptions about the mix of uses necessary to ensure a viable development. However, for the Harringay Warehouse District sites SA30 – SA34 (inclusive) the existing range of uses is so complex, containing communal employment and residential uses (mostly established through lawful use certificates), that the indicative capacities may be too restrictive for each site. Modifications **SAMM58, SAMM59, SAMM61** and **SAMM125** therefore provide a more open framework around the way in

which the sites are monitored, removing individual site capacities but still seeking to achieve an overall capacity of some 380 dwellings.

52. SP policy SP3 covers the provision of Gypsy and Traveller sites. These are well provided and protected in the borough. The expected need from 2017 onwards is not set out in the ASP and was identified to come forward in the SADPD. However, the assessment of further need was not completed in time to form part of the SADPD. The assessment is currently nearing completion in consultation with neighbouring boroughs. Early information indicates that projected need will be small for Haringey. It will be incumbent on the Council to make further alterations to the SP to meet the identified Gypsy and Traveller needs to ensure that the policy is up to date.

53. Overall, there is a wide range of suitable sites across the borough differing in scale and type which would facilitate achievement of Haringey's housing targets and the approach to housing is sound.

54. *Employment*. The SADPD includes scope for the delivery of some 74,000 sqm of new employment floor space, some 47,000 sqm within the Wood Green growth area. Although these figures are considerably in excess of the ASP target of 23,000 sqm they are gross figures and include existing employment assets that are approaching the end of their functional lifespan which are to be replaced.

55. The indicative quantity of floor space is supported by the Employment Viability Assessment, but the actual quantum may differ depending on site circumstances and the mix of development required to support a viable scheme. The SADPD lacks clarity and consistency on this point, particularly for LEARA sites where renewing and increasing employment floor space is a key ASP priority. Therefore modifications **SAMM1** and **SAMM37** add that in LEARAs (sites SA18, SA19, SA20, SA21, SA24, SA, SA30, SA31, SA32, SA33, SA34 and SA47) development will be employment led.

56. In addition, modifications **SAMM36, SAMM41, SAMM44, SAMM46, SAMM48, SAMM51, SAMM62, SAMM64, SAMM65, SAMM67** and **SAMM89** reword site requirements to these allocations indicating that development should achieve the maximum amount of employment floor space. The words 'subsidise/cross subsidise' are used in the allocations which is misleading and fail to explain the criteria against they would be assessed. Modification **SAMM5** replaces these words with a reference to an assessment of viability for the scheme as a whole. This would make the implementation of the allocations effective. Modification **SAMM23** includes 'mixed use' for site SA5, increasing its flexibility. Modification **SAMM27** introduces a requirement for replacement employment floor space to SA8 in line with the background evidence. The modifications would make the policies effective.

57. There are a wide range of site allocations in addition to the LEARA where there is capacity shown for new employment floor space in appropriate locations and the approach to employment is sound.

58. *Retail*: The SP policy SP10 sets a target of an additional 24,000 sqm (net) of retail floor space during the plan period. The SADPD includes scope for the delivery of some 25,000 sqm (gross) focussed around the existing town

centres, including 17,000 sqm in Wood Green town centre within the growth area. The SADPD figure is based on redevelopment of a range of sites coming forward from 27 of the allocations. The background retail and town centre studies demonstrate that the SADPD in combination with the TAAP would make a significant contribution to the achievement of the net strategic plan target.

59. The allocations would promote competitive town centres that provide customer choice and the policies would contribute towards strategic policy retail objective to ensure the vitality of the town centres.

60. *Social and physical infrastructure*. The ASP takes into account the necessary infrastructure to meet expected growth and promote health and sustainable communities. This includes delivery and viability. The SADPD identifies expected uses and site requirements for each allocation to accommodate the needs of the borough. Sites include community, leisure and education facilities, and protection/provision of open space where appropriate aimed at providing opportunities for social interaction and strong, healthy neighbourhoods. To ensure existing and potential uses are correctly allocated and positively prepared modification **SAMM101** adds education to the potential uses for SA59, modifications **SAMM102** and **SAMM104** add community use to SA60, and modifications **SAMM110, SAMM111, SAMM112, SAMM113, SAMM114** and **SAMM104** aim to protect community use for SA63 indicating that any redevelopment should be community-led.

61. Transport infrastructure is focussed on seeking safe cycle and pedestrian connectivity, and integration with surroundings, as an intrinsic part of the design. This would meet the aims of the Framework to promote sustainable means of transport. However, some of the criteria are unjustified or inconsistent in this respect. Modification **SAMM35** and **SAMM53** remove unjustified requirements to build/fund a bridge over the Hornsey and Harringay stations (sites SA17 and SA27) seeking encouragement to do this instead. Modifications **SAMM38, SAMM39** and **SAMM43** ensure that new cycle links are explored and form part of a masterplan to improve connectivity for site SA18. Modification **SAMM87** adds a site requirement setting out vehicular and servicing access arrangements for SA43 to improve access. The modifications are supported by the background documents and are necessary to make the policies effective.

62. The SADPD identifies sites that match the strategic policies' aim to achieve sustainable growth and, subject to the Main Modifications I recommend, they would help to meet anticipated need over the plan period.

Issue 3 - Are the detailed requirements for each of the development sites clear and justified?

63. As stated the information for each development site is comprehensive. There are a number of common issues raised in many of the site allocations where requirements are not justified or need to be reworded to either be effective or comply with SP, ASP, London Plan and national policy. These are:

64. *Design.* In a dense, urban borough, good design is the key to ensuring the

scale of the development sought by the SADPD can be absorbed into the existing urban fabric without harm. Site requirements and design guidelines set site specific criteria to create attractive environments, but some allocations fail to make these clear or are too restrictive on aspects of design and they are not positively prepared. The height of buildings is particularly sensitive in some areas (identified in the Council's Potential Tall Buildings Validation Study) and for sites SA11 and SA36 around Wood Green Library and Finsbury Park, criteria are vague or too restrictive. Modifications **SAMM29, SAMM30, SAMM68** and **SAMM73** remedy this ensuring height of a new building is a consideration, and should respect local circumstances and residential amenity. The protection of views to and from Alexandra Palace and Downhills Park Road (SA22 and SA25) is not adequately recognised. Modifications **SAMM49** and **SAMM52** correct this making the policy effective.

65. The accessibility, provision and protection of open space are essential to provide an attractive and healthy borough. Where the policies fail to recognise this, they have not been positively prepared. Modifications **SAMM76** and **SAMM77** therefore ensure that open space provision links to the surrounding open space on site SA39 to ensure a coordinated approach and improved access. The green space at site SA49 and Metropolitan Open Land at site SA60 are protected by modifications **SAMM93** and **SAMM105** adding consideration of these to the site requirements. Improved access to the River Lea for SA65 is recommended by modification **SAMM117**. Modification **SAMM91** seeks retention of the public square and associated trees to reflect the current position for SA48 where the Hornsey Town Hall and square are designated as an asset of community value. Without the modifications these policies would not be effective.

66. *Natural Environment*. Eight sites are covered by the Thames River Basin Plan (regulated by the Environment Agency) which sets out the pressures facing the water environment in the river basin district and the actions that will address them. The SADPD does not make adequate reference to this in the allocations. Modification **SAMM119** adds text to make sure that sites have regard to the objectives of the river basin plan making the policies effective. Modification **SAMM50** ensures that consideration of the north-south river corridor for site SA23, which is of ecological value, forms one of the site requirements which will make the policy effective.

67. *Heritage assets.* The SADPD is clear that sustainable development includes protection of the historic environment and notes that many sites are within or adjacent to heritage assets. However, several sites adjacent to conservation areas or within the setting of a listed building are not adequately recognised in the criteria and the policy is not positively prepared. To rectify this, modifications **SAMM28, SAMM45, SAMM72, SAMM74, SAMM79, SAMM88, SAMM98** add that development 'should preserve the setting of' the heritage asset for sites SA9, SA19, SA37, SA38, SA41, SA46 and SA50. The Council's suggested modification 'needs to make a positive contribution to' is more onerous than national policy or section 66 of the Planning (Listed Buildings and Conservation) Act 1990 (for listed buildings) which seeks to preserve setting. I have changed the wording to 'should preserve the setting of' to comply.

68. The criteria for other sites within conservation areas or for listed buildings

require additional wording or rewording to ensure they would be effective. Modifications **SAMM54, SAMM75** and **SAMM90** make the relevant additions or amend wording to preserve or enhance, and to recognise significance of heritage assets for sites SA28, SA39, and SA48 accordingly. The old Piano Factory building on site SA49 may be of heritage interest and modification **SAMM92** adds a sentence for this to be considered in any development proposal. There is also a lack of protection for sites where there could be significant archaeological interest. Modifications **SAMM79** and **SAMM115** therefore add that on sites SA41 and SA64 the archaeological potential (both are close to a medieval asset) should be assessed, making the policies effective.

69. *Groundwater source protection zone*. Eighteen sites are within a groundwater source protection zone as defined by the Environment Agency, where there is a risk of contamination from pollution. The SADPD lacks site specific criteria on how development should address this to ensure that water supplies are protected. To effectively protect the environment modification **SAMM26** introduces a paragraph to each allocation to ensure that potential contamination is understood and that risk management and remediation is carried out. The Environment Agency is satisfied with this approach.

70. *Decentralised energy.* As submitted the SADPD sets onerous development guidelines on a significant number of allocations to connect to decentralised energy sources which are not justified and not positively prepared. Modification **SAMM4** rewords the guidelines to encourage connection, but having regard to feasibility and viability. This would comply with the London Plan policy 5.5 and be effective.

71. *Planning obligations.* In line with paragraph 204 of the Framework planning obligations should only be sought where 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. Criteria in a large proportion of the allocations conflict with the Framework in this regard. Many allocations unjustifiably require some or all of the following: financial contributions, compensation, cross subsidies and capped rents. The criteria are also unclear about what is being sought and why. Throughout the plans, where these occur, modifications **SAMM2, SAMM3** and **SAMM24,** are made rewording the policies to delete 'compensation', 'cross subsidy', 'capped rents' and 'will make a contribution'. They are replaced by wording to make it clear that? 'contributions' and 'affordable rents' may be necessary only where they comply with the Framework. On the same theme, modification **SAMM25** removes the words 'planning obligations will be sought' replacing with 'opportunities to improve' will be sought relating to public space, from SA6.

72. *Master planning.* On larger and adjoining sites development is expected to come forward through a masterplan. SA18, SA19 and SA20 are neighbouring sites where a coordinated approach is required for the policies to be effective and this is missing. Therefore, modifications **SAMM40, SAMM42, SAMM45, SAMM47, SAMM121** and **SAMM122** introduce a coordinated approach, (including the provision of open space and public realm and its purpose as a focal point for the cultural quarter of Wood Green). Sites SA30, SA32 and SA34, similarly require a coordinated approach to be effective, which is

missing from the text. Modification **SAMM60** therefore seeks a masterplan as a site requirement making the policies effective.

73. The detailed policies are clear, reasonable and justified. They would guide development, whilst protecting the environment. They meet Haringey's overarching aim to deliver sustainable development and subject to the Main Modifications, are sound.

Issue 4 – Are there any local or site specific circumstances that would affect the implementation of the site allocations?

74. Site SA42, Highgate Bowl, requires public access to private open space. Whilst the bowl is open space of historic interest this requirement could prevent sustainable development coming forward. The wording is changed by **SAMM82** and **SAMM83** to give support to public access having regard to existing owners, occupiers and uses. I have made a further amendment to SAMM82, deleting the word 'enhanced' and replacing with 'public' to make the policy effective. Modification **SAMM85** makes clear why development should reflect the existing mews type of development to make the policy effective. This would not restrict sensitively designed development coming forward in an alternative form. Although not a matter for soundness, the designation for Significant Local Open Land does not appear in the related DMDPD policy DM20. However, the DMDPD policy protects all open space regardless of local designations and this makes no difference to the soundness of the allocation. Moreover, the indicated designation of open space on the allocation plan makes no difference to the capacity and type of development allocated for the site or its effectiveness. With the modifications proposed to the policy DM20, this would not restrict sustainable development coming forward on any part of the allocated site, particularly where it is brownfield land.

75. Site SA52 Pinkham Way is designated as a Local Employment Area: Employment Land in the SP. Although the site was a former sewage works, it has been vacant for many years. There is no purpose to its inclusion in the SADPD as development is not identified to come forward within the plan period and it has no role within the SADPD to meet ASP objectives. The allocation is therefore unnecessary and **SAMM99** removes the designation from the SADPD.

76. Changes to LSIS and Local Employment Area: Employment Land identified in the ASP carry through to the SADPD. The consequent changes are made to the policies map without which SA31, SA33 and SA34 would not be sound.

77. All other policies which are not subject to modification are reasonable and justified, and would help to meet the strategic aims of the SP and ASP. The plan is sound.

Tottenham Area Action Plan

Issue 5 - Has the Plan been positively prepared? Is it in general conformity with the London Plan and consistent with the Framework?

78. The TAAP establishes a spatial planning framework for Tottenham. It has a vision and strategic objectives informed by and consistent with the SP and the London Plan. These seek to regenerate and transform Tottenham, and unlock its potential as an increasingly attractive place to work and live. The plan is supported by a wide range of substantial background studies specific to Tottenham including regeneration and physical development frameworks, a district centre framework (for Tottenham Hale), masterplans and transport modelling. The area also falls within the GLA Upper Lea Valley Opportunity Area and the TAAP is consistent with the overarching framework for regeneration of the area set out in the Upper Lea Valley Opportunity Area Planning Framework (adopted 2013)(produced by the GLA with Transport for London, and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney).

79. Consistent with strategic policies, the TAAP seeks to accommodate a large amount of new homes, jobs and a new district shopping centre in the substantial North Tottenham and Tottenham Hale growth areas, and Tottenham High Road and the Seven Sisters Corridor areas of change. The Plan demonstrates through the allocations that it has the capacity to accommodate over 13,400 new dwellings, (of which some 3,000 have planning permission) well over the ASP strategic requirement of 10,000. The Plan would also make provision for some 69,000 sqm of employment floor space and 85,000 sqm of retail floor space (both gross figures) focussed within the strategic areas.

80. There are 11 area wide policies (AAP) which, in addition to other local plan documents, aim to guide and manage new development in the area. Policies AAP1 and AAP2 promote a co-ordinated approach to regeneration throughout Tottenham. This is essential to achieve high quality and inclusive environments. To ensure implementation of development is flexible, modification **AAPMM10** adds that the aspirations for comprehensive development should enable the component parts to be developed separately as long as they do not compromise aims for the wider area. Without this policy AAP1 would not be positively prepared.

81. *AA3 - Housing*. TAAP policy AAP3 introduces a new tenure mix for affordable housing of 60% intermediate accommodation and 40% affordable rented accommodation for all new housing in Tottenham. While this would be a different approach to tenure split from the ASP policy SP2 and the London Plan policy 3.11, the approach is justified by the evidence base which shows that circumstances in Tottenham are significantly different to elsewhere in the borough and much of London. Tottenham has a large amount of the borough's social housing (60%) and of that around 60% of homes are socially rented. In addition there is an over concentration of small homes, and many residential areas suffer from poor layouts and poor quality housing. There is a lack of flexibility and choice in Tottenham which needs to be addressed to achieve high quality and inclusive environments.

82. The re-provision of socially rented housing in the renewal or regeneration of social housing estates would still be protected by SP policy SP2 and this would ensure that there would not be a significant loss of socially rented floor space where it is most needed in the borough. However, the tenure split is

part of a range of measures sought by AAP3 and other policies, as well as site requirements and development guidelines, to provide a better mix of housing (type, size and tenure), renew and regenerate housing estates and improve the quality of the environment. The GLA supports the approach. However, in both policy AAP3 and explanatory text, the TAAP fails to make the aim of the policy completely clear and set out how this will be achieved. To remedy this, modifications **TAMM9**, **TAMM12**, **TAMM13** and **TAMM14** either reword or add additional text to explain that the tenure and use of land in development proposals will be designed to achieve, among other things, inclusive and mixed sustainable communities.

83. Where allocations seek estate renewal and regeneration (SS3, TG3, NT3, NT4 and NT5) the TAAP is not clear about how this will take place or what the expectations of the plan are and this creates uncertainty. Modification **TAMM41** recommends a new paragraph setting out the process, some additional design criteria and the next steps for residents and developers. Without this information the TAAP would not be positively prepared.

84. *AAP5 - Heritage*. The historic fabric of Tottenham is recognised as a significant asset in the TAAP. This is particularly important as the scale of development proposed in some of the most sensitive historic locations will pose a challenge to developers to ensure that the historic environment is protected. Although the site allocations and their indicative capacities take into account the heritage assets, the wording of policy AAP5 (conservation and heritage) and explanatory text is not adequate or reinterprets the policies relating to heritage in the Framework. Therefore a number of modifications are recommended. Modifications **TAMM20 - TAMM25** (inclusive) delete sections of the policy where wording is either inconsistent with or reinterprets the Framework. Modification **TAMM7** adds to the explanatory text that many heritage assets are in poor condition. This is necessary as it influences the site requirements for some allocations. The modifications recognise that growth needs to be well managed to ensure protection of heritage assets.

85. *AAP8 - Tottenham High Road*. Tottenham High Road is an example of an area of very high heritage value where there are allocations for a significant amount of development to enable regeneration of the area. To ensure that the heritage of Tottenham High Road as a whole is protected modification **TAMM30** to policy AAP8 makes clear that regeneration of the high road should be heritage-led. Without this modification the policy would not be consistent with the Framework which seeks conservation and protection of the historic environment.

86. *AAP6 - Design.* Policy AAP6 (urban design and character including tall buildings) requires compliance with Council documents which have not been examined, such as the Tall Buildings Supplementary Planning Document and the Borough Characterisation Study. This would be unreasonable and not positively prepared. Modifications **TAMM26** and **TAMM27** replace the words 'comply with' to 'have regard to' to supplementary planning and other design documents to make the policy effective.

87. The remaining AAP policies, AAP4 (employment), AAP7 (transport), AAP9 (green grid) and AAP11 (infrastructure) are consistent with strategic policies, the London Plan and the Framework and together the policies aim to secure

well designed, integrated development that meets the needs of the borough. However, for policy AAP4, modifications **TAMM5, TAMM14** and **TAMM19** correct figures 2.4 and 4.1 to accurately reflect defined employment areas. This is necessary for clarity and to be effective. Changes to LSIS and Local Employment Area, Employment Land identified in the ASP carry through to the TAAP. The consequent changes need to be made to the policies map without which policies TH11, TH12 and TH13 would not be sound.

88. The vision, objectives and area wide policies have been positively prepared taking a comprehensive approach in order to deliver significant regeneration and the creation of new sustainable communities. Subject to the Main Modifications I recommend, they are in general conformity with the London Plan and consistent with the Framework.

Issue 6 - Are the allocations consistent with the Strategic Policies? Will they meet its strategy for sustainable growth?

89. The site allocations are based on SHLAA and other extensive background studies for Tottenham and the testing of feasible and reasonable options to find the most appropriate solutions for the allocation of sites through the SA. The site allocations are considered to be available, realistic and with a reasonable prospect of success. As with the SADPD, each site allocation sets out a range of uses, indicative capacities and timescales, and a range of site requirements and development guidelines. To ensure that capacities are not read as a cap and are indicative only modification **TAMM35** is necessary. This sets the capacity as a minimum with a rigorous design led approach establishing the final numbers. With the modification the policy would be positively prepared.

Tottenham Hale Neighbourhood Area

90. This encompasses the Tottenham Hale growth area. The TAAP identifies 12 sites within Tottenham Hale with a capacity for over 5,500 new homes, 43,000 sqm of employment floor space, 35,000 sqm of retail floor space (of which some 27,000 sqm will be in the new Tottenham Hale District Centre) and a new school. The sites are distributed to make the most of its location next to the Lea Valley Park, where there will be a new transport hub, a new station and Crossrail 2. A new road layout and significant public realm improvements will come forward either through the allocations or through other means. The infrastructure is identified, funded and deliverable as set out in the IDP.

91. The allocations TH2, TH3, TH4 and TH5 form the new Tottenham Hale District Shopping Centre with a range of town centre uses identified. Allocation TH2 fails to make clear that development should take account of the principles set out in the masterplan (the Council's district centre framework) to show how the development would complement other sites and policies. Without the modification (**TAMM73**) adding this as a site requirement, policy TH2 would not be effective.

92. Hale Wharf (TH9) is located next to the Green Belt and the Lea Valley Regional Park, which has significant nature conservation interest, containing a Site of Special Scientific Interest, a Ramsar Site and a Special Protection

Area (SPA) (designated because of migratory non-breeding birds). The Council's Habitat Regulation Assessment for the Plan indicates that there is not likely to be a significant adverse impact on the protected SPA and Ramsar site from the TAAP either on its own or in combination with other development. The allocations identify the nature conservation designations; however, to be effective **TAMM28** and **TAMM85** add further detailed advice about tall buildings, advising in the design guidelines that development should conserve and enhance the nature conservation value of these sites. Natural England (NE) raises no objection and endorses the policy approach.

North Tottenham Neighbourhood Area

93. This encompasses the North Tottenham growth area. The TAAP identifies 5 allocations within North Tottenham with the capacity for some 4,500 new homes, 7,000 sqm of employment floor space and 51,000 sqm of retail floor space. These include 3 major regeneration and development schemes - High Road West (NT5) and Northumberland Park (NT3 and NT4) which are focussed on delivering housing estate renewal and regeneration, and Tottenham Hotspur Football Club (THFC) stadium development (NT6 and NT7), a mixed use development with a focus on leisure. NT7 benefits from planning permissions for a comprehensive redevelopment scheme of a stadium, hotel, retail floor space, museum and housing, together with associated infrastructure and is underway. The TAAP is lacking in detail about the THFC development site and **TAMM6** and **TAMM66** add a paragraph to the explanatory text setting out the aims for the site and a list of the relevant planning permissions to make it effective.

94. The High Road West town centre is likely to be expanded, but because this depends on significant development coming forward on sites NT3, NT5 and NT7 the precise boundary is not yet known. The TAAP failed to make this clear and the town centre designation was too restrictive. To remedy this and make the policies more flexible modifications **TAMM51, TAMM52, TAMM53** and **TAMM61** add further information explaining that the quantum of retail floor space (50,000sqm) should be delivered between the 3 sites to provide a better and more functional townscape and town centre. Modifications **TAMM56, TAMM68 and TAMM69** add the words 'leisure' and 'retail' as allocated uses to reflect integration with NT7 and make the policy effective. Modification **TAMM62** rewords the site requirements for NT5 to ensure that viable uses are sought for heritage assets, some of which are deteriorating and on the 'at risk' register. This would be consistent with protection of the historic environment sought by the Framework.

95. Site NT5 requires a waste facility at the site to be re-provided, but during the examination it came to light that this facility had been provided elsewhere and **TAMM50** and **TAMM63** remove these words to make the policy effective. There are 2 consequential modifications to tables and figures in the TAAP which are necessary to ensure they are consistent with the text. These are modifications **TAMM3** and **TAMM4.** A consequential change will be necessary to the policies map without which the policy would not be effective.

Tottenham High Road Neighbourhood Area

96. This area encompasses the Seven Sisters and Tottenham High Road areas of change. The TAAP identifies 10 allocations within this area divided into 3 specific places, Seven Sisters, Tottenham Green and Bruce Grove. The allocations identify capacity for over 1,000 new homes, 10,000 sqm of employment floor space and 6,800 sqm of retail floor space. Site TG2 is allocated for a substantial community use. The allocations will strengthen the role of Bruce Grove as a shopping centre, enhance Tottenham Green as a focal point for cultural and civic activity and reinforce Seven Sisters and West Green Road's significance as a district shopping centre.

97. Policy SS1 indicates that amalgamation of small shop units will be resisted to preserve the small individual shops that characterise the Seven Sisters and West Green Road district centre. However, this is not a matter that can be controlled by planning and modification **TAMM36** removes the word 'unit' and replaces with 'shop fronts' which can be controlled and would be effective in helping to protect the character of the area. Modification **TAMM37** adds to site SS1 recognition and protection of heritage assets and their settings, so that the policy is consistent with advice in the Framework. Modification **TAMM45** adds a design guideline to site TG2 to ensure that the nature, form and function of the existing community uses and the site users are considered. This would recognise the value of the existing site to the community and make the policy effective.

98. Site TG3 is allocated as mixed use. However, in order for comprehensive development to take place modifications **TAMM46** and **TAMM47** seek a masterplan which addresses the opportunities of the whole site. Without this the policy would not provide a comprehensive approach as sought by AAP1 and AAP2. Similar to site NT5 in North Tottenham, there are listed buildings along Bruce Grove which are deteriorating. Modification **TAMM49** makes clear that repair and viable re-use should be part of development considerations for sites BG1 – BG4 (inclusive) to ensure that the policies are positively prepared and reflect national guidance on the protection of the historic environment.

99. Subject to the Main Modifications, the allocations will bring forward large scale regeneration of the area in key locations for growth in line with the aim of strategic policies to transform Tottenham and achieve sustainable growth.

Issue 7 - Are the detailed requirements for each of the development sites clear and justified?

100. *Groundwater source protection zone*. Seven sites are within a groundwater source protection zone as defined by the Environment Agency. Similar to the SADPD, the TAAP lacks site specific criteria on how development should address this. For the same reasons as the SADPD modifications **TAMM38, TAMM42, TAMM44, TAMM54, TAMM58, TAMM65** and **TAMM71** add a paragraph to the relevant TAAP sites to ensure that potential contamination is understood and that risk management/remediation is carried out.

101. *Decentralised energy.* Similar to the SADPD, the TAAP sets onerous development guidelines on a significant number of allocations. Modification **TAMM2** rewords the guidelines to encourage connection, but having regard to feasibility and viability for the same reasons as the SADPD modifications.

102. *Planning obligations.* Similar to the SADPD, criteria in a large proportion of the TAAP allocations unjustifiably require some or all of the following: financial contributions, compensation, cross subsidies and capped rents. Throughout the plans, modifications **TAMM1, TAMM17, TAMM34, TAMM43, TAMM77, TAMM96** and **TAMM99** reword the policies to ensure they comply with paragraph 204 of the Framework. For **TAMM34**, I have deleted the last line referring to employment training and related initiatives to make the policy more flexible.

103. *Flooding.* A flood risk assessment for the TAAP indicated that there would be no risk from the scale of development and its distribution. However, the detailed policies fail to identify sites where flooding needs to be considered as a site requirement or design guideline. Modifications to sites NT4, NT5, NT7, TH2, TH3, TH6, TH7, TH8, TH10 and TH13 (**TAMM55**, **TAMM57**, **TAMM60**, **TAMM64**, **TAMM67**, **TAMM70**, **TAMM74**, **TAMM75**, **TAMM79**, **TAMM81, TAMM82**, **TAMM87** and **TAMM100)** add this information, necessary to protect the environment and make the policies effective.

104. *LEARA*. The lack of clarity seen in the SADPD in the approach to LEARAs (addressed earlier in this report) is carried through in site criteria for TH6, TH9, TH11, TH12 and TH13 in the TAAP. The same modifications are made to ensure that the employment criteria are effective and that the plan is positively prepared. The relevant TAAP modifications **TAMM18, TAMM76, TAMM84, TAMM90, TAMM92, TAMM94, TAMM95, TAMM97**, and **TAMM98** are made for the same reasons as set out in SADPD section of this report and are not repeated here. Modification **TAMM91** adds to site TH11 that warehouse living takes place at the site and that mixed use development is expected, to ensure that the policy is effective.

105. The detailed policies are clear and reasonable. They would guide development, enabling the type and range sought by strategic policies whilst protecting the environment. Subject to the Main Modifications they meet the Council's overarching aim to deliver sustainable development.

Issue 8 - Is there a reasonable prospect that the allocations will be delivered during the SADPD and TAAP timeframe? Are the plans flexible enough to cope with changes in circumstances that may arise?

106. This issue covers both the SADPD and the TAAP.

107. *Delivery*. The plan process for both the SADPD and TAAP included an assessment against paragraph 47 of the Framework of whether sites put forward were deliverable and developable during the short, medium and long term. The allocated sites range in scale and it is possible that delivery may take place during and beyond the plan period. However, to assist with deliverability, mixed land use designations are proposed for many sites and this would enable as much flexibility as possible and encourage a range of desired development to come forward.

108. The IDP provides information on infrastructure needs within the borough having regard to the SP and ASP targets for the growth and this is set out in more detail in the ASP (modification MM5). Statutory undertakers have been

consulted and no objections have been received. As a result, the allocations are based on a robust assessment of infrastructure requirements and their deliverability.

109. *Viability*. The viability studies for the plans indicate that the sites are viable having regard to the allocated uses, site requirements, development guidelines, and SP, ASP and DMDPD policies. Nevertheless, the flexible nature of many of the sites will give a number of options and they will come forward based on market needs with viability as a core consideration for proposed uses. This is to be considered in detail at the planning application stage and the GLA raise no concern with the approach. Based on the evidence, including the levels of recent development and progress in bringing forward planning permissions for some of the sites, delivery of the allocated sites over the plan period is likely to be achieved.

110. *Monitoring*. The ASP sets out how monitoring will take place linked to the sites allocated in the SADPD and the TAAP. Modifications are recommended to the ASP to ensure that action will be taken take if sites are not coming forward as sought by the plans. In addition, the SADPD contains trajectories and a list of all sites with indicative targets and **TAMM101** and **TAMM102** add similar details to the TAAP to ensure that the monitoring is effective. The Council produces an Annual Monitoring Report which sets out key indicators for the assessment of the principal components of the SP and ASP.

111. There is a reasonable prospect of the development identified by the plans being delivered within the plan period. Actions are identified to review the plan approach should there be a delay in development coming forward and, subject to Main Modifications, the plan is sound in this respect.

Section 3

Development Management Development Plan Document

112. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified two main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 - Are the policies aimed at positively promoting the strategic vision? Are they in general conformity with the London Plan and consistent with the Framework?

113. The development management policies are set out in a topic based chapters covering design and character, housing, environmental sustainability, transport and parking, employment and town centres, and community infrastructure, implementation and monitoring. The plan defines new policies to meet the SP vision (which conforms to the London Plan) and the range of policies will positively promote these aims. Consistent with the Framework the overarching aim of the policies is to deliver sustainable development.

Issue 2 - Are the policies clear, justified and positively prepared? Will they be effective?

114. *Design and character*. This chapter contains 9 policies covering a range of elements of design and character, including quality, building heights, locally significant views and the historic environment. The policies are set in the context of delivering the scale and type of development sought by the SP and ASP. The policies inform and support the site requirements and design guidelines set out in the SADPD and TAAP. The purpose of all of these policies is to continue to protect and enhance the built and historic environment, as sought by the Framework.

115. The detailed wording of policies DM3 (public realm) seeking maintenance in perpetuity, and DM6 (building heights) requiring community benefit is too restrictive and the criteria would be difficult to meet. In a similar way to the design policies in the TAAP, policies DM2 (accessible environments), DM5 (locally significant views/vistas) and DM6 (building heights) require compliance with Council documents which have not been examined, such as Secured by Design, the Tall Buildings Supplementary Planning Document and the Borough Characterisation Study. This would be unreasonable and not positively prepared. Modifications **DMM4 - DMM13** (inclusive) remove onerous or restrictive criteria, replacing them with more positively worded text. 'Comply with' has been replaced with 'have regard to' supplementary planning and other design documents. The modifications would ensure that the policies are more flexible and positively framed.

116. Policy DM9 (management of the historic environment) is not consistent with paragraphs 133, 134 and 135 of the Framework on the balance that must be undertaken when harm arises, and uses other words such as 'sustains' rather than 'conserves' as set out in the Framework. Modifications **DMM15** and **DMM16** delete the inconsistent wording and replace with the correct terms to make the policy effective.

117. *Housing*. The DMDPD contains 9 policies which in accordance with the Framework, seek to manage housing supply, mix and type, design and quality and affordable housing. The aim of the policies is to deliver sustainable, inclusive and mixed communities. The policies are generally positively worded supporting proposals for new housing on appropriate sites.

118. Policy DM11 (housing mix), promotes a mix of housing to suit specific area needs. However, it contains a criterion for institutional investment which is not related to planning. Modification **DMM20** removes the text to make the policy effective. Modification **DMM23** recommends 'having regard to' supplementary documents rather than 'compliance' and is necessary to make the policy effective.

119. Policy DM13 (affordable housing) complies with the wording and aims of ASP policy SP2; however, its application to schemes that are artificially subdivided or additional units created through planning amendments is confusing, unclear on where it might apply and lacks any criteria to explain how it would be implemented. Modifications **DMM25, DMM26, DMM27** and **DMM32** delete part of the policy and recommend a new section setting out development criteria and how development will be assessed to make the

policy effective. To comply with the previously mentioned WMS on affordable housing thresholds, **DMM30** deletes the requirement for affordable housing for small sites (less than 10 units). Modification **DMM31** removes a reference to contributions which would not comply with paragraph 204 of the Framework relating to planning obligations.

120. Policy DM15 (specialist housing) is also in conflict with paragraph 204 of the Framework requiring affordable student accommodation. Modifications **DMM35** and **DMM37** remedy this by amending wording and adding viability as a consideration. Policy DM16 (residential conversion) contains restrictive criteria on housing mix contrary to policy DM11 which modifications **DMM39** and **DMM40** remove for consistency and effectiveness. Modification **DMM40** explains what is meant by 'family housing' in policy DM16 to ensure it is effective. Policy DM17 (houses in multiple occupation) does not explain what is meant by 'standards' and how they would be assessed. Modifications **DMM41, DMM42** and **DMM44** add the information to the policy and explanatory text to assist with implementation.

121. *Environmental Sustainability*. This chapter has 12 policies covering protection of the natural environment, open space, renewable energy and waste. Consistent with the Framework the policies aim to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

122. SP policy SP13 protects open space from development. However, policy DM20 (open space and green grid) is worded in a restrictive way, could prevent sustainable development coming forward and it is not positively prepared. Therefore, modification **DMM45** deletes the restrictive text and replaces it with words supporting proposals that protect and enhance open space. Modification **DMM46** explains how areas deficient in open space will be assessed ensuring that the policy can be implemented effectively. Modifications **DMM47** and **DMM48** make the consequent changes to the explanatory text; however, I have removed the final clause from modification **DMM48** about brownfield land offering the potential to secure open space as this would not comply with the Framework which encourages reuse of brownfield land. If a brownfield site is of high environmental value the modified policy would not prevent this from being a material consideration.

123. Policy DM22 (decentralised energy) is drafted in a prescriptive and onerous way. To align with the London Plan policy 5.5 on decentralised energy and make the policy more flexible, modifications **DMM49**, **DMM50** and **DMM51** clarify that the expectations are subject to technical feasibility and financial viability. Without the modification the policy would not be positively prepared. Policy DM23 (environmental protection) and DM27 (protecting and improving groundwater quality and quantity) are worded negatively to refuse planning permission in certain circumstances relating to air quality, noise and water protection. Modifications **DMM52, DMM53, DMM54, DMM56** and **DMM57** change the wording to explain what measures should to be complied with to ensure there is no harm. This would clarify what is expected from a planning proposal and make the policy effective.

124. *Transport and parking.* This chapter contains 6 policies which cover sustainable transport and detail guidance for parking. All are positively

prepared and, consistent with the Framework, aim to promote sustainable means of travel, safe and suitable site access and protection of local character.

125. *Employment and Town Centres*. The chapter has 11 policies of which 4 relate to employment seeking to maximise the use of employment land, encourage regeneration and protect existing uses where appropriate. The remaining 7 policies relate to town centres covering town centre development, maximising the use of town centre land and controlling particular types of uses. The overall aims of the policies to secure sustainable economic growth and ensure the vitality of town centres are consistent with the Framework. However, significant modifications (which I describe in the next two sub-sections) need to be made to some of the policies to enable development to come forward in line with strategic objectives.

126. *Employment*. The employment policies are restructured under the recommended modifications so that policies follow a logical sequence: policy DM37 addresses LSIS and Local Employment Areas, Employment Land (where land is protect for these uses); Policy DM38 covers LEARA where employment led, mixed use schemes are appropriate, and, policy DM40 covers non-designated employment land.

127. Policy DM37 is too restrictive for LSIS making no allowance for consideration of uses other than Class B1, B2 and B8 on these sites. **DMM60** adds a new section setting out reasonable criteria to assess where this may be acceptable, ensuring that the policy is positively prepared whilst ensuring that industrial sites are protected where appropriate.

128. Following on from modifications to ASP SP8 and policies in the SADPD and TAAP relating to LEARA, consequential modifications are necessary to policy DM38 (employment- led regeneration). Similar to those covered elsewhere in the report, modifications seek employment led development which will maximise the amount of employment floor space. Viability is to be assessed looking at the scheme as a whole. Other modifications take away onerous requirements such as the necessity to consider gypsy and traveller accommodation which could prevent sustainable development coming forward. Requirements that fail to comply with paragraph 204 of the Framework relating to planning obligations are removed or reworded. Other modifications replace 'cross subsidise' with a consideration about viability. The modifications make policy DM38 clearer and more flexible and ensure that the aims and objectives of the strategic employment policies (of which the approach to LEARA is a key part) are met through its implementation (modifications **DMM61 – DMM75** inclusive). Without these modifications policy DM39 would not be sound.

129. The modifications recommended for Policy DM41 include changing the policy title and aims of the policy to specifically address non-designated employment land and floor space. The modifications recommend complete remodelling of the policy to set out criteria against which development will be assessed. The policy supports mixed use schemes in accessible locations. Elsewhere it seeks to protect suitable and viable non-designated employment land which the Council's evidence base shows are important for the local economy. The circumstances where loss of non-designated employment land

are clarified and made less restrictive in the way they are framed, explaining how they will be assessed and the matters that developers need to consider. The necessity for contributions has been reworded to be more flexible to comply with paragraph 204 of the Framework (Modifications **DMM85 - DMM91** inclusive). Without these modifications policy DM40 would not be sound.

130. Policy DM39 (warehouse living) relates to a specific type of mixed use development seen in Haringey and the adjoining borough of Hackney. The policy has no clear explanation of the type and extent of development it would control. Modifications **DMM76, DMM77 DMM79, DMM80** and **DMM112** make the policy effective by defining it as a communal live-work arrangement that supports a range of creative industries and small and medium size enterprises. It has developed incrementally in specific areas of the borough (and in adjoining Hackney) over a period of time. It has a sui-generis use class and the policy is restricted in application to the areas identified in the SADPD and the TAAP which are already occupied in this way. However, the policy lacks detail in how it will be implemented. The SADPD and TAAP expect masterplans to cover the relevant site allocations and this is repeated in policy DM39 but modification **DMM78** adds a reference to specific site circumstances to make it more flexible. This would allow the complex circumstance of the existing sites to be taken into account. Modifications **DMM81, DMM82, DMM83** and **DMM111** add additional information in the explanatory text to make it consistent with the modified policy and the SADPD and TAAP allocations. Modification **DMM113** sets out criteria for the assessment of extensions to existing warehouse buildings. Without the modifications the policies would not be effective.

131. *Town Centres*. Policy DM41 (new town centre development) is not clear that the policy also applies to local centres and these words are added by modification **DMM92** to make the policy effective. Policy DM46 (betting shops) imposes a restriction (5%) on the total number of betting shops in a shopping centre; however, there is no satisfactory evidence to support the percentage sought which is a notional figure. Modifications **DMM94, DMM95, DMM97** and **DMM98** remove this requirement and make similar changes to the explanatory text. However, modification **DMM96** adds a new section to the policy to comply with the London Plan policy 4.8 (town Centres) which makes clear that the number of existing betting shops in a centre and their concentration are to be taken into account as they can have an effect on character and viability. Modification **DMM99** adds further explanation to the explanatory text on what the impacts are of overconcentration. The modifications would ensure that the policy is flexible and effective.

132. Policy DM47 is restrictive of hot food takeaways within 400m of boundaries of all primary and secondary schools. However, the background evidence shows that there is already significant hot food take-away provision in place in the borough and any reduction in children using a takeaway because of the restriction would be, at best, marginal. In addition figure 6.1 of the plan shows that most of the borough would be covered by the restriction preventing any new hot food takeaways, even in areas where there is no issue with obesity. I acknowledge that there is considerable support for this

policy (as well as objections); however, it would be significantly restrictive, contrary to the Framework's aim for town centres to provide choice and promote competitive town centre environments. Modification **DMM101** deletes the restriction to make the policy positively prepared.

133. Policy DM47 also seeks to restrict hot food takeaways as a percentage (5%) of the overall number of units. As with betting shops there is no satisfactory justification for the percentage and it is unjustified. Modification **DMM102** removes this criterion from the policy. In recognition of the effects hot food takeaways can have on town centres and in line with the London Plan text is added to the policy that overconcentration and clustering is taken into account. Modifications **DMM103** – **DMM106** (inclusive) make consequential changes to the explanatory text. Without the modifications the policy would not be sound.

134. *Community Infrastructure, Implementation and Monitoring.* There are 9 policies in this chapter covering planning obligations, community infrastructure, public houses, burial space, hotels, telecommunications and masterplanning. All are generally positively prepared and would promote social interaction and enhance the quality of life, consistent with the aims of the Framework. Policy DM48 (use of planning obligations) is not worded in a way that would be consistent with paragraph 204 of the Framework. Modification **DMM107** rewords the policy to comply with the Framework. Although part B is added to put forward a list of where obligations might be sought, broadly complying with criteria in other policies in the DMDPD (eg affordable housing) this modification is not necessary for soundness and I have removed it from the schedule.

135. Policy DM50 (public houses) lacks an explanation of how marketing will be assessed to establish long term vacancy. Modification **DMM108** adds this information to make the policy effective. Policy DM55 (regeneration /masterplanning) sets out advice for sites where comprehensive development is sought particularly those sites in the SADPD and the TAAP where a masterplan is a site requirement. In order not to be too restrictive modification **DMM110** sets out how an application would be considered in circumstances where it comes forward before a masterplan is prepared.

136. Subject to the MMs I recommend, the policies are clear, justified and positively prepared. They are effective and enable development to come forward that will meet the aim of the Framework to achieve sustainable development.

Other Matters

137. The following modifications, which were included in the Council's Schedules of Modifications for each plan, are not included in the appendices of recommended MMs which accompany this report: MM1, SAMMs 19, 21, 31, 32, 33, 34, 55, 56, 57, 63, 66, 69, 70, 71, 86, 94, 95, 96, 97, 100, 103, 107, 109, 116, 118, 120, 123 124, 126, 127, 128. TAMMs 8, 11, 16, 29, 31, 32, 33, 39, 40, 48, 59, 72, 78, 80, 83, 86, 88 and 93. DMMs 1, 2, 3, 17, 18, 19, 21, 22, 24, 29, 33, 34, 36, 38, 42, 43, 55, 58, 59, 84, 93, 107, and 109. This is because they do not materially affect the plans' policies or, in some

cases, they repeat other MMs. It is for the Council to decide whether to take them forward as additional modifications to the plans.

Assessment of Legal Compliance

138. My examination of the compliance of the Plans with the legal requirements is summarised in the table below. I conclude that the Plans meet them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The ASP, SADPD, TAAP and the DMDPD have been prepared in accordance with the Council's LDS April 2016.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in February 2011. Consultation on the four plans and their MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out for each plan and its modifications and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations Appropriate Assessment Screening Report November 2015 (repeated for the modifications in December 2016) sets out why Appropriate Assessments are not necessary for the Plans. Natural England supports this.
National Policy	The ASP, SADPD, TAAP, and DMDPD comply with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The ASP, SADPD, TAAP and DMDPD comply with the Act and the Regulations.

Overall Conclusion and Recommendation

139. The Plans have a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of them as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

140. The Council has requested that I recommend MMs to make the Plans sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendices the ASP, SADPD, TAAP and DMDPD satisfy the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Christine Thorby Inspector

This report is accompanied by four Appendices containing the Main Modifications.

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APPENDIX A

Schedule of Modifications to the Alterations to the Strategic Policies

KEY TO MODIFICATIONS

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

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

Alterations to Strategic Policies		
Main Modifications		
Modification Reference	**Policy / Para / Page**	**Description of Change**
MM1.		*Where appropriate, include a cross reference to the Proposals Map where policies in the Strategic Policies DPD refer to designations that are shown on the Proposals*
MM2.	Alt 27 – Section 1.5 Objective 2	*Amend Alt 27 to read:* To provide homes to meet Haringey's housing needs **and strategic housing requirement of a minimum 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.
MM3.	Alt 28 – Paragraph 2.1.2	*Amend the paragraph to read as follows:* The Borough has capacity to deliver approximately ~~13,000~~ ~~**22,000**~~ **24,000** homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)
MM4.	Alt30 – Policy SP1	*Amend the second sentence of the Policy to read as follows:* The Council will maximise the supply of additional housing to meet and exceed **its minimum strategic housing requirement of 19,802 homes over the plan period** ~~6,200 homes~~ from 2011-~~2021~~ **2026** ~~(820 per annum)~~.
MM5.	Paragraph 3.1.5	*Following paragraph 3.1.5 insert a new paragraph to read as follows:*

		The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a 'live' document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.
MM6.	Paragraph 3.1.9	*Amend the paragraph to read :* **The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and 11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026.** The following housing figures are indicative ~~**ranges in these**~~ **by plan and, therein, by** broad areas over the plan period.
MM7.	Alt31 – new Figure 3.1	*Amend the proposed new Figure 3.1 (as shown at the end of this schedule) to amend the boundary of the Seven Sisters Areas of Change to capture development within St Ann's and Harringay Wards*
MM8.	Alt32 – Table 3.1	*Further amend Table 3.1(as shown at the end of this schedule) to update the indicative housing figures to reflect those in the Site Allocations DPD and the Tottenham Area Action Plan.*
MM9.	Paragraph 3.1.35	*Amend the third bullet point of paragraph 3.1.35 to read:* Provision of appropriate retail and leisure uses **to deliver a premier leisure destination in London*;***
MM10.	Alt45 – Paragraph 3.2.1	*Amend the fifth bullet point of the paragraph to read as follows:* **The need to ~~regenerate~~ undertake strategic improvement or renewal of existing ~~social~~ ~~council~~ housing estates; and**
MM11.	Alt51 – Section 3.2. Policy SP2	*Amend the first sentence of the Policy 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 **minimum** target of ~~8,200 homes from 2011-21 (820 units per annum)~~ **19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026)**.
MM12.	Section 3.2 Policy SP2 (4)	*Amend Policy SP2(4) as follows:* ~~**Is built to 100% Lifetime Homes Standards with a minimum of**~~ **90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and** 10% **meeting Building Regulations requirement M4(3) 'wheelchair user dwelling', ensuring they are designed to be** wheelchair accessible ~~**housing**~~ 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.
MM13.	Alt51 – Section 3.2 Policy SP2	*Delete Policy SP2(7) in its entirety:* ~~Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitatable rooms, or provide financial contributions towards affordable housing provision;~~
MM14.	Policy SP2	*Insert a new Policy to the end of Policy SP2 to read:* **Plan-Monitor-Manage** **Haringey's Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.** **Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/proposals.** **Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.**
MM15.	Paragraphs 3.2.13 – 3.2.17	*Delete paragraphs 3.2.13 to 3.2.17 in their entirety and replace with the following:* **The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer.**
MM16.	Alt64 – Following paragraph	*Amend the subheading to read:* **Strategic Improvement or Renewal of Haringey's Housing Estates** ~~**Regeneration**~~ ~~**Renewal**~~

	3.2.29	
MM17.	Alt64 – Following paragraph 3.2.29	*Add a further paragraph, following the second paragraph, to read as follows:* **"The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate and to existing social and community facilities that support the existing community".**
MM18.	Alt64 – Following paragraph 3.2.29	*Amend the third paragraph of Alt 64 to read as follows:* **Where the Council undertakes estate renewal, it will seek to reprovide ~~the same amount of~~ social rented housing (as defined in the glossary) with new social rented 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 changing housing needs of existing residents, including the acute need for more family sized social housing as set out in the Housing Strategy. Where strategic improvements or estate renewal propose an overall uplift in housing numbers on site, the affordable housing policies of the Local Plan will apply and will take into account the replacement of social rented housing, the 40% borough-wide affordable housing floorspace target, and development viability in seeking the maximum reasonable provision.**
MM19.	Alt71 – Policy SP8	*Amend the beginning of Policy SP8 to read:* The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas **and other non-designated employment sites.** **The forecast demand is for an additional 23,800 m2 of B Class floorspace up to 2026.** **This forecast demand is to be meet through:** • **The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;** • **The intensification of the use of existing employment sites (where possible);** • **The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and** • **The protection of existing viable B Class Uses on designated and non-designated sites.** **~~The~~ In addition the** Council will **also**:

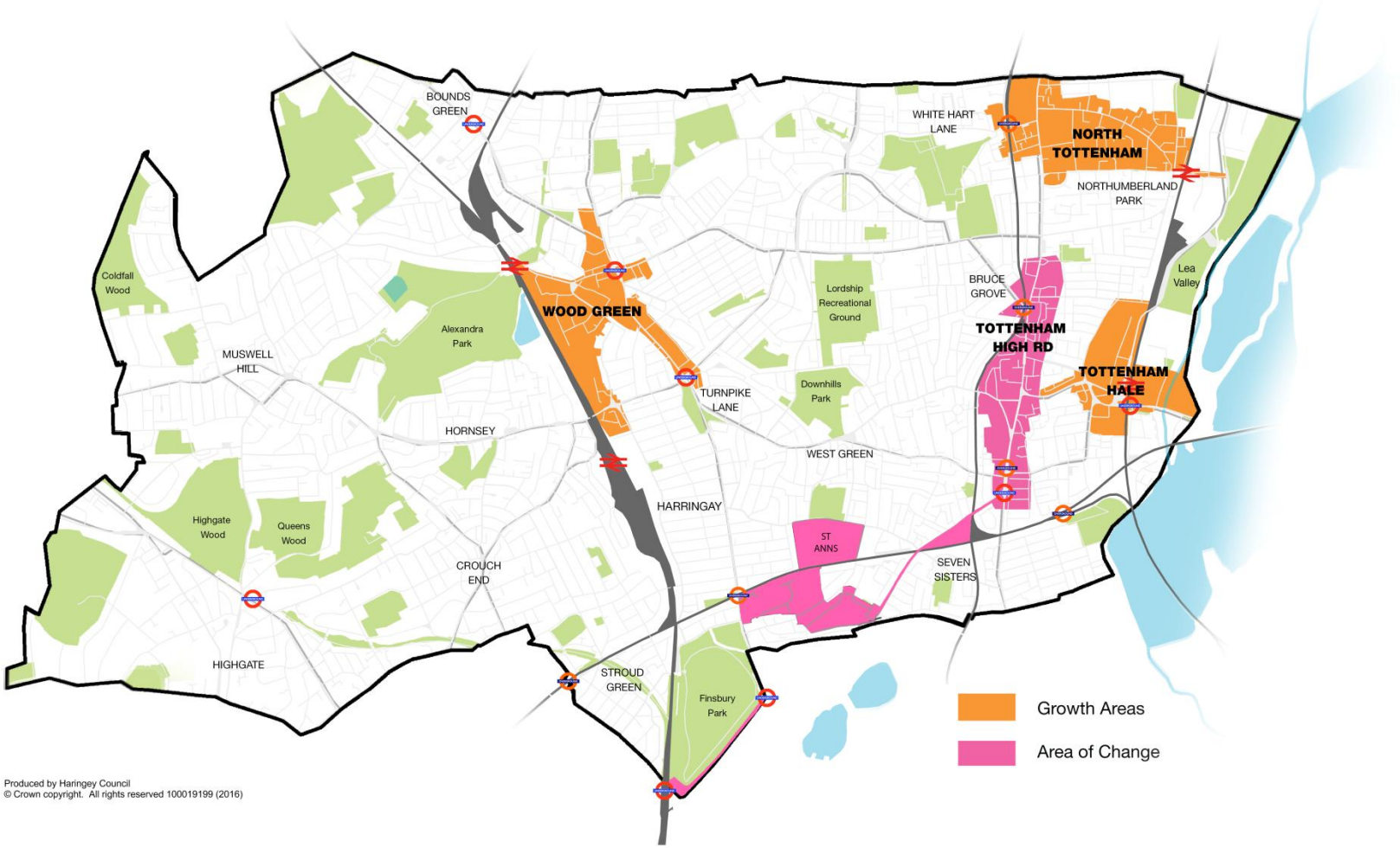
		~~Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand~~ **~~for an additional~~** ~~of 137,000m2~~ **~~32,000 m2~~** **~~of employment floorspace up to 2026~~** **~~2031~~**;
MM20.	Policy SP8	*Amend Policy SP8: Strategic Industrial Locations, to read as follows:* • **~~Tottenham Hale (Part SIL/RA); and~~** • **Millmead and Ashley Road (Part SIL/RA); and** Part of Central Leeside **(Brantwood, North East Tottenham & Marsh Lane estates).**
MM21.	Paragraph 5.1.6	*Insert the following sentence at the end of paragraph 5.1.6:* **New development offers the opportunity to:- improve the quality of the existing employment floorspace; make more efficient employment use of the Borough's employment land; and to ensure new floorspace is better tailored to meeting London's and Haringey's changing economic needs.**
MM22.	Paragraph 5.1.21	*Amend the paragraph to read as follows:* 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~~** **2014** reflects this change in employment base by predicting a need for a total floorspace requirement of approximately **~~137,000~~** **23,800**m^2 for the period 2006 – 2026. This includes a net reduction in demand for industrial **and warehouse** 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 **demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly ~~could be provided~~** in Wood Green Metropolitan Town Centre and the District Town Centres. **The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary. ~~This is supported in a working paper (39) produced by the GLA, which states that employment in all sectors is either flat or has shown moderate growth.~~**
MM23.	Alt 110 – Section 5.1 Policy SP8	*Amend Policy SP8 as follows:* - **~~Friern Barnet Sewage Works~~ Pinkham Way** **- Tottenham Hale (Part ~~SIL~~/RA), N17**

MM24.	Appendix 2 Housing Trajectory	*Insert the detailed Housing Trajectory Table (as shown at the end of this schedule) into Appendix 2 and update the Housing Trajectory graph to reflect the current housing figures from the Housing Trajectory Table.* ***Further amend the Table in Appendix 2 to show a combined indicative housing figure for the Warehouse District sites***
MM25.	Appendix 2	*Insert, following the Housing Trajectory, the Employment Floorspace Trajectory (as shown at the end of this schedule)*
MM26.	Paragraph 9.3.1	*Insert the following before the last sentence:* **Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:** • **Produce Supplementary Planning Documents to assist in policy interpretation and implementation;** • **Allocating further land for a specific use or uses;** • **Releasing land for alternative uses;** • **Altering boundaries, frontages or designations;** • **Revising the policies of the plan; or** **Re-assessing the planning requirements applicable to specific forms of development.**
MM27.	Appendix 3 – Table SP2 Indicators	*Amend the indicator COI H1 to read as follows:* COI H1 Plan period and housing targets **and distribution** a) **completions against indicative housing figures and phases in Table 3.1** b) five year housing **land supply** ~~**trajectory b) 15 year**~~ **c)updated** housing trajectory **against cumulative strategic housing requirement**
MM28.	Appendix 3 – Table SP2 Target and Indicators	*Insert a new target and indicator into the monitoring schedule for Strategic Policy 2: Housing, as follows* **i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey's Housing Strategy.** **LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011.** **LOI 3b Number of additional student accommodation units for the reporting year and since 2011.**

MM29.	Appendix 3 – Table SP8 Indicators	*Amend indicator COI BD1 to read as follows:* COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses **against the phasing within the employment trajectory set out at Appendix 2b~~; by employment land hierarchy~~**.
MM30.	Glossary	*Amend the definition of social rented housing within the Glossary to read:* **Social rented housing**: Rented housing owned and managed by local authorities or **private registered** providers **~~social landlords~~. A key function of** social housing **is to provide** accommodation **that is affordable to people on low incomes. Guideline target rents are determined through the national** rent **regime.** **~~or be provided by other bodies under equivalent rental agreements~~**
MM31.	Paragraph 3.2.6	**At the time of the examination the Council could demonstrate a 5.3 year housing land supply, taking into account the shortfall and applying a 5% buffer.**

Amend new Figure 3.1 to show the amended boundary of the Seven Sisters Area of Change as follows:

Figure 3.1: Growth Areas and Areas of Change



Amended Table 3.1 to read as follows:

Table 3.1: Broad distribution of new housing

Development Plan Document		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)
Site Allocations DPD		~~Haringey Heartlands~~ **~~2,145~~** ~~units~~	~~300~~ **~~75~~**	~~1050~~ **~~1,080~~**	~~80~~ **~~990~~**
		Wood Green ~~Metropolitan Town Centre~~ ~~290~~ **~~2,450~~** 4,610 units	~~0~~ **~~175~~** 185	~~92~~ **~~70~~** 920	~~198~~ **~~2,205~~** 3,505
		Areas of Limited Change **~~4,260~~** 5,940 units	**~~525~~** 1,285	**~~1,890~~** 2,825	**~~1,845~~** 1,830
	Tottenham Area Action Plan	Seven Sisters Corridor (south) ~~767~~ **~~1,730~~**~~2,020~~ units	~~527~~ **~~210~~** 25	~~240~~ **~~1,120~~** 1,200	~~Xx~~ **~~490~~** 795
		Tottenham Hale ~~3410~~ **~~5,080~~**~~5,665~~ units	~~1710~~ **~~1,885~~** 2,230	~~1600~~ **~~2,385~~** 1,975	~~100~~ **~~810~~** 1,460
		North Tottenham ~~Northumberland Park, Tottenham High Road and Seven Sister Corridor (north)~~ ~~410~~ **~~3,850~~** 4,695 units	~~50~~ **~~85~~** 275	~~285~~ **~~885~~** 920	~~75~~ **~~2,880~~** 3,500
		Tottenham High Road Corridor Bruce Grove **~~525~~** 1,080 units	**~~270~~** 570	**~~255~~** 380	**~~0~~** 130
		24,010	**4,570**	**8,220**	**11,220**

Insert the following Housing Trajectory Table into Appendix 2:

Table 3.1 Housing Trajectory Table

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA (4,595 units)					
Completions (including notable schemes)					
Lymington Avenue N22 6JB (HGY/2012/0770)	Delivered	65	65		
25 Watson Rd (HGY/2008/0152)	Delivered	60	60		
Small sites	Delivered	60	60		
Sites with Planning Permission					
Clarendon Square (SA22) (HGY/2009/0503)	Not started	1,080		280	800
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	Not started	174		174	
Small sites	Under construction	2		2	
Small sites	Not started	7		7	
Site Allocations					
LBH Civic Centre (SA5)		108			108
Green Ridings House (SA6)		106			106
Wood Green Bus Garage (SA7)		310			310
Station Road Offices (SA8)		241			241
Mecca Bingo (SA9)		191			191
Morrison's Wood Green (SA10)		239			239
Wood Green Library (SA11)		358			358
Bury Road Car Park (SA13)		99			99
16-54 Wood Green High Road		334			334

(SA14)					
L/b Westbury & Whymark Avenue (SA15)		95			95
Turnpike Lane Triangle (SA16)		48			48
Wood Green Cultural Centre (North) (SA18)		89			89
Wood Green Cultural Centre (South) (SA19)	Pre-app	355		355	
Wood Green Cultural Centre (East) (SA20)		124			124
Clarendon Gateway (SA21)	Pre-app (Part)	195		100	95
Clarendon Road South (SA23)		154			154
NW of Clarendon Square (SA24)		29			29
Land Adjacent to Coronation Sidings (SA25)		87			87
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS		4,610	185	918	3,507
TOTTENHAM HALE GROWTH AREA (5,080 units)					
Completions (including notable schemes)					
Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	Partially Delivered	2,423	2,170	253	
1-13 Herbert Rd	Delivered	11	11		
Stainby Rd (HGY/2010/2025)	Delivered	22	22		
193-197 Broad Lane (HGY/2010/1428)	Delivered	29	29		
Small sites	Delivered	0			

Sites with Planning Permission					
Small sites	Under construction	0		0	
Small sites	Not started	0		0	
Site Allocations					
Station Interchange (TH2)		138		138	
Tottenham Hale Retail Park (TH3)		992			992
Station Square West (TH4)	Part Pre-app	297		297	
Station Square North (TH5)	Part Pre-app	213		213	
Ashley Road South (TH6)	Part pre-app	444		222	222
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	
Fountayne Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium	Not started	585		585	

(HGY/2015/3000)					
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under construction	2		2	
Small sites	Not started	11		11	
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate Renewal (NT4)		1,929			1,929
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann’s Police Station (HGY/2015/3729)		28		28	
Ward's Corner		163		163	

(HGY/2012/0915) (SS3)					
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under construction	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)					
Crusader Industrial Estate (SA31)					
Omega Works (SA32)					
Vale/Eade Roads (SA33)					
Overbury & Eade Roads (SA34)					
L/b Seven Sisters Road & Tewkesbury Road (SA35)		386		386	
		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House	Delivered	50	50		

(2013/2465)					
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 0AA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA (HGY/2012/0563)		13		13	
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49

TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
AREAS OF LIMITED CHANGE (4,260 units)					
Completions (including notable schemes)					
52 Bounds Green (HGY/2014/0278) Cert Lawful & (HGY/2014/1561)	Delivered	17	17		
Roden Court (HGY/2007/2509)	Delivered	38	38		
308 West Green Rd (HGY/2008/0092)	Delivered	43	43		
Gilson Place (HGY/2011/1833)	Delivered	39	39		
18 Belmont Road (HGY/2014/1495) Cert Lawful	Delivered	12	12		
673 Lordship Lane (HGY/2011/1597)	Delivered	16	16		
R/o 34-52 Gt. Cambridge Rd	Delivered	13	13		
Former Hornsey Central Hospital (HGY/2009/0219)	Delivered	56	56		
Small sites	Delivered	1,052	1,052		
Sites with Planning Permission					
Hornsey Depot (SA46) (HGY/2013/2019)	Under construction	438		438	
Highgate Magistrates Court (SA45) (HGY/2014/2464)	Under construction	82		82	
Hornsey Town Hall (SA48) (HGY/2010/0500)		123		123	
St Luke's Hospital (SA50) (HGY/2013/2379)	Under construction	156		156	

56 Muswell Hill (HGY/2013/2069)	Under construction	28		28	
30 Muswell Hill N10 3TA (HGY/2013/1846)	Under construction	12		12	
77 Muswell Hill (HGY/2013/1212)		27		27	
586 - 588 Green Lanes (HGY/2013/1868) Prior Approval		18		18	
14a Willoughby Road (HGY/2014/2271)		25		25	
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)		15		15	
159 Tottenham Lane (HGY/2014/0484)	Under construction	18		18	
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)		42		42	
191-201 Archway Rd (HGY/2015/2517)		25		25	
Beacon Lodge (HGY/2015/1820)		15		15	
Raglan Hall Hotel (HGY/2105/3730)		18		18	
500 White Hart Lane (HGY/2016/0828)		144		144	
Small sites	Under construction	136		136	
Small sites	Not started	265		265	
Site Allocations					
Hawes & Curtis (SA26)	Pre-app	73		73	
Wightman Road (SA27)		48			48

Finsbury Park Bowling Alley (SA36)		71			71
18-20 Stoud Green Road (SA37)		63			63
460-470 Archway Road (SA38)		72			72
Gonnermann Antiques (SA39)		37		37	
Highgate Bowl (SA42)		31			31
Summersby Road (SA43)		45			45
Hillcrest (SA44)		34			34
Cross Lane (SA47)	Pre-app	40			40
Park Road & Lynton Rd (SA49)		41			41
Cranwood Care Home (SA51)	Pre-app	35		35	
Coppets Wood Hospital (SA55)	Pre-app	21		21	
Park Grove & Durnsford Road (SA56)		160		160	
Red House, West Green Rd (SA58)	Pre-app	28		28	
Haringey Professional Development Centre (SA59)		49		49	
Keston Centre (SA60)	Pre-app	70		70	
Barber Wilson (SA61)		66			66
The Roundway (SA64)		56			56
Leabank and Lemsford Close (SA65)		65			65

Small Sites SHLAA[1]		N/A	N/A	765	1,200
AREAS OF LIMITED CHANGE TOTALS		5,943	1,286	2,825	1,832
TOTALS		24,006	4,571	8,211	11,224

[1] Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

Insert the following in Appendix 2:

In accordance with Policy SP8, a net increase of 23,800m2 of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.2: Employment Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	2,156m^2		2,156m^2
	SA6	Green Ridings House	1,855m^2		1,855m^2
	SA8	Station Road Offices	4,823m^2		4,823m^2
	SA17	North of Hornsey Rail Depot	980m^2	980m^2	
	SA18	Wood Green Cultural Quarter (north)	3,061m^2		3,061m^2
	SA19	Wood Green Cultural Quarter (south)	12,243m^2	12,243m^2	
	SA20	Wood Green Cultural Quarter (east)	4,285m^2		4,285m^2
	SA21	Clarendon Square Gateway	6,734m^2	3,367m^2	3,367m^2
	SA22	Clarendon Square	700m^2	350m^2	350m^2
	SA23	Clarendon Road South	5,390m^2		5,390m^2
	SA24	NW of Clarendon Square	1,005m^2		1,005m^2
	SA25	Land Adjacent to Coronation Sidings	3,015m^2		3,015m^2
	SA27	Wightman Road	840m^2		840m^2
	SA29	Arena Retail Park	5,390m^2		5,390m^2
	SA30	Arena Design Centre	1,386m^2	1,386m^2	
	SA31	Crusader Industrial Estate	2,218m^2	2,218m^2	
	SA32	Omega Works	1,386m^2	1,386m^2	
	SA33	Vale/Eade Road	3,465m^2	3,465m^2	

	SA34	Overbury & Eade Roads	4,851m^2	4,851m^2	
	SA35	L/b Seven Sisters & Tewkesbury Roads	490m^2		490m^2
	SA38	460-470 Archway Road	1,260m^2		1,260m^2
	SA42	Highgate Bowl	616m^2		616m^2
	SA43	Summersby Road	784m^2		784m^2
	SA47	Cross Lane	1,386m^2		1,386m^2
	SA49	Lynton & Park Road	718m^2		718m^2
	SA58	Red House	332m^2	332m^2	
	SA64	The Roundway	1,940m^2		1,940m^2
		Sub-total	73,309m^2	30,578m^2	42,731m^2
Tottenham Area Action Plan	SS2	Lawrence Road	1,390m^2	1,390m^2	
	SS4	Gourley Triangle	6,570m^2		6,570m^2
	TG3	Tottenham Police Station and Reynardson Court	1,230m^2	1,230m^2	
	BG2	Bruce Grove Station	100m^2	100m^2	
	BG4	Tottenham Delivery Office	370m^2		370m^2
	NT3	Northumberland Park North	340m^2		340m^2
	NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
	NT5	High Road West	4,350m^2	2,175m^2	2,175m^2
	NT7	Tottenham Hotspur Stadium	730m^2	730m^2	
	TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
	TH5	Station Square North	7,350m^2	7,350m^2	
	TH6	Ashley Road South Employment Area	15,300m^2	7,650m^2	7,650m^2
	TH8	Hale Village	4,000m^2	4,000m^2	
	TH9	Hale Wharf	3,200m^2	3,200m^2	
	TH11	Fountayne Road	3,900m^2		3,900m^2
	TH12	Herbert Road	2,300m^2		2,300m^2
	TH13	Constable Crescent	2,300m^2		2,300m^2
		Sub-total	68,880m^2	27,825m^2	41,055m^2
		TOTAL	142,189m^2	58,403m^2	83,786m^2

Insert the following in Appendix 2:

Policy SP10 establishes a requirement for an increase in retail provision of 23,995m2 floorspace (13,800m2 comparison goods and 10,195m2 convenience) up to 2026. As set out in Table 3.3, the Site Allocations DPD includes scope for the delivery of 25,495m2 of new town centre uses floorspace. Additionally, the Tottenham AAP identifies a potential 85,570m2. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes. This includes the establishing of a District Centre at Tottenham Hale, the expansion of a leisure-oriented local centre in North Tottenham, and further expansion of the retail offer in Wood Green Metropolitan Centre. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While representing a substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspace.

Table 3.3: Town Centre, including retail floorspace, Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	1,078m^2		1,078m^2
	SA7	Wood Green Bus Garage	2,412m^2		2,412m^2
	SA8	Station Road Offices	2,412m^2		2,412m^2
	SA9	Mecca Bingo	1,484m^2		1,484m^2
	SA10	Morrison's Wood Green	1,855m^2		1,855m^2
	SA11	Wood Green Library	2,783m^2		2,783m^2
	SA13	Bury Car Park	1,484m^2		1,484m^2
	SA14	16-54 Wood Green High Road	2,597m^2		2,597m^2
	SA15	L/b Westbury & Whymark Avenues	742m^2		742m^2
	SA16	Turnpike Lane Triangle	371m^2		371m^2
	SA22	Clarendon Square	920m^2	460m^2	460m^2
	SA29	Arena Retail Park	5,390m^2		5,390m^2
	SA36	Finsbury Park Bowling Alley	550m2		550m2
	SA37	18-20 Stroud Green	490m2		490m2
	SA39	Gonnermans Antiques	284m^2	284m^2	
	SA42	Highgate Bowl	308m^2		308m^2

	SA58	Red House	332m^2	332m^2	
		Sub-total	25,492m^2	1,076m^2	24,416m^2
Tottenham Area Action Plan	SS5	Ward's Corner	3,700m^2	3,700m^2	
	SS6	Apex House & Seacole Court	1,600m^2	1,600m^2	
	TG3	Tottenham Police Station and Reynardson Court	490m^2	490m^2	
	BG2	Bruce Grove Station	100m^2	100m^2	
	BG3	Bruce Grove Snooker Hall & Banqueting Suite	850m^2		850m^2
	NT3	Northumberland Park North	340m^2		340m^2
	NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
	NT5	High Road West	11,740m^2	5,870m^2	5,870m^2
	NT6	North of White Hart Lane	1,000m^2	500m^2	500m^2
	NT7	Tottenham Hotspur Stadium	36,600m^2	36,600m^2	
	TH2	Station Interchange	2,400m^2	2,400m^2	
	TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
	TH4	Station Square West	5,200m^2	5,200m^2	
	TH8	Hale Village	6,100m^2	6,100m^2	
		Sub-total	85,570m^2	62,560m^2	23,010m^2
		TOTAL	111,060m^2	63,635m^2	47,425m^2

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APPENDIX B

Schedule of Modifications to the Site Allocations DPD

KEY TO MODIFICATIONS

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

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

Site Allocations

Main Modifications

Modification Reference	Policy / Para / Page	Description of Change
SAMM1	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	*All sites which fall within DEA- Regeneration Area, include Site Requirement stating (including deletion of similar Site Requirements where appropriate):* ***This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.***
SAMM2	Whole Plan	*Replace reference to "~~capped rents~~" and "~~capped commercial rents~~" with "affordable rent may be sought having regard to the viability of the scheme as a whole".*
SAMM3	Whole Plan	*Move from 'Site Requirement', and change all relevant 'Development Guidelines' to read:* In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial ~~compensation will~~ contribution may be required as set out in the Planning Obligations SPD.
SAMM4	Whole Plan	*Change all relevant Development Guidelines to read:* 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.~~ Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

SAMM5	Whole Plan	*When sites make reference to "subsidise/cross subsidise", replace making reference to "using viability".*
SAMM6	Paragraph 1.1	*Amend paragraph 1.1 as follows:* **The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD).** The Site Allocations development plan document (DPD) **gives effect to the spatial strategy by ~~forms part of Haringey's Local Plan and~~** allocat**ing ~~ed~~** sufficient sites to accommodate the **~~objectively identified~~** development needs **of those parts** of the borough**~~. It covers sites~~** outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). **Both the Site Allocations DPD and the Tottenham AAP amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.**
SAMM7	Paragraph 1.2	*Delete the first sentence in paragraph 1.2 as follows:* **~~The Site Allocations DPD identifies strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan Strategic Policies~~**
SAMM8	Introduction to Document	*Insert a new paragraph following paragraph 1.13 to read:* **The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government's revised definition of need. The study is programmed to be completed by the end of 2016 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.**
SAMM9	SA1	*Amend the first bullet point of the Policy to read:* Sites required for the construction **and operation** of Crossrail 2 will be protected as necessary'
SAMM10	SA2 Table 1	*Amend Cranford Way, N8 from Local Employment Area: Regeneration Area to Locally Significant Industrial Site*
SAMM11	SA2 Table 1	*Add Campsbourne, N8 to the table as Local Employment Area: Regeneration Area*
SAMM12	SA2 Figure 1.4	*Amend White Hart Lane, N17, and Queen Street, N17, Lindens/ Roseberry Works, and Cranford Way N8, and the residual Harringay Industrial Area, from dual-designated Locally Significant Industrial Site and Local*

		Employment Area: Employment Land to Locally Significant Industrial Site only.
SAMM13	SA2 Figure 1.4	*Amend Vale/Eade Rds, Wood Green, Hale Wharf, Ashley Rd, Campsbourne N8, Fountayne Rd, Constable Crescent, Herbert Rd, and Eade/Overbury Rds from dual designated Local Employment Area: Employment Land and Local Employment Area: Regeneration Area to Local Employment Area: Regeneration Area only.*
SAMM14	SA2 Figure 1.4	*Amend South Tottenham Industrial area from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally significant Industrial Site only.*
SAMM15	SA2 Figure 1.4	*Amend Ashley Rd employment area as per Tottenham AAP*
SAMM16	SA2 Figure 1.4	*Change Willoughby Rd from Local Employment Area: Employment Land to Locally significant Industrial Site.*
SAMM17	SA2 Figure 1.4	*Add Brantwood Rd, North East Tottenham, Marsh Lane, and Millmeade/Lockwood to the map as SIL.*
SAMM18	SA2 Figure 1.4	*Remove High Rd West and High Rd East from the map*
SAMM20	SA3 Figure 1.9 p.14	*Amend SA to delete the 11th bullet point as follows:* • **~~Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary shopping frontage at the southern end of Green Lanes, with a reduction in the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lane frontage~~**. *Delete Figure 1.9 in its entirety and renumber subsequent figures throughout the document*
SAMM22	Paragraph 2.6	*Amend paragraph 2.6 as follows:* 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 redesigning public spaces. **It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018.** **~~This document will refresh the Site Allocations in this section.~~** The document is at an early stage **of preparation, and will be subject to further consultation and refinement,** but includes the following vision for Wood Green:
SAMM23	SA5	*Amend the Site Allocation to read:* *...redeveloped for **mixed-use development.** **~~residential use.~~***
SAMM24	SA6	*Delete Site Requirement 3.* **~~A financial compensation for any net loss of employment floor space will be expected in line with SP9 and the planning obligations SPD~~**

SAMM25	SA6	*Amend Development Guideline 5 to read:* ~~**Planning Obligations will be sought**~~ **Opportunities** to improve the public space fronting the site **should be explored through any development.** ~~**, and enhance its ecological credentials.**~~
SAMM26	Sites SA6, SA7, SA14, SA15, SA17, SA26, SA27, SA28, SA29, SA30, SA31, SA32, SA33, SA34, SA35, SA47, SA53, SA57	*Update text on groundwater source protection zones within each of the site allocations listed to read:* **This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.**
SAMM27	SA8, Para 2.28	*Amend paragraph 2.28 to read as follows:* ... uses at ground floor**, replacement employment floorspace**, and new public realm.
SAMM28	SA9	*Add the following 'Site Requirement':* **This site should preserve the setting of the adjoining Noel Park conservation area and its significance.**
SAMM29	SA11	*Reword the second bullet point under 'Development Guidelines' as follows:* ~~**Heights should be restricted**~~ **Development heights** on parts of the site directly opposite residential buildings on Caxton and Mayes Roads ~~**to**~~ **should** respect their **residential** amenity.
SAMM30	SA12	*Amend the sixth bullet point under the 'Development Guidelines' to read:* ~~**The amenity of the Mayes Road side of the Mall should be improved where feasible**~~ **Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.**
SAMM35	SA17	*Amend the fifth bullet under 'Site Requirements' to read:* ~~**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**~~ **Engage in pre-application consultation**

		with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.
SAMM36	SA18	*Amend 5th Site Requirement to read:* ***The development should demonstrate that T~~t~~he maximum quantum of employment floorspace ~~feasible should be provided on this site.~~ has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.***
SAMM37	SA18, Paragraph 2.48	*Add the following sentence to the beginning of paragraph 2.48:* **Comprehensive redevelopment of the site for employment-led mixed use development with residential.**
SAMM38	SA18, Paragraph 2.49	*Amend paragraph 2.49 to read as follows:* 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 in the Borough through attractive and complementary employment uses with **~~ancillary~~ enabling** residential use. Development will create a high quality public realm which supports opportunities to visit and gather. **In order to facilitate** a new connection from the Cultural Quarter towards Alexandra Palace Station, **a new pedestrian/cycle link** should be **designed ~~created~~** as part of comprehensive **or otherwise phased** development on this site **to be delivered by a masterplan approach.**
SAMM39	SA18	*Amend the third bullet point of the 'Site Requirements' to read as follows:* **~~An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created~~ The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan**
SAMM40	SA18	*Amend the fourth bullet point under 'Site Requirement' to read:* In collaboration with **~~other local~~ neighbouring** sites **SA19 & SA20**, **a coordinated approach will be sought to the provision of** an enhanced public realm **~~will~~** to 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.
SAMM41	SA18	*Delete the 9th bullet point under 'Site Requirement' and amend the fifth bullet point under the 'Site Requirement' to read:*

		The maximum quantum of employment floorspace feasible should be provided on this site **subject to viability which must be assessed looking at the mix of uses, the provision of affordable commercial rents, and the scheme as a whole**.
SAMM42	SA18	*Amend the 8th bullet point under 'Site Requirement' to read:* Development should **have regard to the adjoining site allocations (SA19 & SA20) and** follow the principles set out in any future ~~**Council-approved masterplan for the area, and /or the**~~ Wood Green AAP.
SAMM43	SA18	*Combine first two bullet points under 'Development Guideline' to read:* • 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 connection of this route at Mayes Road, Western Road or the confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal and safe new connection to the existing road network, which is acceptable in highways terms, ~~junction~~ is created.** ~~**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.**~~
SAMM44	SA19	*Replace Site Requirement 4 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM45	SA19	*Add the following 'Site Requirements':* • **This site should preserve the setting of the adjoining Wood Green Common conservation area and its significance.** • **In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north 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.**
SAMM46	SA20	*Replace Site Requirement 3 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM47	SA20	*Add new Site Requirement as follows:*

		In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west 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.
SAMM48	SA21	*Replace Site Requirement 4 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM49	SA22	~~*Replace*~~ ***Add the following paragraph after paragraph 2.59 for the*** *Site Allocation* ~~*at 2.59 with:*~~ **Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park Road will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.**
SAMM50	SA23	*Add a further 'Site Requirement' as follows:* **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.**
SAMM51	SA24	*Replace Site Requirement 2 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM52	SA25	*Add additional Development Guideline:* **The impacts on local views from the within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed.**
SAMM53	SA27	*Amend 4th Site Requirement to read:*

		This development should ~~*help to fund an improvement*~~ ***investigate opportunities to improve*** *the bridge at Harringay station, to improve...*
SAMM54	SA28	*Amend the seventh bullet point under the 'Site Requirements' to read:* The site lies within the St Ann's Conservation Area and the development should preserve **and enhance the character of the conservation area, its significance, and its setting** ~~**or enhance its appearance**~~ as per the statutory requirements.
SAMM58	Harringay Warehouse District introduction	*Include a new paragraph following paragraph 2.85 to read as follows:* **Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m^2 of gross new commercial floorspace.**
SAMM59	SA30, SA31, SA32, SA33, SA34	*Remove indicative capacity figures, and replace with '***not identified***'*
SAMM60	SA30, SA32, SA34	*Amend the first 'Site Requirement' to read as follows:* A site-wide ~~**management plan**~~ **masterplan** will be required as part of any planning application **in accordance with Policy DM39 and having regard to site circumstances**.
SAMM61	SA30 paragraph 2.88	*Amend the Site Allocation as follows:* Potential development to increase accessibility, providing increased ~~**employment**~~ **mixed use** floorspace ~~**and provide**~~ **including** warehouse living accommodation.
SAMM62	SA30	*Replace Site Requirement 2 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM64	SA32	*Replace Site Requirement 3 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM65	SA33	*Replace Site Requirement 2 with:*

		The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
SAMM67	SA34	*Replace Site Requirement 8 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM68	SA36	*Amend the fifth bullet point in 'Site Requirements' to read*: ~~**Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination.**~~ This site may be suitable for a tall building if designed in accordance with **Policy** DM6
SAMM72	SA37	*Add a further 'Site Requirement' as follows:* **Development of the site should preserve the setting of the adjoining Stroud Green conservation area and its significance.**
SAMM73	SA37	*Include a further 'Development Guideline' to read as follows:* **The design and height of buildings should have regard to the long views, and prominence of the site from Finsbury Park, which is designated MOL.**
SAMM74	SA38	*Move the penultimate 'Development Guideline' to a 'Site Requirement' and amend it to read as follows:* ~~**New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefit**~~ **Development on this site** ~~**will need to**~~ **should preserve the setting of** ~~**contribute positively to**~~ **the adjoining Highgate conservation area and its significance.**
SAMM75	SA39	*Amend the second bullet point under the 'Site Requirements' to read as follows:* The site lies within the Highgate Conservation Area and development ~~**should preserve or enhance its appearance as per the statutory requirements**~~ **on this site** ~~**will need to**~~ **should contribute positively to the character of conservation area and its significance.**
SAMM76	SA39	*Amend the third bullet point under the 'Site Requirements' to read as follows:* **Development should seek to ensure open space provision within the site links with the surrounding**

		open space network. New pedestrian access up the banking around ...
SAMM77	SA39	*Add Development Guideline:* **An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere on this site.**
SAMM78	SA41	*Amend the site boundary to reflect the land in the School's ownership or management. Enlarge the map within the site allocation SA41: Highgate School to show all Highgate School's landholdings. The new Site Allocations map for SA41 is provided at the end of this schedule.*
SAMM79	SA41	*Add a further 'Site Requirement' to read as follows:* **Development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.**
SAMM80	SA 42	*Amend the site allocations map for Site Allocation SA42: Highgate Bowl to show the potential open space boundary within the site as set out in the Preferred Option consultation document.*
SAMM81	SA42	*Amend the third 'Site Requirement' as follows:* **~~D~~Limited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as designated open space ~~Highgate Bowl itself will be redefined as Significant Local Open Land~~**.
SAMM82	SA42	*Amend the fifth 'Site Requirement' as follows:* **~~Enhanced~~ Public** access to the Bowl will be **~~required~~ supported** through the **~~arch of Duke's Head Yard, and through Townsend~~ Yards**.
SAMM83	SA42	*Amend the sixth 'Site Requirement' to read:* Public routes through the various land parcels that make up the8Bowl could be introduced to unify the open space**, subject to the operational requirements of existing landowners and/or occupiers**.
SAMM84	SA42	*Amend the sixth 'Development Guideline' to read:* **The provision of public access to the area to be designated as open space would be supported ~~should be within the New users of the open space will be encouraged, while generally keeping it open for public use.~~**
SAMM85	SA42	*Amend the third 'Development Guideline' to read:*

		~~Due to the proximity of public amenity offered by the newly designated open space,~~Due to the site's backland location, development should reflect~~ing~~ a mews-typology.
SAMM87	SA45	*Amend the third bullet point under the 'Site Requirements' to read:* Vehicle and servicing access should be located off the TfL Road Network. Noting that this site would benefit from a car free or low level of parking development.
SAMM88	SA46	*Add a further 'Site Requirements' to read as follows:* Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.
SAMM89	SA47	*Replace Site Requirement 3 with:* The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
SAMM90	SA48	*Amend the second bullet point under the 'Site Requirements' to read as follows:* ~~Enabling development will be permissible subject to it being appropriate where the impact on the impact on the setting of the existing Town Hall building~~ The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.
SAMM91	SA48	*Add the following additional 'Site Requirements':* • Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value', • The public square and mature trees should be retained and public access maintained
SAMM92	SA49	*Amend the final 'Site Requirement' as follows:* No buildings need to be retained on this site subject to a review of the historic merit of the old Piano Factory building.
SAMM93	SA49	*Include a further 'Site Requirement' as follows:* The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees.

SAMM97	SA49	*Delete the eight 'Development Guideline' as follows:* ~~**The site contains a number of mature trees and these should be retained on site where possible.**~~
SAMM98	SA50	*Add two a further 'Site Requirements' to read as follows:* • **This site should preserve the setting of~~will need to contribute positively to~~ the adjoining Muswell Hill conservation area and its significance.** • **Development should preserve ~~contribute positively to~~ the setting of the statutorily and locally listed buildings on the site, and their significance.**
SAMM99	SA52	*Remove Policy SA 52 from the document.* ***All text is struck through with a line and the map and tables deleted.***
SAMM101	SA59	*Amend the Proposed Site Allocation to read* Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses **including potentially education**.
SAMM102	SA60 Paragraph 2.165	*Amend the Site Allocation set out at paragraph 2.165 as follows:* Subject to reprovision of ~~**the existing nursery & day centre uses**~~ **a community use**, redevelopment for residential.
SAMM104	SA60	*Amend the first 'Site Requirement' as follows, and delete the final 'Development Guideline':* ~~**No buildings need to be retained,**~~ **The Keston Centre has some heritage merit, and retention of this building should be considered~~, but the existing uses should be reprovided~~ prior to any development taking place. A community use should be provided on this site.**
SAMM105	SA60	*Amend the second 'Site Requirement' as follows:* **If** access to the site requir**es ~~ing~~** the use of, or impact**s ~~ing on any element of~~** MOL it will need to justify how the ~~**benefits provided by the**~~ benefits of the development justify any and mitigate any impact **by consideration against relevant policies.**
SAMM106	SA62	*Amend the northern boundary of SA62 to exclude the properties located between Lordship Recreation ground and Lordship Lane*
SAMM108	SA62	*Add a further 'Site Requirement' setting out a list of principles that the SPD will achieve:* • **The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:** - **the form, function and quality of existing buildings on site;**

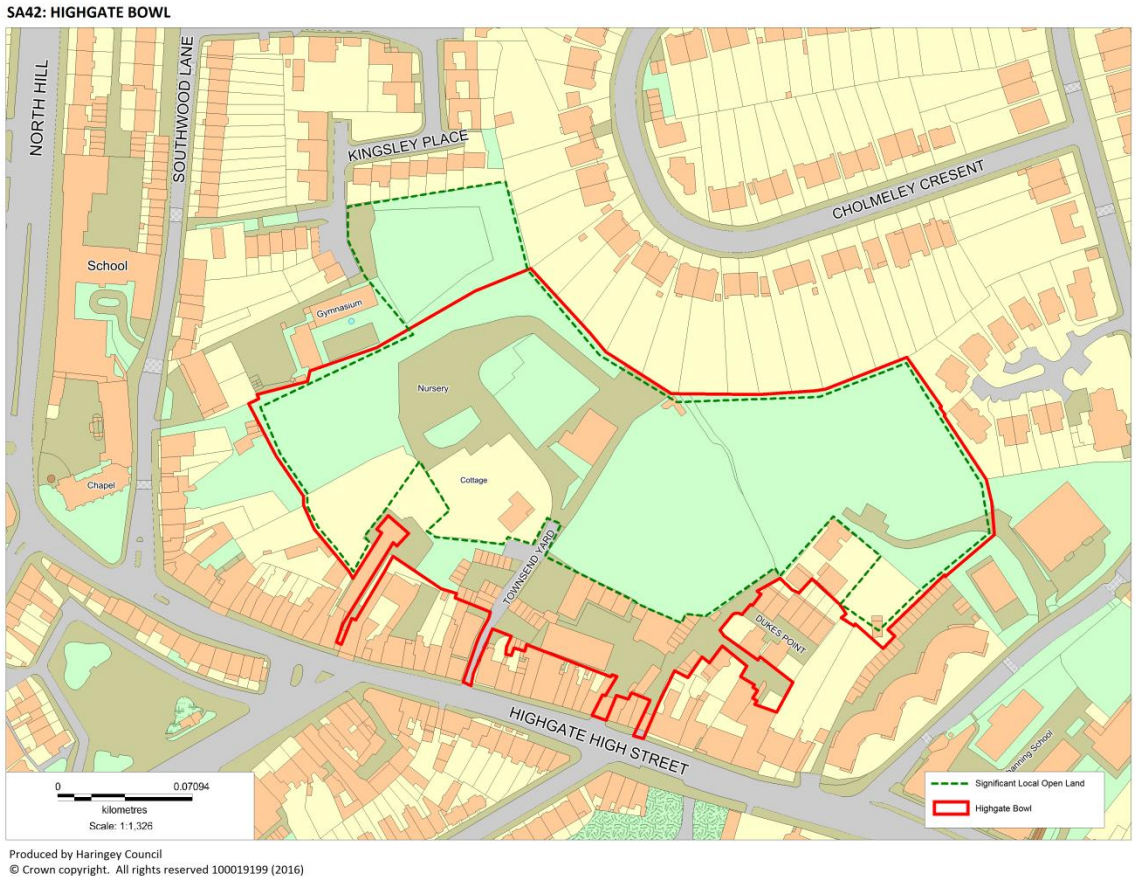
		- **the potential for refurbishment;** - **the principles under which demolitions would be considered;** - **the different and distinct characteristics of areas within and adjacent to the Allocation area, including (but not limited to) Lido Square, Moira Place, and Somerset Close;** - **the management and maintenance arrangements;** - **the community groups active on the site and their aspirations and needs;** - **opportunities to further improve the urban realm across the site;** **Where new development is proposed:** - **the optimum quantum of development to be provided;** - **the requirement to replace affordable residential floorspace in accordance with Policy SP2;** - **the housing mix in accordance with Policy DM11 and Council's Housing Strategy;** - **the achievement of a high quality development that integrates with its surroundings;** - **Housing decant considerations;** - **the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;** - **the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;** - **consideration of feasibility and viability constraints; and** - **the delivery/implementation plan, including phasing strategy if necessary;**
SAMM109	SA62	*Delete the second 'Development Guideline'.* ~~**The 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 social housing floorspace in development; and ensure that affordable housing units are designed to a high quality and are fully integrated within schemes**~~.
SAMM110	SA63 Paragraph 2.171	*Amend the Site Allocation at paragraph 2.171 as follows:* **Community use-led mixed use development including** consolidation of community uses with potential housing development.
SAMM111	SA63 Paragraph 2.172	*Amend the commentary at paragraph 2.172 as follows:* The 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.**~~

SAMM112	SA63	*Amend the first 'Site Requirement' as follows:* The future consolidated reprovision of all of the existing community uses ~~on or off site~~ should be secured before redevelopment can occur.
SAMM113	SA63	*Amend the second 'Site Requirement' as follows:* Land should be restructured to make the best use of the land, with the potential for ~~cross subsidy from residential to achieve this~~ reprovision/enhancement of a community use taking account of existing uses.
SAMM114	SA63	*Add new development guideline as follows:* The Selby Trust should be consulted with regarding the development of future community uses on this site.
SAMM115	SA64	*Add a further 'Development Guideline' as follows:* The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment.
SAMM117	SA65	*Amend the fourth bullet point under 'Site Requirements to read:* Development on this site should ~~enhance~~ improve access to the towpath along the River Lea in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network and 7.30: London's Canal's and other River and Waterspaces.
SAMM119	Site Requirements for SA9, SA11, SA12, SA21, SA46, SA61, SA62, SA63	*Insert the follow site requirement to read:* • Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.
SAMM121	SA19	*Include the following 'Site Requirement':* Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP
SAMM122	SA20	*Include the following 'Site Requirement':* Development should have regard to the adjoining site allocations (SA18 & SA19) and follow the

		principles set out in any future Wood Green AAP
SAMM125	Table 17 Appendix 4	***Amend Table 17: Site Capacities, at Appendix 4 to combine the indicative housing and employment floorspace figures for site SA30, SA31, SA32, SA33, & SA34.***

Modifications to the Policies Map	
MapMod1	Add Highgate Bowl Open Space to SA42, and Policies Map (set out below)
MapMod2	Amend SA41 as set out below
MapMod3	Amend SA31, SA33, SA 34, TH11, and TH13 to be only Local Employment Area: Regeneration Area, from dual designation as Local Employment Area: Regeneration Area and Locally Significant Industrial Site.
MapMod4	Amend Cranford Way, White Hart Lane, Queen Street, Willoughby Lane, Roseberry Works/Lindens and the residual DEA16 (apart from SA33 & SA34) to be only Locally Significant Industrial Site, from Locally Significant Industrial Site and Local Employment Area: Employment Land.
MapMod5	Amend South Tottenham from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally Significant Employment Site only. TH11, 12 & 13 to be Local Employment area: Regeneration Area only as per existing/amendment MapMod3)
MapMod6	Remove High Rd West from Locally Significant Industrial Site.
MapMod7	Amend the Seven Sisters Rd Area of change boundary to be more consistent with the description in SP1.
MapMod8	Correct green chains (change some proposed to existing, and fix mapping error in the Wood Green area).

Map 1: Highgate Bowl Site Allocation & Open Space



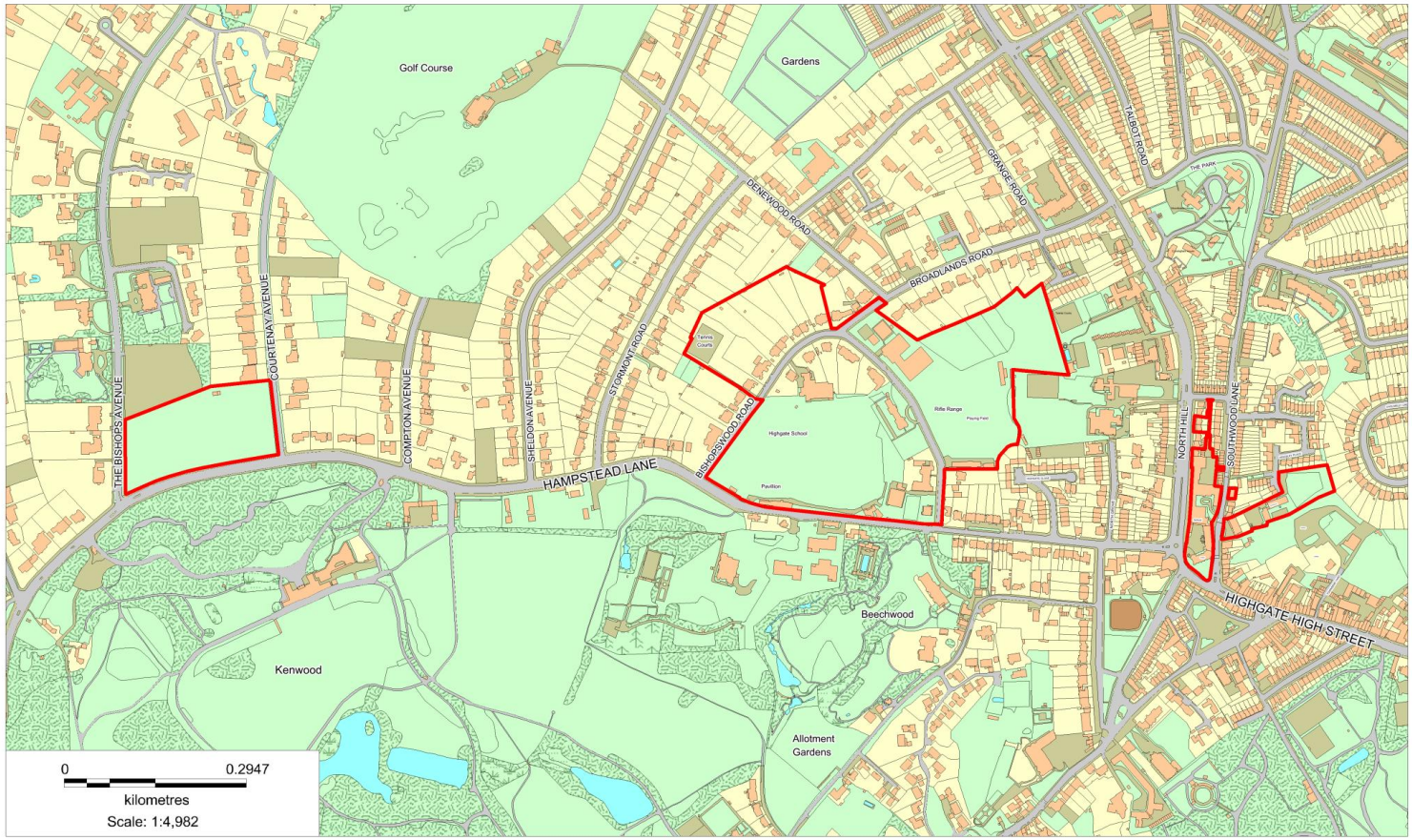
Amend Table 2 as shown below:

TABLE2: Safeguarding **Existing** Waste Sites

Site and address	Size	Current use	~~Licensed waste~~ **Maximum throughput** capacity (tonnes/annum)
Western Road Depot, Wood Green N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non-Hazardous Waste Transfer Station	~~24,999~~ 2,526
81 Garman Road, Tottenham, N17	0.2	A11: Household, Commercial & Industrial Waste Transfer Station	~~75,000~~ 39,773
O'Donovan, 100a Markfield Road, Tottenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	~~24,000~~ 11,143
~~44 White Hart Lane, Tottenham, N17~~	~~1.1~~	~~A19: Metal Recycling Site (Vehicle Dismantler)~~	~~23,852~~
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	~~36,486~~ 60,000
O'Donovan, 82 Markfield Road, Tottenham, N15	0.1	A11: Household, Commercial & Industrial Waste Transfer Station	~~75,000~~ 31,460
Civic Amenity Site, Park View Road, Tottenham, N17	0.1	A13: Household Waste Amenity Site	~~6,525~~ 6,326
Restore Community Projects, unit 18 Ashley Road Tottenham Hale London N17 9LJ	**0.2**	**Recycling (Metals)**	**2,215**

Amended Site Allocation SA41: Highgate School

HIGHGATE SCHOOL - SITE ALLOCATIONS



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APPENDIX C

Schedule of Modifications to the Tottenham Area Action Plan

KEY TO MODIFICATIONS

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

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

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

		Employment Areas'. *Additionally, add to this list (Local Employment Areas) 'High Road East'*
TAMM5	Figure 2.4	*Amend the map at Figure 2.4 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.*
TAMM6	Paragraph 2.37	*Insert new paragraph after paragraph 2.37 to read:* **The THFC stadium development and the redevelopment of High Road West (including the relocation of the station entrance for White Hart Lane station and the creation of a new public square) offers the opportunity to create a new local centre or to redraw the boundary of the existing North Tottenham High Road Local Centre to form a more coherent centre. The THFC stadium scheme has been consented and the second phase (which includes the new stadium is under construction). The completed first phase already includes main town centre uses such as a large format food store and headquarter office accommodation. In addition to the stadium, the remainder of the scheme includes health; leisure; hotel; and residential uses as well as a large area of public realm that will help link the High Road West and Northumberland Park schemes. This provides a clear basis for the inclusion of the THFC stadium scheme within the North Tottenham High Road Local Centre and the redrawing of the boundary accordingly. To the west of the High Road, the precise boundary of the North Tottenham High Road Local Centre will need to be defined as town centre uses are consented and delivered, formal reviews of the local centre boundary will be undertaken and revised boundaries will be drawn.**
TAMM7	Paragraph 3.18	Amend *subheading to read Objective 7 and amend the first sentence of paragraph 3.18 to read:* Tottenham has a number of significant heritage assets which are facing pressures from development**~~, as well as wear and tear overtime~~ some of which are in poor and vulnerable condition, underused and facing an uncertain future**.
TAMM9	AAP1	*Amend AAP1 Part D to read:* 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 **inclusive and** 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.
TAMM10	Paragraph 4.6	*Insert the following at the end of the third sentence of Paragraph 4.6:* "**..., whilst enabling the component parts of a site allocation to be developed out separately.**"

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

		Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.
TAMM20	AAP5	*Insert a new Policy AAP5 Part A to read:* **A. The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change~~. This means balancing continuity and the preservation of local distinctiveness and character~~ whilst ensuring historic environments continue to contribute ~~remain functional places and spaces that respond~~ to the needs of local communities.**
TAMM21	AAP 5	*Delete Part A(e) and amend Part A of Policy AAP5 to read as follows:* ~~**A. The**~~ **To achieve this aim the** Council will seek to strengthen the **historic and local** character ~~**and local identity**~~ of Tottenham by **conserving** ~~**sustaining**~~ and enhancing heritage assets, their setting, and the wider historic environment. **This includes reviewing Conservation Area Appraisals and Management Plans where appropriate~~, including reviewing existing boundaries~~**. Proposals for new development will be required to: A.a Reflect, **where available and** relevant, character **and heritage** appraisals**, statements** and management plans for the area **and/or heritage assets**; ~~**A.e Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.**~~ *(For clarity parts b, c and d of the policyAAP5A are to remain the same)*
TAMM22	AAP5	*Delete Policy AAP5 Part B.* ~~**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 public ownership is demonstrably not possible; and**~~ ~~**d. the harm or loss is outweighed by the benefit of bringing the site back into use.**~~
TAMM23	AAP5	*Delete Policy AAP5 Part C.*

		~~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.~~
TAMM24	AAP5	*Delete Policy AAP5 Part D.* ~~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.~~
TAMM25	Paragraph 4.23	*Amend paragraph 4.23 to read:* 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 requirements of AAP5 will be considered alongside Policy DM9.** ~~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.~~
TAMM26	AAP6	*Amend 2nd sentence of Policy AAP6 Part B to read:* Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should ~~follow~~ **have regard to** the guidance set out in the **Council's** Tall **Buildings and Views** SPD, once adopted.
TAMM27	AAP6	*Amend Policy AAP6 Part E to read as follows:* E. **Have regard to** the recommendations of the Urban Characterisation Study ~~will~~ **to** 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 communities~~.
TAMM28	Paragraph 4.27	*Following paragraph 4.27 insert a new paragraph as follows:* **The Council would encourage applicants for proposals for tall buildings within 500m of a Special Protection Area/RAMSAR area to utilise the Government's mapping site (Magic Mapping) to check if a particular site would be likely to require further assessment in order to rule out any impact using the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) screening tools therein.**
TAMM30	AAP8	*Amend Policy AAP8 Part A to read:*

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

TAMM38	SS2, TG2, BG3, BG4	*Amend the 'Development Guidelines' for Sites SS2, TG2, BG3 and BG4 to read:* The site lies in a ~~groundwater~~ Source Protection Zone and ~~as such the Council will expect developments to demonstrate no adverse impact on water quality~~ therefore development should consider this receptor in any studies undertaken.
TAMM41	SS3, TG3, NT3, NT4, NT5	*Insert a new paragraph at the appropriate location within the 'Site Commentary' section to provide more information on the process for estate renewal as follows:* **The process for undertaking estate renewal will follow the following steps:** - **Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;** - **The establishment of Residents Steering Group;** - **The potential for refurbishment;** - **The principles under which demolitions would be considered;** - **The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;** - **The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.** - **The conducting of financial appraisals of the development options;** - **Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;** - **Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;** - **Appointment of a contractor to commence works.**
TAMM42	SS3	*Add a new 'Development Guideline' as folllows:* **The southern portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM43	SS4	*Amend the 2nd sentence of the 'Site Commentary' to read:* Residential uses will be permitted to ~~cross subsidise renewed~~ **optimise the delivery of renewed** employment uses which will be aimed at creating flexible workspace for businesses in the knowledge-driven economy.
TAMM44	SS4	*Add a new 'Development Guideline' as follows:*

		This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
TAMM45	TG2	*Amend the 'Development Guidelines' to include a new bullet to read:* **Proposals will be expected to ensure appropriate provision of the community use, both in terms of form and function, in consultation with the existing site users and other stakeholders as appropriate.**
TAMM46	TG3	*Amend Site Allocation TG3 to read:* Subject to reprovision of the Police Station Locally, **site redevelopment to optimise the use of land, in accordance with a site-wide masterplan which addresses opportunities** for conversion of the existing police station to include commercial space for SME and start up businesses~~,~~ **and R~~r~~**redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.
TAMM47	TG3	*Amend Site Requirements to include an additional bullet to read:* **Proposals will be expected to demonstrate through the site-wide masterplan that a range of options have been considered to deliver the most optimal and sustainable use of the land and buildings.**
TAMM49	Paragraph 5.67	*Additional text to paragraph 5.67 second bullet:* **In addition, there are a number of a number of grade II listed buildings requiring repair, and viable reuse**
TAMM50	Paragraph 5.92	Amend 4th sentence of paragraph 5.92 to read: The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication~~, which also includes a safeguarded waste facility~~.
TAMM51	Paragraph 5.94	*Amend the sixth bullet point of paragraph 5.94 final to read:* Serves as the heart of **a new or expanded centre in** the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane Station **and linking through to the new THFC stadium**.
TAMM52	Table 5	*Amend the table heading to read "*North Tottenham **Indicative** Site Capacities*" and following Table 5 insert a new paragraph to read as follows:* **The site allocations NT3, NT5 and NT7 all have frontages on to the High Road and are to form part of the expanded or new town centre delivering a combined total of 50,000m^2 of town centre uses. The precise boundary of the**

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

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

		Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, **retail,** education, community, leisure and hotel uses, and improved public realm across the site.
TAMM69	NT7	*Amend seventh bullet point under 'Site Requirements' as follows:* The **~~leisure~~ retail**/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area."
TAMM70	NT7	*Add a further 'Development Guideline' to read as follows:* **Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM71	NT7	*Add a further 'Development Guideline' to read as follows:* **This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM73	TH2	*Amend the First 'Site Requirement' to read:* • Development will be required to be accompanied by a District Centre-wide masterplan **that accords with the principles set out in the most up-to-date Council-approved masterplan for the wider Growth Area. It should** show **~~ing~~** how **development ~~it~~** will complement: - Existing/retained parts of the site; - Existing extant planning permissions; **and** - The requirements of this, and other District Centre policies**~~; and~~** **~~The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.~~**
TAMM74	TH2	*Add a further 'Development Guideline':* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM75	TH3	*Add a further 'Development Guideline' to read as follows:* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM76	TH6	*Amend the first 'Site Requirements' to read:* The site **~~will hold~~ is within** a Designated Employment Area: Regeneration Area **~~status~~ and proposals for mixed-use employment-led development will be supported, where appropriate ~~to recognise the contribution to the local economy that this site can make~~**. It is anticipated that the redevelopment of this site will not create a net reduction in

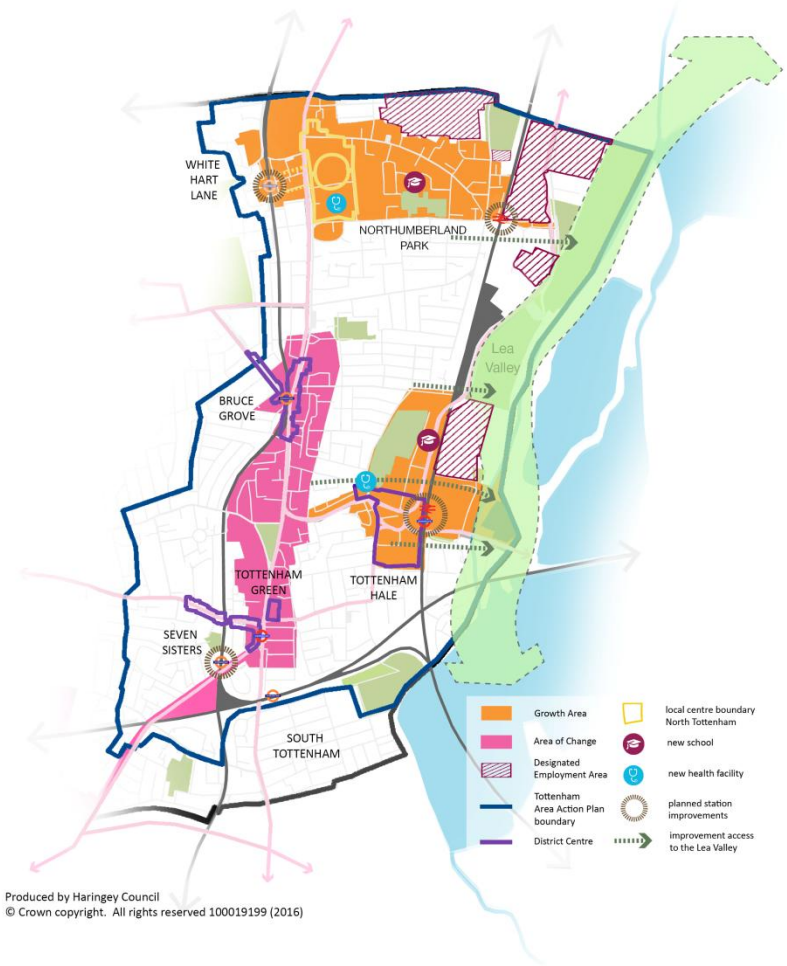
		employment floorspace.
TAMM77	TH6	*Amend the third 'Site Requirements' to read:* Residential development will only be acceptable for the purpose of ~~**cross-subsidising**~~ **making viable** the reprovision of employment floorspace.
TAMM79	TH6	*Add a further 'Development Guideline':* **This site is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

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

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

Amended Figure 1.4 as follows:

Figure 1.4: Tottenham Area Action Plan Key Diagram



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

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

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

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

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

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

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

7.10 In accordance with Policy SP8, a net increase of 23,800m$_2$ of B Class employment floorspace is required across the borough up to 2026. The Tottenham area contains the majority of the borough's remaining large industrial estates and therefore has a significant role in meeting the increased floorspace requirement. The Tottenham AAP identifies a number of strategic sites where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace. These sites are set out in the Table 12 below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 12 Tottenham AAP Employment Trajectory

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

7.11 In accordance with Strategic Policy SP10, the Local Plan establishes a requirement for an increase in retail provision of 23,995m$_2$ floorspace (13,800m2 comparison goods and 10,195m2 convenience) across the borough up to 2026. To meet this requirement, the Tottenham AAP identifies sites with potential to deliver 85,570m^2 of town centre uses floorspace. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes and includes the reorientation of the Retail Park in Tottenham Hale to a District Centre and the expansion of a leisure-oriented local centre in North Tottenham. It is important to note that the figures set out in Table 12 are gross and indicative, and as mentioned in relation to the Tottenham Retail Park will replace the existing big box retailing with a more fine-grained, mixed use, walk-to retail typology. This may therefore not result in a significant change in the total on-site retail floorspace.

Table 12 Town Centre, including retail floorspace, Trajectory

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

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

APPENDIX D

Schedule of Modifications to the Development Management DPD

KEY TO MODIFICATIONS

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

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

Development Management		
Main Modifications		
Modification Reference	**Policy / Para / Page**	**Description of Change**
DMM1	minor	
DMM2	minor	
DMM3	minor	
DMM4	Policy DM2	*Amend Policy DM2 Part A(d) to read:* d. **~~Comply with~~** **Have regard to** the principles set out in 'Secured by **~~d~~D**esign'.
DMM5	Paragraph 2.14	*Add an additional sentence at end of paragraph 2.14 to read:* **Proposals will be assessed against the principles of 'Secured by Design'. The latest published guidance in this respect should be referred.**
DMM6	Policy DM3	*Amend Policy DM3 Part A(c) to read:* c. **Appropriately ~~M~~m**aintained **~~in perpetuity~~**.
DMM7	Policy DM3	*Amend second sentence of Policy DM3 Part B to read:* **~~The management of~~ ~~t~~T**hese spaces**~~, including their use and public access, will need to be agreed by the Council~~**

		should be positively managed, maintained to a high standard, and public access secured.
DMM8	Policy DM5	*Amend Policy DM5 Part A(b) to read:* b. Makes a positive contribution to the **characteristics and** composition of the local view**, where possible**; and
DMM9	Policy DM5	*Amend Policy DM5 Part A(c) as follows:* c. ~~**Be consistent with**~~ **Has had regard to** the Council's Tall Buildings and Views Supplementary Planning Document."
DMM10	Policy DM5	*Amend Policy DM5 to include an additional criterion DM5 Part E to read:* **E. Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).**
DMM11	Figure 2.1	*Graphic update to improve legibility of map (i.e. scale and resolution).*
DMM12	Policy DM6	*Amend Policy DM6 Part B to read:* 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:
DMM13	Policy DM6	*Amend Policy DM6 Part C(c) as follows:* c. ~~**Be consistent with**~~ **Have regard to** the Council's Tall Buildings and Views Supplementary Planning Document."
DMM14	Figure 2.2	*Amend Figure 2.2 to include two additional locations potentially suitable for tall buildings - Apex House and Finsbury Park – to accord with the SLR evidence base.*
DMM15	Policy DM9	*Amend Policy DM9 Part A to read:* A. Development that ~~**sustains**~~ **conserves** and enhances the significance of a heritage asset and its setting will be supported.
DMM16	Policy DM9	*Delete the last sentence of Policy DM9 Part J(c) as follows:* 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.**~~
DMM17	minor	
DMM18	minor	
DMM19	minor	

DMM20	Policy DM 11	*Delete Policy DM11 Part E as follows:* ~~**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.**~~
DMM21	minor	
DMM22	Paragraph 3.9	*Amend paragraph 3.9 to include additional wording at the end of paragraph to read:* **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, is of a high quality and consistent with the policies in this plan, including the requirement to provide affordable housing.**
DMM23	Policy DM12	*Amend Policy DM12 to include a new criterion DM12 Part F to read:* **F. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.**
DMM24	minor	
DMM25	Policy DM13	*Amend Policy DM13 Part B(a) to read:* a. Sites that are artificially sub-divided or re-developed in phases. **This will be assessed based on the following:** **i. Whether the sites/land parcels are in the same ownership;** **ii. The occupied status of sites/land parcels at the grant of planning permission for the first application and at the commencement of the development;** **iii. Land agent/infrastructure provider intelligence as to development interest; and** **iv. The time lapsed between completion of the first development before planning permission is sought for the next.**
DMM26	Policy DM13	*Delete Policy DM13 Part B(b) as follows:* ~~**b. Additional residential units that are created through amended planning applications;**~~
DMM27	Policy DM13	*Amend Policy DM13 Part B(c) to read:* c. Additional residential units proposed above that **provided** by **unimplemented** permitted development;
DMM28	Policy DM13	*DM13 B (e) has a second (e) in the numbering which should be deleted.*
DMM29	minor	

DMM30	Policy DM13	*Delete Policy DM13 Part G as follows:* ~~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.~~
DMM31	Policy DM13	*Delete Policy DM13 Part H as follows:* ~~H. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above~~.
DMM32	Paragraph 3.21	*Insert an additional paragraph after paragraph 3.21 to read:* Where a building or part of a building benefits from an unimplemented prior approval for conversion to residential use as permitted development, proposals for additional residential development (i.e. through extension to the building or further change of use), will be subject to the requirement for affordable housing. In such circumstances, the affordable housing assessment will take account the total residential units to be provided in the development as a whole.
DMM33	minor	
DMM34	minor	
DMM35	Policy DM15	*Amend Policy DM15 Part D(f) to read:* f. The accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or, subject to viability, the proposal will provide an element of affordable student accommodation in accordance with Policy DM13.
DMM36	minor	
DMM37	Paragraph 3.33	*Amend text from second sentence of paragraph 3.33 and include additional text after last sentence of the paragraph to read:* Applicants should submit evidence of an undertaking where appropriate. Where there is not an undertaking ~~by~~ involving a specific educational institution, providers will be expected to deliver an element of student accommodation that is affordable for students~~.~~ in line with ~~T~~the London Plan and associated guidance, including the Mayor's Housing SPG, which set~~s~~ out further details in this regard. To avoid confusion, an "undertaking" is a nominations agreement between a provider of Purpose Built Student Accommodation (PBSA) and one or more academic institutions.
DMM38	minor	
DMM39	Policy DM16	*Amend Policy DM16 Part A(g) to read:*

		g. The proposal provides for a mix of unit sizes **in line with Policy DM11** (~~**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)**~~.
DMM40	Paragraph 3.36	*Amend 2nd sentence of paragraph 3.36 to read:* This will ensure the Council can protect the remaining existing stock of family houses **(3+ bedrooms)** within these areas (see Figure 3.1 'Family Housing Protection Zone'), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.
DMM41	Policy DM17	*Delete Policy DM17 Part A(c) as follows:* ~~**c. They satisfy the appropriate Haringey Environmental Health Standards.**~~
DMM42	minor	
DMM43	minor	
DMM44	Paragraph 3.39	*Include the following additional text at the end of paragraph 3.39:* **HMOs will be required to satisfy the appropriate Haringey Environmental Health Standards.**
DMM45	Policy DM20	*Amend Part A of Policy DM20 as follows:* A. ~~**Open Space is protected from inappropriate development by Policy SP13. The Council will not grant planning permission for proposals for d**~~Development **that protects and enhances Haringey's open spaces will be supported.** ~~**that would result in the loss of open space., unless an assessment has been undertaken which shows that the open space is surplus to requirements for the use as an open space**~~
DMM46	Policy DM20	*Amend Part G of Policy DM20 to read:* ...on the site, **in accordance with the open space standards set out in the Haringey Open Space and Biodiversity Study (2013)**, subject to viability.
DMM47	Paragraph 4.11	*Delete the last sentence of the paragraph and replace with the following:* **The NPPF states that existing open space, sport and recreation facilities should not be built on unless clearly surplus to requirements, or where the loss would be replaced by equivalent or better provision in terms of quantity and quality, or where the need for and benefits of the development clearly outweigh the loss. Haringey's Open Space and Biodiversity Study (2013) shows that there is a significant quantitative shortfall in accessible open space to meet the**

		needs of the Borough's population, and for this reason Strategic Policy SP13 establishes a presumption against any net loss of open space, and with the exception of small scale ancillary facilities, resists development on open spaces.
DMM48	Paragraph 4.15	*Amend paragraph 4.15 as follows:* The population in Haringey is projected to increase by approximately 75,000 people between 2015-2035. The additional population will be accommodated through the promotion of more compact urban development on existing brownfield land. This, however, should not lead to a reduction in amenity and places greater priority on the need to protect and maintain a well-distributed, well-connected and accessible supply of open space. ~~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.~~ For this reason, open space does not fall within the NPPF definition of 'brownfield / previously-developed sites', ~~although brownfield sites that exhibit open space characteristics offer the potential to secure further provision upon redevelopment.~~
DMM49	Policy DM22	*Amend Policy DM22 Part C(b) to read:* 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 subject to demonstration of technical feasibility and financial viability.
DMM50	Policy DM22	*Amend Policy DM22 Part C(c) to read:* 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 subject to demonstration of technical feasibility and financial viability.
DMM51	Policy DM22	*Delete DM22 Part C(d).* ~~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.~~
DMM52	Policy DM23	*Amend Policy DM23 Part C to read:* C. Where necessary, adequate mitigation ~~is not~~ must be provided ~~planning permission will be refused~~.
DMM53	Policy DM23	*Amend 2nd sentence of Policy DM23 Part D to read:* D. Proposals for ~~P~~potentially noisy development~~s may be refused if it cannot be~~ must suitably demonstrate~~d~~ that

		measures will be implemented to mitigate its impact.
DMM54	Paragraph 4.58	*Add an additional sentence at end of paragraph 4.58 to read:* **In line with London Plan Policy 7.14, the Council expects that all development should be at least 'air quality neutral'.**
DMM55	minor	
DMM56	Policy DM27	*Amend Policy DM27 Part D to read:* D. ~~**The Council will refuse**~~ ~~**p**~~Proposals for new development in Source Protection Zones ~~**when there would be an**~~ **must not result in an** unacceptable risk to groundwater quality.
DMM57	Policy DM28	*Amend Policy DM28 Part D to read:* D. ~~**The Council will resist**~~ ~~**p**~~Proposals ~~**that would**~~ ~~**should**~~ **must not** adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.
DMM58	minor	
DMM59	Policy DM34	*Amend Policy DM34 to include an additional criterion DM34 Part B to read:* **B. All proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.**
DMM60	Policy DM37	*Amend DM37 to include a new Part B to read:* **B. Within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances where the following can be demonstrated:** **a. The proposal is necessary to facilitate meeting the needs of modern industry and business; or** **b. The proposal relates to a use which supports the continued functioning of the LSIS as a predominantly industrial and commercial area; or** **c. The proposal would deliver strategic economic benefits of a borough or sub-regional scale; and** **d. The loss of the B Use Class land or floorspace would not compromise the strategic employment land requirement; and** **e. The proposal would not restrict, prevent or in any way prejudice the continued operation of adjoining or nearby established employment uses.**
DMM61	Policy DM38	*Amend title of DM38 to read:*

		~~Employment-Led Regeneration~~ Local Employment Area – Regeneration Areas
DMM62	Policy DM38	*Amend DM38 Part A to read:* A. The Council will support proposals for mixed-use, employment-led 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:
DMM63	Policy DM38	*Delete DM38 Part A(a) as follows:* ~~a. Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace;~~
DMM64	Policy DM38	*Amend DM38 Part A(b) to read:* b. Maximise the amount of employment floorspace to be provided within the mixed-use scheme~~, having regard to development viability~~;
DMM65	Policy DM38	*Amend DM38 Part A(c)(ii) to read:* ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; and
DMM66	Policy DM38	*Amend DM38 Part A(c)(iii) to read:* iii. Environmental quality of the site.~~; and~~
DMM67	Policy DM38	*Re-order DM38 Part A(c)(iv) to DM38 Part A(d) and amend to read:* d. Make ~~P~~provision for an element of affordable workspace where viable;~~.~~
DMM68	Policy DM38	*Delete DM38 Part A(d).* ~~d. Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs;~~
DMM69	Policy DM38	*Amend DM38 Part A(e) to read:* e. Ensure an ~~adequate separation of uses~~ appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;
DMM70	Policy DM38	*Amended Policy DM38 Part A(g) to read:*

		g. **Be designed to** enable connection to ultra fast broadband.
DMM71	Paragraph 6.12	*Amend 3rd sentence of paragraph 6.12 to read:* In response to these issues the Council will apply a more flexible approach to the development of some employment sites, supporting **employment-led,** mixed-use schemes where they will facilitate site regeneration and renewal.
DMM72	Paragraph 6.13	*Amend paragraph 6.13 to read:* Mixed-use redevelopment of employment land will be restricted to Local Employment Area – Regeneration Areas and other highly accessible non-designated employment sites **(see Policy DM40)**. 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**, sustainable** locations. ~~**Mixed-use schemes proposed on non-designated employment sites will not be considered suitable if they are in areas of poor transport accessibility.**~~
DMM73	Paragraph 6.14	*Amend 1st sentence of paragraph 6.14 to read:* Applicants will be required to submit a viability assessment that clearly demonstrates that the proposed mixed-use scheme ~~**is necessary to cross-subsidise and enable**~~ **maximises** the development of employment uses.
DMM74	Paragraph 6.16	*Delete 2nd sentence of paragraph 6.16.* ~~**They should therefore be considered for suitability to meet identified need for gypsy and traveller accommodation, having regard to site viability, design considerations and other relevant Local Plan policies.**~~
DMM75	Paragraph 6.17	*Amend 1st sentence of paragraph 6.17 to read:* Where non-employment uses are introduced it is imperative that the employment and business function of the LEA**-RA** ~~**or non-designated site**~~ remains intact.
DMM76	Policy DM39	*Amend DM39 to include a new Part A to read:* **A. Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.**
DMM77	Policy DM39	*Amend DM39 Part A to read:*

		A. The Council has made provision for proposals for warehouse living**, at selected Local Employment Area – Regeneration Areas,** within the Harringay Warehouse District as defined in the Site Allocations ~~**Document**~~ **DPD**, and the Fountayne & Markfield Road area as defined in the Tottenham Area Action Plan **(See Figure 6.1)**. **Warehouse living proposals will only be acceptable within these identified locations.**
DMM78	Policy DM39	*Amend DM39 Part C to read:* C. The preparation of a masterplan will have regard to **individual site circumstances and** the following matters:
DMM79	Policy DM39	*Amend DM39 Part E to read:* 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**~~.
DMM80	Policy DM39	*Amend DM39 to include an additional criterion to read:* **F. Proposals for Live/Work units anywhere within the Borough will be resisted.**
DMM81	Paragraph 6.20	*Amend 3rd sentence of paragraph 6.20 to read:* The expected outcome is to secure a long-term sustainable economic future for these employment land sites **that builds on the amenity being created and complements the unique character of the areas in which they are situated**.
DMM82	Paragraph 6.21	*Amend paragraph 6.21 to include an additional sentence at the end of paragraph to read:* **In preparing proposals and site masterplans, the Council expects applicants to have engaged with and sought the views of Hackney Council, particularly on sites which adjoin the Borough boundary.**
DMM83	Paragraph 6.22	*Insert the following paragraph after paragraph 6.22 to read:* **For the purposes of monitoring, warehouse living development, including Lawful Development Certificates, will contribute towards Haringey's strategic housing requirement through the provision of non-conventional (non-self-contained) supply, and to the strategic employment land requirement through the provision of communal or dedicated employment floorspace.**
DMM84	minor	
DMM85	Policy DM40	*Amend title of Policy DM40 to read:* ~~**Loss of**~~ **Non-Designated** Employment Land and Floorspace
DMM86	Policy DM40	*Amend Policy DM40 to include a new Part A to read:*

		A. On non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. All proposals for mixed-use development must satisfy the requirements of Policy DM38.A(a-g).
DMM87	Policy DM40	*Amend Policy DM40 Part A to read:* **~~B.A. Subject to other policy requirements~~ On all other non-designated employment sites (i.e. those which do not meet the location criteria of (A) above)**, the loss of employment land and floorspace will only be permitted where **it can be demonstrated that the building or land is no longer suitable for continued employment use having regard to**: a. **feasible alternative employment uses ~~It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use~~**; **~~and~~** b. **the age and condition of the existing building(s) and the potential for refurbishment or adaptation, in particular to more flexible unit sizes;** **c. site layout, access, and relationship to neighbouring uses;** **d. periods of long-term vacancy** **e. ~~There is clear~~** evidence **~~that an open and~~ of** recent, continuous and suitable **~~campaign to~~** market**ing ~~the site~~**, covering a minimum **~~continuous~~** period of 3 years**~~, has been undertaken without success~~**.
DMM88	Policy DM40	*Amend Policy DM40 Part B to read:* **~~B~~C. Subject to (B) above, w~~W~~**here the Council is satisfied that the loss of non-designated employment land or floorspace is acceptable, **~~it will require new development~~ support will be given to** proposals **that deliver community uses either as the sole use or as part of a mixed-use development**. **~~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~~**
DMM89	Policy DM40	*Amend Policy DM40 Part C to read:* C. **Where ~~P~~p**roposals involv**~~ing~~** 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~~ related initiatives may be sought, in line with Policy SP9 and DM 48.
DMM90	Paragraph 6.25	*Amend 3rd sentence of paragraph 6.25 to read:* 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~~.
DMM91	Paragraphs 6.26 to 6.28	*Delete paragraphs 6.26, 6.27 & 6.28 and replace with the following:* Therefore, the aim of the policy is to secure the re-provision of new employment floorspace to support local demand for a range of employment uses. Mixed-use redevelopment and changes of use can help to secure the re-provision of employment floorspace that is better tailored to meeting local demand, supported employment diversity, and maintains the vibrancy and viability of an area. On sites where it ~~can be~~ has been demonstrated that they are no longer suitable for continued employment or commercial use, it is appropriate that these be released for other forms of sustainable development, including community uses where these could help meet locally identified needs.
DMM92	Policy DM41	*Amend Part A to read:* A. Proposals for new retail, leisure and cultural uses within Metropolitan and District Town Centres, and Local Centres, will be supported where they:
DMM93	minor	
DMM94	Policy DM46	*Amend DM46 Part A to consolidate with Part A(a) to read:* A. Proposals for betting shops will only be permitted where they are appropriately located within the Metropolitan Town Centre, a District Town Centre or Local Centre, having regard to Policy DM42 (Primary and Secondary Frontages) and DM43 (Local Shopping Centres)~~; and~~.
DMM95	Policy DM46	*Delete Policy DM46 Part A(b).* ~~b. The total number of betting shops (including extant permissions) will not exceed 5% of the units within the town or local centre.~~
DMM96	Policy DM46	*Amend Policy DM46 to include a new Part B to read:* B. Proposals for new betting shops will be assessed against their impact on town centre vitality and viability, having regard to: a. The number of existing betting shops in the centre; and

		b. The need to avoid overconcentration and saturation of this particular type of use.
DMM97	Paragraph 6.55	*Amend paragraph 6.55 to read:* 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~~** **spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.**
DMM98	Paragraph 6.56	*Amend 1st sentence of paragraph 6.56 to read:* The Council is committed to improving the health and well-being of its residents along with visitors to the Borough**~~,~~** **~~including by promoting development that achieves mixed and sustainable communities.~~**
DMM99	Paragraph 6.57	*Amend paragraph 6.57 to read:* The Council considers that the **~~five percent threshold allowance for betting shops in town centres~~** **approach** is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration of betting shops can have on the vitality and viability of town and local centres. **This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm, particularly where there is a need to ensure active frontages; and community safety.**
DMM100	Figure 6.1	*Delete Figure 6.1 "Healthy Eating Zones".*
DMM101	Policy DM47	*Delete Part A of Policy DM47:* **~~A. The council will resist proposals for hot food takeaway shops located within 400 meters of the boundaries of a primary or secondary school.~~**
DMM102	Policy DM47	*Amend Part B of Policy DM47 to read.* **~~B Subject to (A) above, p~~**Proposals for hot food takeaway shops **should be located within town centres and** 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 suitable~~ **It can be** demonstrated that the proposal will not result in an overconcentration **or excessive clustering** of hot food takeaways **having regard to the existing number of hot food takeaways within the centre or frontage**;
DMM103	Paragraph 6.59	*Amend paragraph 6.59 to read:* The Public Health Directorate has published a health evidence base, **which, along with Hot Food Takeaway Shops: An Evidence Base Study (2015)** ~~to~~ **has** inform**ed** 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~~ **that there are approximately 170 hot food takeaways** across the Borough. **The concentration of hot food takeaways per 100,000 head of the population in Haringey was judged by the National Obesity Observatory as being in England's top quintile of local fast food outlet concentrations**.
DMM104	Paragraph 6.60	*Amend the 1st sentence of paragraph 6.60 to read:* 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~~ **to deliver mixed and sustainable communities, including viable town and local centres**.
DMM105	Paragraph 6.61	The Council considers that the ~~five percent threshold allowance for hot food takeaways in town centres~~ **approach** is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration **or excessive clustering** of ~~this use~~ **hot food takeaways** can have on the vitality and viability of town and local centres and **other shopping frontages**. **This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm; environmental quality; public amenity; and community safety.**
DMM106	Paragraph 6.62	*Delete paragraph 6.62* ~~To assist with the implementation of this policy, the Council has mapped a "Healthy Eating Zone" (Figure 6.1) 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.~~ *and replace with the following paragraph:*

		The Council considers that hot food takeaways are most appropriately located in town centres, in line with the NPPF 'town centre first' approach, where activity levels are generally higher and there is greater potential for linked trips. Hot food takeaway shops often attract a significant number of customers and by virtue of their operation, are commonly associated with environmental and amenity issues such as litter, waste disposal, fumes and noise. Planning conditions may used to ensure there are no adverse impacts on the local area.
DMM107	Policy DM48 Part B - minor	*Amend Policy DM48 as follows:* A. **Planning obligations will be sought on a scheme-by-scheme basis having regard to the relevant policy requirements of the Local Plan, development specific impacts, appropriate mitigation, viability, and the statutory tests for the use of planning obligations.**
DMM108	Paragraph 7.21	*Amend paragraph 7.21 Part iii to read:* Suitable marketing activity of the business as an on-going concern over the past 12 months**, as demonstrated through evidence of an unsuccessful campaign to market the site for the existing use at terms which are appropriate to the local economic area (including details of commercial agents, adverts in publications and lease terms offered to existing or previous occupants)**; and
DMM109	minor	
DMM110	Policy DM55	*Amend Policy DM55 to include a new Part C to read:* **C. In the interim period where a masterplan is to be prepared but has not come forward as part of a planning application, proposals must demonstrate that they will not compromise delivery of the outcomes sought by the site allocation.**
DMM111	Paragraph 7.71	*Insert the following sentence after the third sentence of paragraph 7.71 and include the monitoring table (provided at the end of this schedule) at the end of paragraph 7.71:* **The exception is monitoring of the Warehouse Living Policy DM39 for which the monitoring framework is provided below.**
DMM112	Appendix F Glossary of Terms	*Amend definition of Warehouse Living to read:* **Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey. It comprises** purpose built and genuine integrated, **communal** working and living accommodation specifically targeted at the creative industries sectors. **This development typology does not fall within a specific Use Class – and is**

		not live/work development – and is considered a Sui Generis use.
DMM113	Policy DM39	*Include a new Part E as follows:* **E. In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.**

Haringey LONDON

Haringey's Local Plan

Strategic Policies

2013 – 2026

(formerly the Core Strategy)

March 2013

Consolidated with alterations since 2017

STAGE 2 AMENDS



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Haringey's Local Plan

Strategic Policies

2013 – 2026

(formerly the Core Strategy)

March 2013

Consolidated with alterations since 2017

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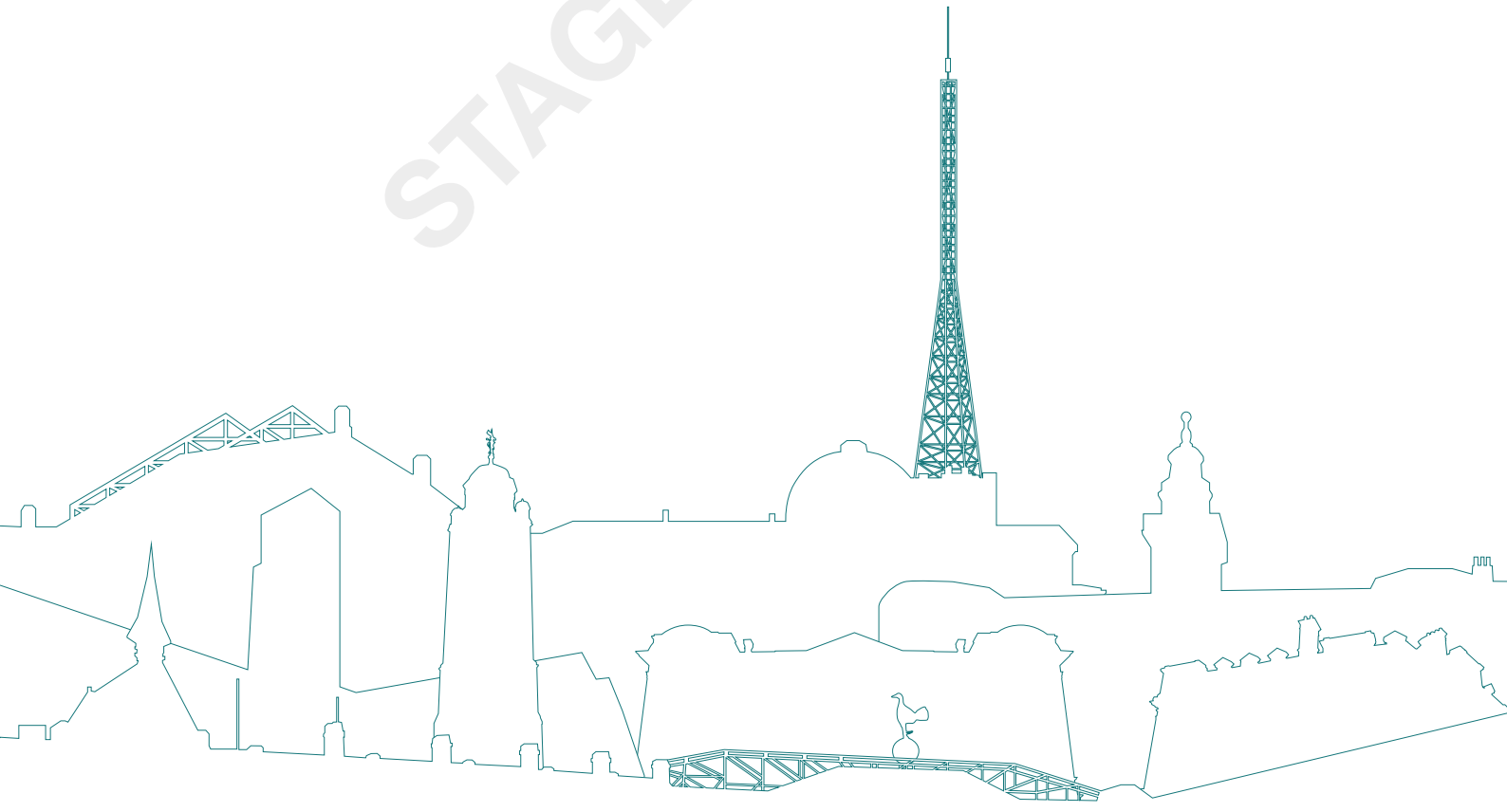

FOREWORD

It is with great pleasure that I am able to present this, the first document of the Council's Local Plan. The Local Plan Strategic Policies will shape the location and scale of development in the borough from now until 2026.

Great care and attention has been taken in setting out responses to the plethora of challenges and opportunities that exist in Haringey. The Local Plan, as the spatial planning document, tasked with fulfilling the aims of the Council's Sustainable Community Strategy, has a key role in shaping the future of the borough, and fulfilling the Council's vision of creating a place for diverse communities that people are proud to belong to.

This Plan has been shaped by ongoing consultation and engagement involving local people, businesses and communities, as well as service providers and key stakeholders. Through this engagement, the Council will continue to build on these relationships to help deliver the aims of sustaining and improving the life chances of our residents, especially those who are most vulnerable, and in developing a borough which is a good place to be born, learn, work, have fun and grow old.

The Local Plan will enable the regeneration of the growth areas at Tottenham and Haringey Heartlands, while protecting the amenity and appearance of the borough's conservation areas. It sets out how and where new development can be accommodated to deliver the housing challenge facing the borough. New infrastructure has been identified to deliver high quality services to existing and future residents. The land to create opportunities for local businesses has been safeguarded, and the future shopping needs of local residents' planned for. A commitment to sustainable design and a low carbon future has been made.

It is hoped that over the lifetime of this Plan, the borough will flourish as a place to live, work, and visit and that through the positive impacts of new development, local resident's quality of life will grow. Further work is necessary now to ensure that the policies set out here are put into place effectively, with a complementary Development Management Policies document, and a range of topic based supplementary documents, coming forward in the near future. Together these will ensure that Haringey remains a place for diverse communities that people are proud to belong to.

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to be updated.

Matt to supply



Cllr Alan Strickland

Cabinet Member for Housing Regeneration and Planning

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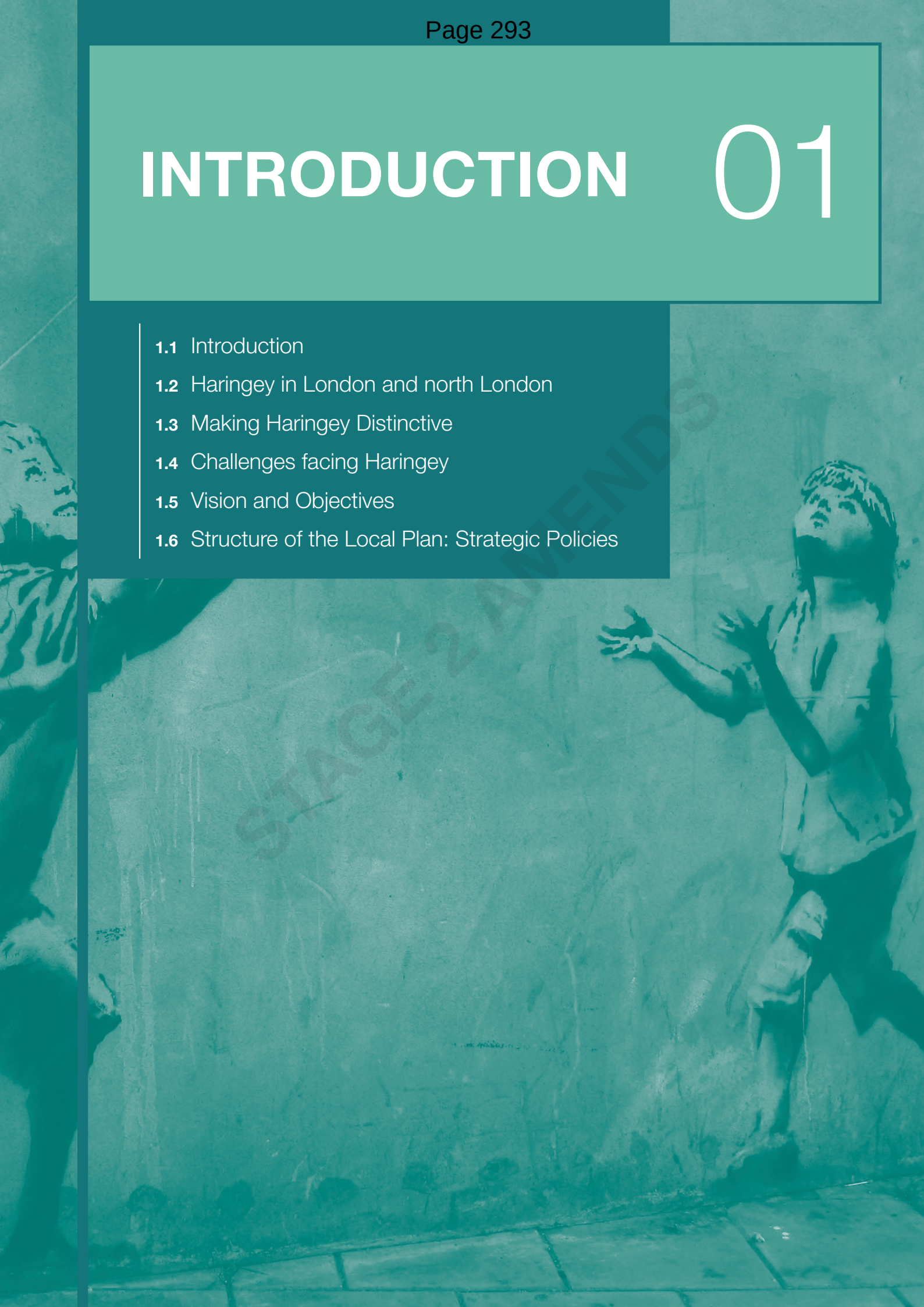
1.5 Vision and Objectives
1.6 Structure of the Local Plan: Strategic Policies



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1.1 INTRODUCTION

What is the Haringey Local Plan: Strategic Policies?

1.1.1 The Local Plan: Strategic Policies (referred to as the Local Plan throughout the document), sets out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies, to identify a vision for Haringey as a place to live, work and visit, and contains key policies and an implementation framework to deliver the vision.

1.1.2 The Local Plan outlines how the Council will address local and strategic development needs including housing, employment, leisure, and retail provision. It goes beyond traditional land use planning and considers other plans and strategies that influence the use of land and the way that places around us look and work. The Local Plan covers the physical aspects of location and land use but also addresses other factors that make places attractive, sustainable and successful, such as social and economic matters. Preparation of these policies has been subject to a sustainability appraisal. This promotes sustainable strategies and policies through an assessment of their social, environmental and economic impacts.

1.1.3 Haringey's Local Plan gives spatial interpretation to the Council's adopted Sustainable Community Strategy's key outcomes:

- People at the heart of change;
- An environmentally sustainable future;
- Economic vitality and prosperity shared by all;
- Safer for all;
- Healthier people with a better quality of life; and
- People and customer focused.

1.1.4 The Local Plan also takes into consideration:

- new and emerging government policy;
- the London Plan;
- local issues and priorities facing the borough; and
- future challenges such as climate change.

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Consultation on a Partial Review of the Haringey Local Plan Strategic Policies

The Strategic Policies document

1.1.5 Haringey's Strategic Policies Development Plan Document (DPD) 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 DPD;
- The Tottenham Area Action Plan; and
- The Wood Green Area Action Plan

1.1.6 The first three of the above Local Plan documents are currently in the process of being prepared and alongside 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.

Why are the Strategic Policies being reviewed?

1.1.7 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 prepare and adopt Further Alterations to the London Plan (FALP), and subsequently update the whole London Plan, 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 accommodation needs, 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

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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.

1.1.8 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.

Why is the Council only proposing a partial review of the Strategic Policies?

1.1.9 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.

1.1.10 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.

1.1.11 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.

Other Local Plan Documents

1.1.12 The Local Plan Strategic Policies is the primary and strategic Development Plan Document and is at the heart of Haringey's Local Plan (Figure 1.1). The framework is a folder of planning policy documents. These documents are divided into three types:

- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)
- Others such as the Statement of Community Involvement (SCI) and the Authority Monitoring Report (AMR).

1.1.13 The Local Plan guides the content of the other planning documents (including Area Action Plans and Supplementary Planning Documents). Alongside the Local Plan, the Council is also producing other Development Plan Documents: a North London Waste Plan, Area Action Plans for Wood Green, Tottenham High Road Corridor, Northumberland Park and Tottenham Hale. The work programme for the Local Plan documents is set out in a Local Development Scheme 2015 (LDS) which includes a description and timetable for the production of each document. The Local Plan will eventually replace Haringey's Unitary Development Plan (UDP) 2006. Please see Appendix 1 for details on the saved UDP policies.

1.1.14 Haringey's Local Plan is the key Development Plan Document. Together with the London Plan and Haringey's 'saved' UDP policies, these three documents make up the statutory 'development plan' for Haringey.

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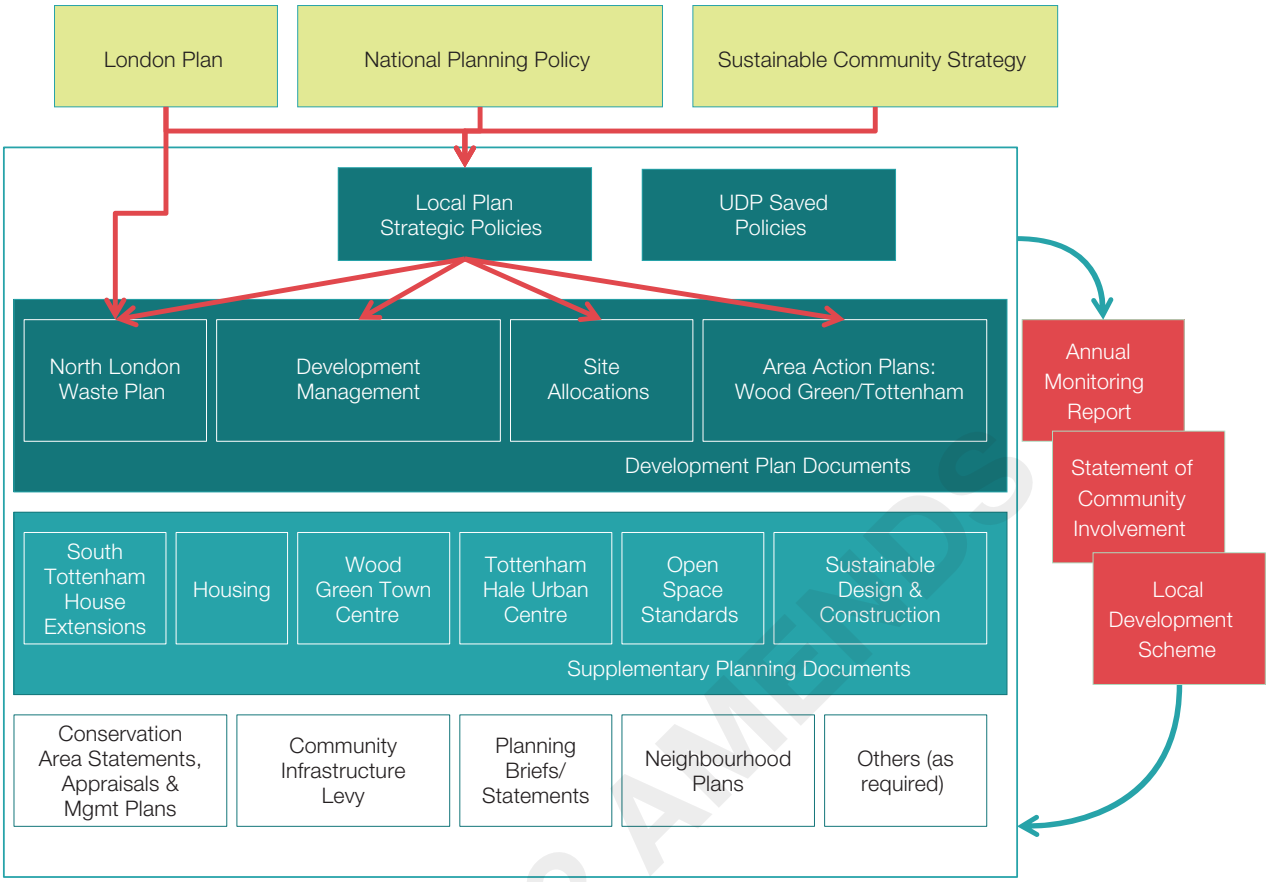
Figure 1.1: *Haringey Local Plan*



1.1.15 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Planning and Compulsory Purchase Act 2004, Section 28 (6).

How we have prepared the Local Plan Strategic Policies

1.1.16 The process for preparing the Council's Local Plan is set out below:

- Gathering evidence and consulting on key 'issues and options' (February - March 2008);
- Developing the Council's preferred approach and consulting on it alongside the sustainability appraisal (May – June 2009);
- Preparing the Local Plan for 'proposed submission' consultation (May - June 2010);
- Submission of the Local Plan to the government ('submission') for a public examination where the document is assessed by a Planning Inspector (March 2011);
- Examination in Public (June/July 2011 & Feb 2012);
- Publication of the Inspector's Report, (December 2012); and
- Adoption of the Local Plan by the Council (March 2013).

Public consultation

1.1.17 The preparation of Haringey's Local Plan involved two main stages of public involvement and consultation. Firstly, the Council gathered views on the key issues facing the borough and the options for tackling them. The Issues and Options document was agreed in December 2007 and consultation took place between February and March 2008. The results of this consultation helped to inform the development of the Preferred Options.

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Green Lanes

1.1.18 Consultation on the Preferred Options took place between May and June 2009 and included a comprehensive consultation programme. The Council met with community groups, stakeholders and ran a number of public workshops and events. Articles in Haringey People (distributed to all Haringey households), use of the press, mailings and Haringey's website were used to engage as many communities as possible. Involvement of key stakeholders, for example infrastructure providers and neighbouring boroughs, took place throughout the preparation of the Plan. The comments and input received from the consultations were taken into consideration in the drafting of the final Plan. For each stage of preparation there is a consultation report that gives details of the consultation carried out and summarises the comments received.

Supporting evidence

1.1.19 The Local Plan is a key strategic document for Haringey and will have a major effect on the future development of the borough. Therefore, it needs to be based on a thorough understanding of the issues and challenges the borough faces and its policies need to be supported by robust evidence. The Council commissioned and collected a wide range of studies and information to inform the preparation of the Local Plan (also known as 'the evidence base').
This includes, but is not limited to, the following:

- A Sustainability Appraisal;
- Haringey Authority Monitoring Report;
- Haringey Retail Capacity Study, 2008;
- Haringey Housing Needs Assessment, 2007;
- Affordable Housing Viability Study, 2010;
- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey (2009);
- North London Strategic Flood Risk Assessment, 2008;
- Haringey Borough Profile (2009);
- Haringey Biodiversity Action Plan, 2009;
- Haringey Employment Study, 2009 (with updates 2015);
- Strategic Housing Market Assessment, 2014;
- Development Appraisals and Viability Testing, 2014;
- Open Space And Biodiversity Study 2014
- Census information (2011);
- Haringey Infrastructure Delivery Plan, 2009 (with updates 2015)

Haringey's Sustainable Community Strategy and other strategies

1.1.20 The Local Plan needs to take into account other plans and strategies that influence the borough. The Plan is aligned with the priorities identified in the Council's Sustainable Community Strategy. Please see section 1.5 on Vision and Objectives for more information.

1.1.21 Other strategies relevant to the Local Plan include:

- Haringey's Housing Strategy (March 2015);
- The Local Implementation Plan (LIP) (May 2011);
- Haringey's Regeneration Strategy (January 2008);
- Haringey's Children and Young People's Plan 2009 - 2020;
- Child Poverty Strategy 2008-11;
- Haringey's Greenest Borough Strategy (July 2008);
- Safer for all Strategy 2008 – 2011;
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12; and
- Well-being Strategic Framework (2007).

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High Road, Tottenham

National Planning Policy and the London Plan

1.1.22 The Council's Local Plan documents must be consistent with national policy prepared by the government as set out in the National Planning Policy Framework (NPPF), unless there is strong evidence that an alternative approach is more appropriate in Haringey. The Council's planning documents must also be in general conformity with the Mayor of London's London Plan (2011). The London Plan sets a social, economic and environmental framework for the future development of the capital, providing the London-wide context for borough planning policies.

Sustainability Appraisal and other assessments

1.1.23 The preparation work for the Local Plan included a Sustainability Appraisal to assess its environmental, social and economic impacts. This has helped to make sure the Council's strategy and policies are sustainable by identifying any potential harmful impacts and suggesting ways to minimise them. It also helped to identify how to maximise beneficial impacts.

1.1.24 The Council carried out a Sustainability Appraisal and consulted on it at each of the stages in the production of the Plan - Issues & Options, Preferred Options and Proposed Submission. The Sustainability Appraisal is published alongside this Local Plan.

1.1.25 In addition, the Council carried out an Equalities Impact Assessment. This assessed the likely impact of the Local Plan and its policies on specific groups in terms of race, gender, disability, age, sexual orientation and religion/beliefs. The Council also carried out an assessment as to whether the Local Plan's emerging approach and policies were likely to have any significant effect on sites of European Importance for Habitats or Species, or an adverse impact on the integrity of those sites. The screening assessment found that no significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (Mitigation and Alternative solutions) of the Habitats Regulations Appropriate Assessment process.

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1.2 HARINGEY IN LONDON AND NORTH LONDON

1.2.1 Haringey is one of 32 London boroughs (Figure 1.2). It was formed from the merger of the municipal boroughs of Hornsey, Wood Green and Tottenham. The borough, which is 30 square kilometres in size, sits in north London. Some of the more familiar local landmarks include Alexandra Palace, Bruce Castle, and Tottenham Hotspur Football Club.

1.2.2 Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area (Figure 1.3). With strong links to the City, West End and Stansted Airport the borough is very well placed for both business and commuting. By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hour commuting time of Haringey. These include the new job opportunities created at Stratford City and the Olympic 2012 site, accessible by rail in 15 minutes from Tottenham Hale although currently there is only one train per hour, which limits the accessibility of Tottenham Hale to this part of east London.

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Figure 1.2: *Haringey in the London Context*



1.2.3 Haringey's strategic "hub" position is shown below. North London lies between the growth areas of:

1.2.4 Central London, which is the focus of London's expanding world city role. It will continue to offer employment for many workers living in north London, to be a major source of demand for goods and services from north London and also to be a source of growth in the form of activities that need to be close to Central London, but are unwilling or unable to pay the associated costs of being located there.

1.2.5 The London-Stansted-Cambridge-Peterborough (LSCP) growth area, of which the eastern section of North London forms part. The Stansted/M11corridor alone is planned to have 40,000 new jobs and will be a potential source of new employment for north London workers. The East of England Regional Spatial Strategy (2008) envisages substantial growth in the corridor beyond the London boundary, especially around Harlow, driven by the expansion of Stansted airport.

1.2.6 The Thames Gateway is the largest regeneration area in the UK and is expected to create around 200,000 jobs up to 2016. The western end of the Gateway abuts the eastern end of north London. It includes Stratford, just beyond the sub-regional boundary, with its High Speed One Channel Tunnel rail link and will generate 30,000 jobs up to 2016.

1.2.7 The Western Wedge stretching from Paddington to the Thames Valley and abutting the west of north London at Brent Cross. Although this is not a formal growth area, it has been one of the most dynamic development areas in the UK, buttressed by the expansion of Heathrow. The impetus of this growth will continue to a significant extent, even though the strategic priority area is now East London.

1.2.8 The M1 and A1 corridors are also not formal growth areas, but they underpin north London's strategic role as the corridor between London and many parts of the UK. They link north London to Luton Airport, the growth area around Milton Keynes/South Midlands and expanding towns like Watford and Stevenage.

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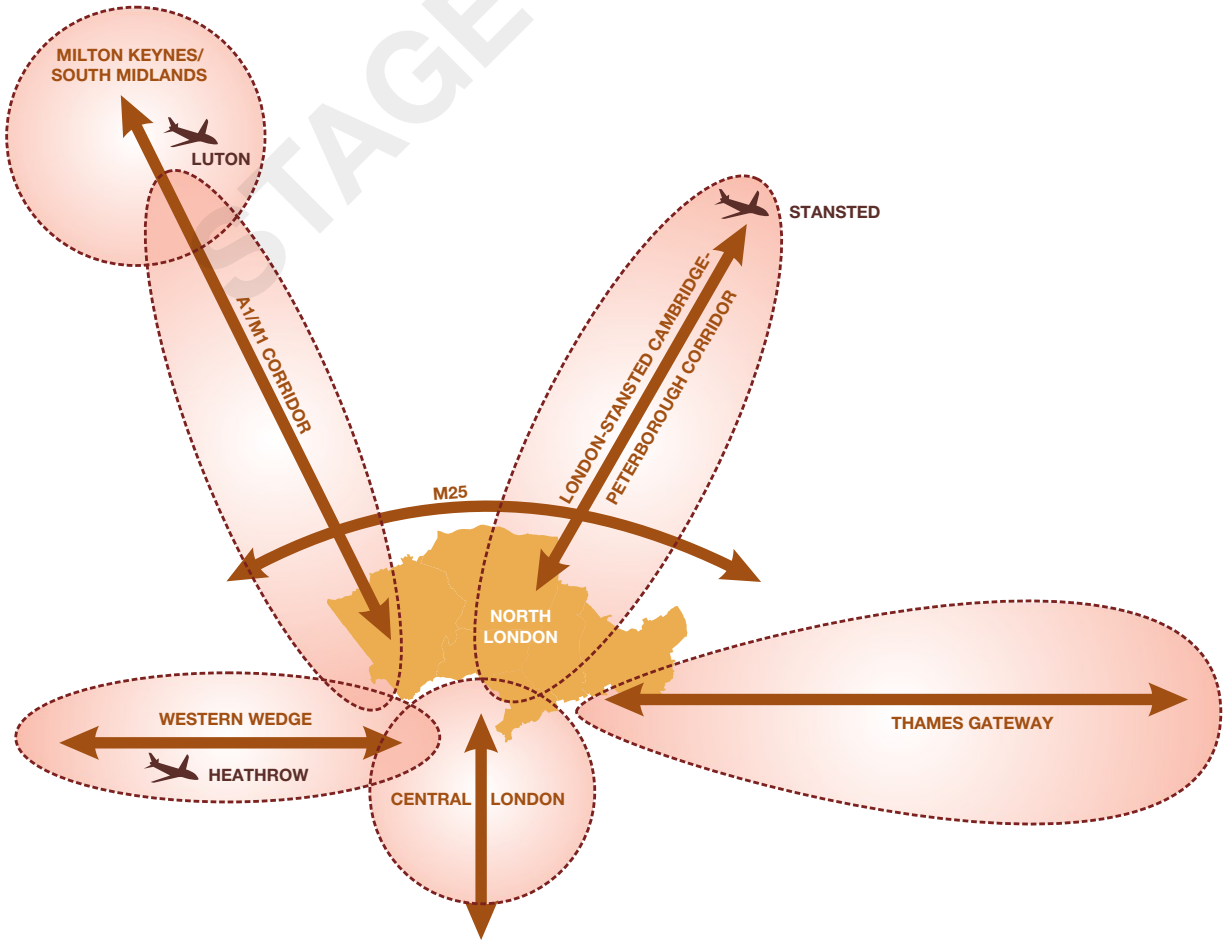
Figure 1.3: *North London Growth Corridor*



1.2.9 Haringey is part of north London. The Council, along with the boroughs of Barnet, Enfield, Waltham Forest and public, private and voluntary organisations work together as part of the North London Strategic Alliance (NLSA). The NLSA seeks to raise the profile of North London and increase public and private sector investment into the sub-region to address the following issues:

- Coordinating housing growth with social and transport infrastructure;
- Supporting the outer London economy, including promoting the role of town centres;
- Increasing access to employment through skills development and training; and
- Promoting a vision for the Upper Lee Valley.

1.2.10 The Upper Lee Valley has experienced a long period of decline due to structural decline of manufacturing in London. Several programmes have attempted to halt this trend, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympic Games Legacy and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.

1.2.11 Through the NLSA, the boroughs of Haringey, Barnet, Enfield and Waltham Forest together with the Greater London Authority have worked to develop a new vision that can guide the future of the area over a 20-30 year period. The vision seeks to:

- Make better use of and access to the unique assets of the Upper Lee Valley improving biodiversity and promoting it as North London's Waterside;
- Reverse economic decline and create a strong platform for economic growth using its strategic locations as part of a world city;
- Improve transport connections to the City, Central London and Stratford and enhance internal connectivity;
- Promote social inclusion, environmental and economic sustainability and an improved quality of life;
- Make better use of urban land enabling more housing and business;
- Create an improved and sustainable housing environment and support community facilities;
- Promote good urban design; and
- Promote mixed use approach in the Central Leeside area making it the centre point and focus of the wider place.

1.2.12 A Water Space Strategy is being carried out by British Waterways, to assist the NLSA in the delivery of an enhanced vision for the Upper Lee Valley.

1.2.13 There are other action areas of the borough which require partnership working with neighbouring boroughs:

- The Upper Lee Valley;
- South Tottenham and Stamford Hill;
- Bounds Green and the North Circular Road corridor;
- Highgate; and
- Finsbury Park and Manor House - with major regeneration projects at Finsbury Park station (in Islington) and at Woodberry Down (in Hackney).

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1.2.14 There are also major redevelopment proposals in adjoining boroughs which will have an effect on the borough, for example Cricklewood/Brent Cross and London 2012/Stratford City.

1.2.15 Other sub-regional partnerships have been established to address housing and waste issues. A North London grouping of Barnet, Enfield, Haringey, Islington, Camden and Westminster prepared a Strategic Housing Market Assessment and the seven boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working to prepare a North London Waste Plan Development Plan Document.

1.2.16 The London Plan was subject to further amendments in 2014 and updated in 2015. 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.

1.2.17 The Mayor has also established an Outer London Commission (OLC) to make recommendations to inform the London Plan and other Mayoral strategies and plans. Those of particular relevance to the development of Haringey's Local Plan are:

- The basic structure to support rejuvenation of the outer London economy should be based on a constellation of town centres and other business locations rather than a few large growth hubs. Town centres are important not just in accommodating economic activity but as places people identify with and which serve as the focus for community life - indirectly, this in turn helps strengthen Outer London's economic base; and
- Crucial improvements to connectivity and movement within outer London. There is a strong feeling that improvement to orbital movement is especially important, coupled with realism over the scope for future large scale investment. The focus for investment should be based on a "spoke and hub" concept rather than a contiguous high speed link around the city and there is considerable potential in smaller scale improvements.

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1.3 MAKING HARINGEY DISTINCTIVE

1.3.1 It is important that our Local Plan for the future development of the borough is based on an understanding of the characteristics that make Haringey what it is, and a knowledge of how it is likely to change. This section describes some of the features that give the borough its unique character.

Haringey's people

- Haringey is home to 256,400 people living in an area of 30 square kilometres;
- Nearly half of the population comes from ethnic minority backgrounds;
- This diversity is reflected in the fact that almost half of all pupils in Haringey schools speak English as an additional language;
- Haringey has a relatively transient population. At the time of the 2011 Census, there were 26,178 migrants in the Borough, the 13th highest proportion in London;
- Haringey has a mosaic of community groups and networks. This contributes to community spirit and cohesion, mutual aid, empowerment, representation, advocacy and the desire for improvements to services, facilities and the environment. The Council's new Area Forum and governance structure will aim to support and enhance these networks.

Haringey's places

- Haringey is an outer London borough which was created in 1965 by the amalgamation of three former boroughs; Tottenham, Wood Green and Hornsey;
- The borough covers an area of more than 11 square miles. Its most familiar local landmarks include Alexandra Palace, Bruce Castle and Tottenham Hotspur Football Stadium;
- Haringey has many residential areas and neighbourhoods, each with their own distinctive identity and characteristics;
- Haringey includes large areas of parks, recreation grounds and green open spaces, which make up more than 25% of its total area. They include both large parks and woods and smaller landscaped areas which are of significant amenity value to residents. The borough is home to four distinct ancient woods; Highgate Woods, Queen's Wood, Coldfall Wood and Bluebell Wood. The borough also includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecologically Valuable Sites. The borough has three rivers; the River Lee, New River and the Moselle Brook;
- Haringey has a range of centres providing shopping and services and local employment. These include Wood Green Metropolitan Town Centre, Tottenham High Road Historic Corridor and specialist centres like Crouch End and Muswell Hill.

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Tottenham High Road

Haringey's economy

- The borough retains concentrations of designated employment in industry, offices and warehousing;
- The borough contains 133 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m^2 of employment floorspace;
- The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land;
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people;
- The major sectors of employment in Haringey are public administration, education and health (28%) and distribution, hotels and restaurants (including retail) (26%). Manufacturing and construction account for 12% of all employment.

Haringey's homes

- 30% of Haringey's population live in the 10% most deprived areas in the country. The vast bulk of this population live in the central and eastern parts of the borough;
- There is a high demand for housing across all tenures;
- 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;
- Housing need disproportionately affects BME households, and 40% of Black African and Asian households are living in unsuitable accommodation.

Haringey's environment

- A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision;
- There are strong water links i.e. the River Lee Navigation both with its strong heritage and cultural associations and connections to both the Thames and the Docklands;
- The amount of waste being recycled in Haringey has increased by more than 100 tonnes per week following new changes to the Council's recycling services.

Haringey's transport

- Haringey has relatively good public transport;
- Some parts of the borough have good tube and rail links to central London and to Heathrow and Stansted Airports;
- There is a good network of cycle routes across the borough including cycle lanes on main roads, separated cycle lanes and special fully signed quiet routes;
- The borough has the third highest percentage (54%) of residents who travel to work by public transport.

Haringey at a glance

1.3.2 Haringey contains 19 wards which are grouped into seven Area Forums. These Area Forums provide local residents with the opportunity to contribute to the enhancement and improvement of their neighbourhoods. The overall vision of the Forums is to create a borough where the gap between the east and west is removed, with local involvement in the planning, reshaping and delivery of local services.

1.3.3 The Local Plan aims to respond to local need by linking the strategic policies with all the Council's Plans and strategies. A snapshot of each Area Forum/Neighbourhood is provided below highlighting the key information as well as potential opportunities for the area over the plan period.

STAGE 2 AMENDS

TOTTENHAM AND SEVEN SISTERS NEIGHBOURHOOD

1.3.4 This neighbourhood includes the wards of Tottenham Green, Seven Sisters and Tottenham Hale. It has a diverse population of approximately 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.

1.3.5 Just over half of the residential properties in the area are flats and the average household income for the area is £29, 358. Nearly 44% of residents live in areas which fall into the 10% most deprived in the country.

1.3.6 The area includes part of the Lee Valley Regional Park and is home to the recently renovated Green Flag Markfield Park.

1.3.7 Tottenham High Road is an important historic corridor, comprising six conservation areas: Tottenham Green, Seven Sisters, South Tottenham High Road, Bruce Grove, Clyde Circus and Scotland Green. In recent years there has been significant regeneration work in the area and a number of improvements have been made to the Edwardian buildings.

1.3.8 The area has a number of small shopping parades, and residents also use neighbouring Hackney services. Tottenham Hale Retail Park is an important shopping hub for Haringey residents, as well as neighbouring borough residents.

1.3.9 The area is home to the main campus for College of Haringey, Enfield and North East London (CHENEL), the historic Tottenham Town Hall, and the Bernie Grant Arts Centre. The area also benefits from Tottenham Green Leisure Centre and the Marcus Garvey Library.

1.3.10 The area is well connected to Central London, North London and Stansted Airport by underground, rail and buses. As part of the improvements to the Tottenham gyratory system and pedestrian and cycle networks, there will be a new high quality station square and public transport interchange at Tottenham Hale Station and other major transport improvements.

1.3.11 Tottenham Hale is an Opportunity Area within the London Plan, and is designated a Housing Zone with the potential to provide more than 5,000 new homes and 4,000 jobs, as well as a mix of commercial, retail and leisure uses.

1.3.12 The Tottenham Regeneration Team, established following the Tottenham riots in August 2011, aims to fundamentally change and improve the Tottenham area and make the most of its geographical, cultural and economic potential.

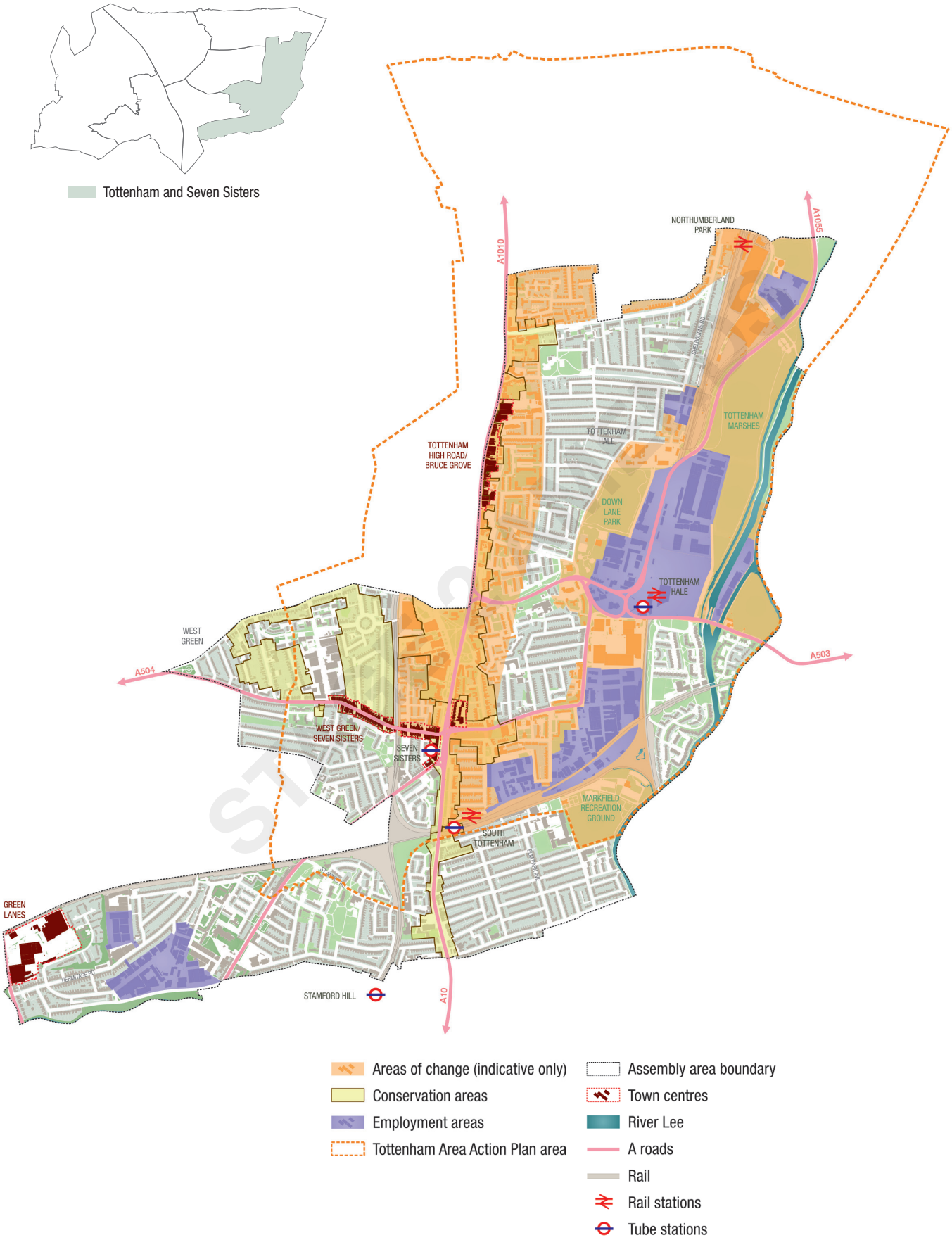
1.3.13 The Tottenham and Seven Sisters Area Forum and Committee Area Plan focuses on:

Supporting business and employment; promoting and increasing the growth and use of community green spaces; supporting community groups with their active engagement in the area; reducing crime; providing more opportunities for residents to be engaged in major developments; tackling the ongoing issues connected to Houses in Multiple Occupation (HMOs); supporting Older People; linking up the voluntary sector groups in the community to share resources, expertise and capacity in the community; improving public realm; improving transport and connectivity and improving provisions for young people.

1.3.14 The Local Plan policies, specifically; Open Space and Biodiversity; Community Facilities, and Health and Wellbeing; Town Centres; Housing; Transport; and Employment, aim to meet the local priorities for this neighbourhood.

STAGE 2 AMENDS

Figure 1.4: *Tottenham and Seven Sisters Neighbourhood*



CROUCH END NEIGHBOURHOOD

1.3.15 This neighbourhood includes the wards of Hornsey, Stroud Green and Crouch End. It has a population of approximately 37,000 and is home to Haringey's largest nature reserve, the Parkland Walk, as well as Stationers Park, which has Green Flag status.

1.3.16 Half of all households are owner occupied and there are relatively low levels of deprivation in the area. However, Hornsey is one of the 10% most deprived areas in the country and the Campsbourne Estate is amongst the 5% most deprived areas in England.

1.3.17 Crouch End ward is characterised by Victorian/ Edwardian architecture and has a vibrant town centre with many cafes, restaurants and boutiques.

1.3.18 Hornsey Town Hall, in the centre of Crouch End, is an important 1930s Grade II listed building. Until recently the building was used as Council offices and is planned for mixed use redevelopment.

1.3.19 Although the area is not served by the underground system, it is well served by buses and the London Overground railway line, allowing residents easy connection to Central London.

1.3.20 Part of the area is to be covered by the proposed Wood Green Area Action Plan, and the major development will bring benefits of housing, employment, community and education facilities to the local community. Other opportunities for the area include a potential for mixed use development around the Hornsey Depot site and Hornsey Town Hall, preservation and enhancement of conservation areas and green spaces and several opportunities to ensure that the retail activities of Crouch End District Town Centre are preserved.

1.3.21 The Crouch End Area Plan focuses on:

Promoting an active community; providing support for businesses; increasing provisions for community safety; prioritising affordable housing; promoting the use and facilitating the improvement of parks, green space and greenery; facilitating positive change to the community and environment through the planning process; improving public realm; improving transport and encouraging children to walk and use bikes.

1.3.22 The Local Plan policies, specifically Community Facilities; Design; Town Centres; Employment; Waste; Open Space and Biodiversity; and Housing, aim to meet the local priorities for this neighbourhood.

SUGG2 AMENDS

Figure 1.5: *Crouch End*



WEST GREEN AND BRUCE GROVE NEIGHBOURHOOD

1.3.23 This neighbourhood includes the wards of West Green and Bruce Grove and has a population of approximately 28,000. Most of the residential development took place in the Victorian/ Edwardian Era, but the neighbourhood dates back further to Roman times, with Ermine Street (High Road) and to medieval times, with the Swan Public House. Bruce Grove Road is rich with Georgian architecture and decorative Almshouses.

1.3.24 Broadwater Farm Estate was built in 1967, with a number of tower blocks consisting of 1063 units. The estate suffered many problems from its early days due to design faults, a lack of amenities, vacant units and civil disruption. Regeneration started in the 1980s and since then a number of community facilities and services have been developed. It is now home to 4,000 people.

1.3.25 The area includes the following conservation areas: Bruce Castle, Scotland Green, Tottenham Green and North Tottenham and Bruce Grove, which is also a Restricted Conversion Area. Open spaces in the area include Downhills Park in West Green, one of Haringey's eleven Green Flag parks, and Lordship Recreation Ground, which is undergoing major improvements, including an eco-education play centre, a Model Traffic Area for children and opening up of the River Moselle.

1.3.26 The area is not connected to the underground service, though, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.

1.3.27 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. Improvements are planned for the Bruce Grove District Centre and the Tottenham High Road Historic Corridor. As a result there will be training and employment opportunities for local residents.

1.3.28 The West Green and Bruce Grove Area Forum and Committee Area Plan focuses on:

Promoting an active community life by increasing communication about local activities and providing space for community groups; reduce levels of anti social behaviour and improve community safety; promoting healthy living by encouraging use of local parks as places of enjoyment and activity, improving housing by cracking down on rogue landlords; encourage use of parks and green spaces; improving public realm; tackling unemployment; implementing youth provisions.

1.3.29 The Local Plan policies, specifically Design; Community Infrastructure; Waste; Housing; Transport; and Town Centres aim to meet the local priorities for this neighbourhood.

NOT TO BE AMENDED

Figure 1.6: *West Green and Bruce Grove Neighbourhood*



WHITE HART LANE AND NORTHUMBERLAND PARK NEIGHBOURHOOD

1.3.30 This Neighbourhood includes the wards of Northumberland Park and White Hart Lane. It is a diverse neighbourhood with a population of approximately 28,000. It has a number of conservation areas and is home to Tottenham Hotspur Football Club.

1.3.31 The neighbourhood has a significant amount of deprivation and approximately 87% of residents live in areas which fall within the 10% most deprived areas in the country.

1.3.32 There are four conservation areas in White Hart Lane: Tower Gardens, Tottenham Cemetery, Bruce Castle and Peabody Cottages. Tower Gardens is an important conservation area in the neighbourhood and represents one of the earliest 'garden suburbs' in the world. It is characterised by good quality and practical buildings that show an inventive use of materials and vernacular motifs typical of the Arts and Crafts Movement.

1.3.33 Northumberland Park contains part of the Lee Valley Regional Park, which is part of London's largest Metropolitan Open Space. Access to the Lee Valley is currently poor but there are opportunities to improve this, which will benefit local residents and visitors.

1.3.34 Although the area is not connected by an underground service, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.

1.3.35 The area is due to benefit from the proposed major redevelopment and expansion of Tottenham Hotspur Football Club. Proposals include a new stadium, hotel, club shop, museum, supermarket and new homes, as well as associated improvements to local transport and the public realm. This redevelopment has the potential to deliver employment and training opportunities to local residents.

1.3.36 The area contains Strategic Industrial Land. Central Leeside is identified as a growth area in Enfield with up to 5,000 homes proposed.

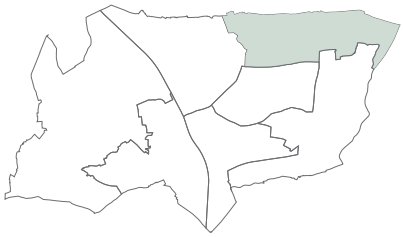
1.3.37 The Northumberland Park and White Hart Lane Area Forum Area Plan focuses on:

- Reducing unemployment and supporting local businesses; supporting activity that encourages residents to engage in community life; tackling crime and anti-social behaviour; improving the environment by enforcing against fly-tipping and dog fouling, encouraging maintenance of front gardens and improving accessibility to the high street for disabled people; supporting mental health through the provision of leisure activities.

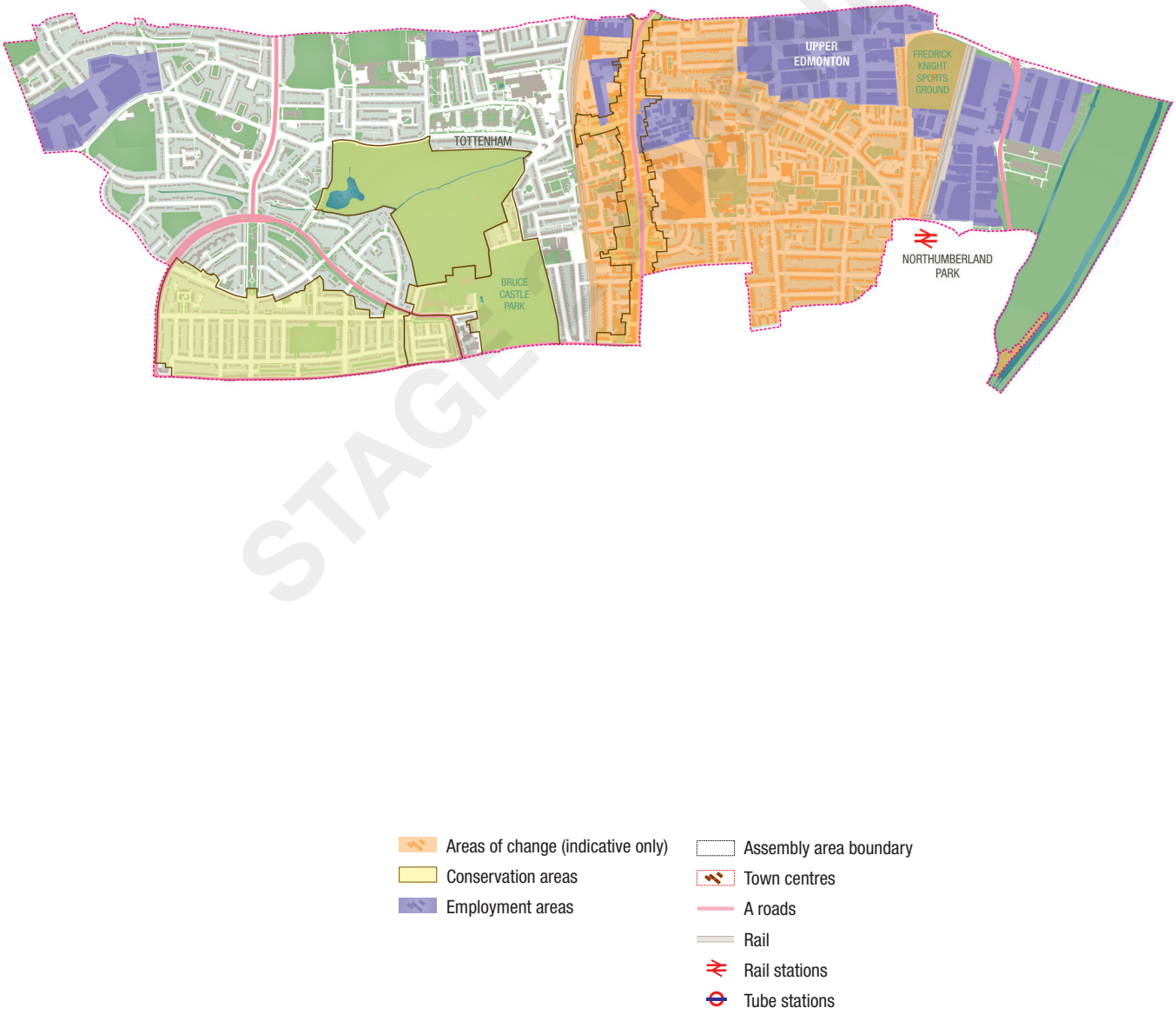
1.3.38 The Local Plan policies, specifically Housing; Transport; Conservation; Managing Growth; Employment; Open Space and Biodiversity; and Town Centres aim to meet the local priorities for this neighbourhood.

STAGE 2 AMENDS

Figure 1.7: *White Hart Lane and Northumberland Park Neighbourhood*



White Hart Lane and Northumberland Park



STAGE

WOOD GREEN NEIGHBOURHOOD

1.3.39 This Neighbourhood includes the wards of Bounds Green, Woodside and Noel Park. It is a culturally diverse area with a population of approximately 42,400.

1.3.40 The Wood Green Cultural Quarter includes the Chocolate Factory, a former Barratt's sweet factory, and now a complex of 80 artists' studios and small business units, which is north London's largest creative enterprise centre.

1.3.41 Approximately 26% of the residents live in areas which fall within the 10% most deprived areas in the country. The Noel Park housing estate was developed between 1881 and 1929 as model housing for local labour. It fell into disrepair by the 1960s, and has suffered from considerable deprivation, high unemployment and child poverty.

1.3.42 The neighbourhood has a number of open spaces including Woodside Park, White Hart Lane Recreation Ground and Chapmans Green, which has Green Flag status. Four Conservation Areas are located in the neighbourhood: Wood Green Common, Noel Park, Bowes Park and Trinity Gardens.

1.3.43 This neighbourhood has a busy Metropolitan Town Centre at Wood Green which is the highest ranking shopping centre in the borough.

1.3.44 The area is well served by public transport with Wood Green and Turnpike Lane tube stations and many buses to central and north London.

1.3.45 The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification with potential to deliver approximately 2,000 new jobs and 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.

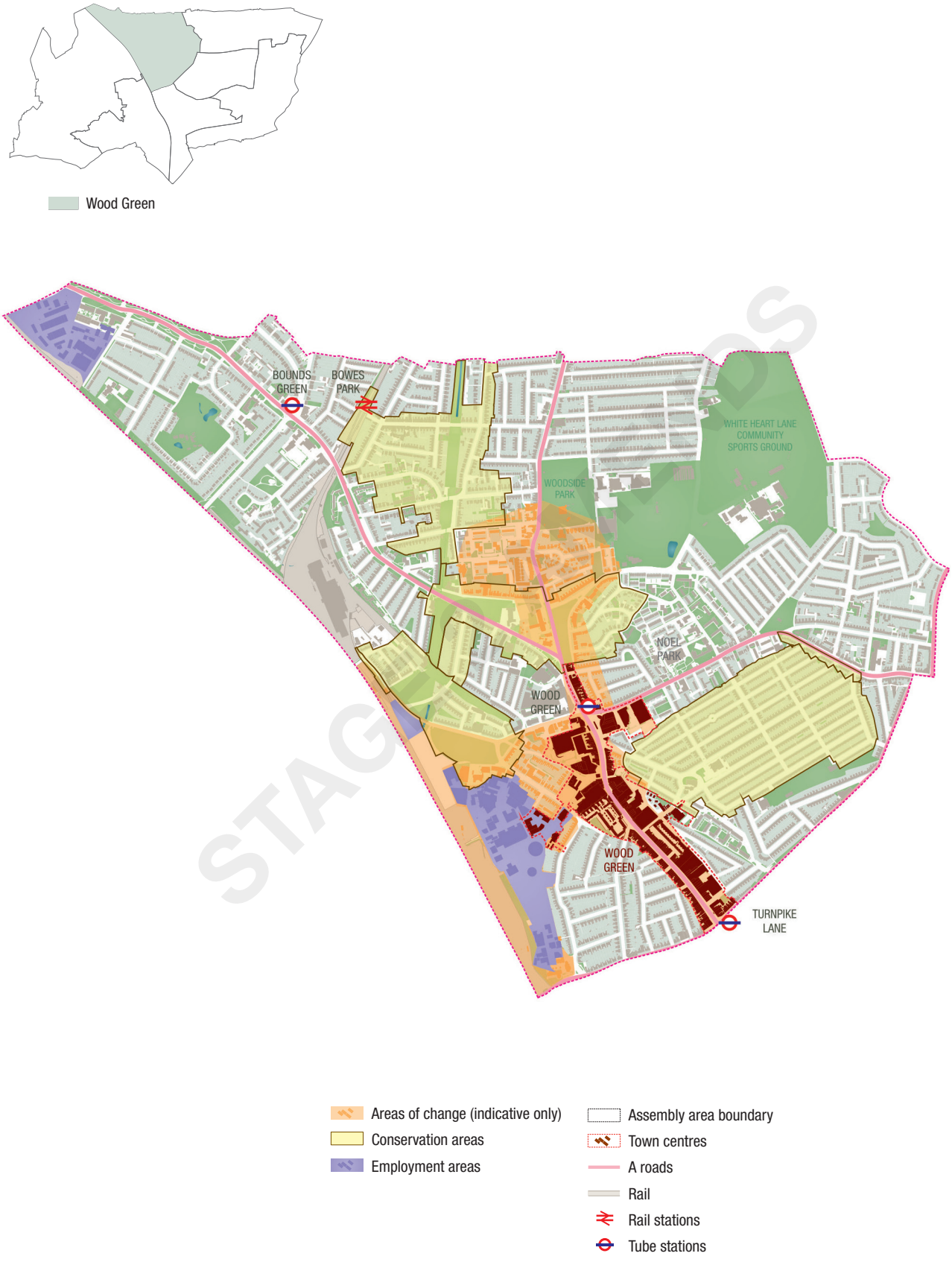
1.3.46 The Woodside, Noel Park and Bounds Green Area Forum and Committee Area Plan focuses on:

Encouraging community engagement; making provisions for community health; ensuring community safety; providing support for families via parenting classes and drop in centres for parents; tackling the issues connected to houses in multiple occupation; improving public realm; regeneration of local developments; exploring the potential for local work experience and / or apprenticeship schemes for young people.

1.3.47 The Local Plan policies, specifically, Design, Conservation, Waste, Community Facilities, Open Space and Biodiversity, Housing, Town Centres, and Employment, aims to deliver the priorities of this neighbourhood.

STAGE 2 AMENDS

Figure 1.8: *Wood Green Neighbourhood*



ST ANN'S AND HARRINGAY NEIGHBOURHOOD

1.3.48 This Neighbourhood includes the wards of St Ann's and Harringay and has a population of approximately 28,000. St Ann's has been referred to as the most diverse ward in the UK. The two wards share Green Lanes District Town Centre, a vibrant area of the borough that is well known for its diverse range of shops, restaurants and cafes.

1.3.49 The area features a high population turnover and there is a high concentration of Houses in Multiple Occupation. 18% of the community live in areas which fall into the 10% most deprived areas of the country.

1.3.50 The area has three Green Flag Parks:

Finsbury Park, Chestnuts Recreational Ground, and Railway Fields. Other parks and smaller green community spaces include: Duckett's Common and Fairfax/Falkland Open Space and the Gardens Community Garden.

1.3.51 The Harringay area developed in the late 19th Century with the 'ladder' dating from 1881, and the Gardens dating from the 1890s. The area is rich in Victorian and Edwardian architecture and was a prominent hub of entertainment until the late1950s.

1.3.52 Although the area is not connected by an underground service, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.

1.3.53 Improvements to the housing stock and access to the employment market, by raising skills and educational attainment, is a priority for the Council. Plans are in place for a cross-borough working initiative with Hackney and Islington, to ensure local benefits from the regeneration of the Woodberry Down Estate.

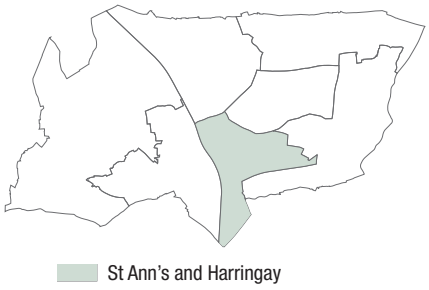
1.3.54 The St Ann's and Harringay Area Forum and committee Area Plan focuses on:

Improving the environment by enforcing against fly tipping, littering and dog fouling; maintaining trees and planters along Haringey Green Lanes and developing a more robust refuse and recycling system; tackling crime and antisocial behaviour; encouraging inward investment to Green Lanes from tourists and Londoners; promoting the Arts, through the provision of exhibition space and community links; developing Green Lanes, with specific improvements planned to public realm, shop fronts, bridge improvements and Green Lanes corridor traffic improvement plans; promoting healthy living through poster campaigns, presentations and GP consultations; improving enforcement, caretaking and ground maintenance on Homes for Haringey estates.

1.3.55 The Local Plan policies, specifically, Housing; Transport; Town Centres; Employment; and Open Spaces and Biodiversity, aim to deliver the priorities of this neighbourhood.

SHAPE AHEAD

Figure 1.9: *St Ann's and Harringay Neighbourhood*





MUSWELL HILL AREA NEIGHBOURHOOD

1.3.56 This neighbourhood includes the wards of Muswell Hill, Highgate, Alexandra and Fortis Green. It has a population of approximately 47,000 residents.

1.3.57 Unemployment is well below the borough average and over half the households are owner occupied.

1.3.58 There are five conservation areas in the neighbourhood: Alexandra Park and Palace, Fortis Green, Highgate, Muswell Hill and Rookfield. A large proportion of the area is made up of open green spaces, including two Green Flag Parks: Albert Road Recreational Ground and Priory Park, Alexandra Park, The Grove, Crouch End playing fields, Muswell Hill Golf Course, and Highgate Golf Course, as well as Queen's Wood, Highgate Wood and Coldfall Wood, which are all ancient woodlands.

1.3.59 Alexandra Palace is an important historical building in Haringey. It was opened in 1873, soon became known as the 'People's Palace' and remains a significant recreation area for Londoners. The Palace is also of national public importance, housing the first television studios, and widely known as the birthplace of television.

1.3.60 Although the area is not connected by an underground service, it is well served by buses but is proposed to be served by Crossrail 2, with a station opening in 2030.

1.3.61 The area is to provide for modest growth, on a limited number of Brownfield regeneration and infill sites, providing a range of housing accommodation, whilst recognising that the preservation and enhancement of conservation areas and green spaces are important..

1.3.62 The Council is exploring opportunities to create a Cultural Area at Alexandra Palace to link up with the existing Cultural Quarter at Wood Green.

1.3.63 The Muswell Hill, Alexandra, Highgate and Fortis Green Area Committee Area Plan focuses on: improving childcare, through better access and affordability; supporting and encouraging community reporting of incidents by promoting the best ways to report issues; strengthening community involvement in the planning process; supporting local businesses and employment by encouraging apprenticeships; investigating national opportunities for business and promoting understanding of Council Planning powers in regard to ensuring mixed use business; providing opportunities for the borough's young people; developing community hubs; reducing crime and anti-social behaviour; improving transport/connectivity; increasing accessto affordable housing; managing the issues connected to Houses in Multiple Occupation (HMOs).

1.3.64 The Local Plan policies, specifically, Design; Town Centres; Open Space and Biodiversity; Community Facilities; and Housing, aim to deliver the priorities of this neighbourhood.

STAGE 2 AMENDS

Figure 1.10: *Muswell Hill Area Neighbourhood*



1.4 CHALLENGES FACING HARINGEY

1.4.1 In developing a strategy to guide change and development up to 2026, there are a number of social, environmental and economic challenges to which the Council needs to respond. These challenges are cross cutting issues which shape Haringey's Local Plan Strategic Policies. The key challenges are as follows:

- Population change;
- Housing;
- Worklessness;
- Health inequalities;
- Climate change;
- High quality design;
- Equality and inclusion;
- Transport; and
- Crime and safety.

STAGE 2 AMENDS

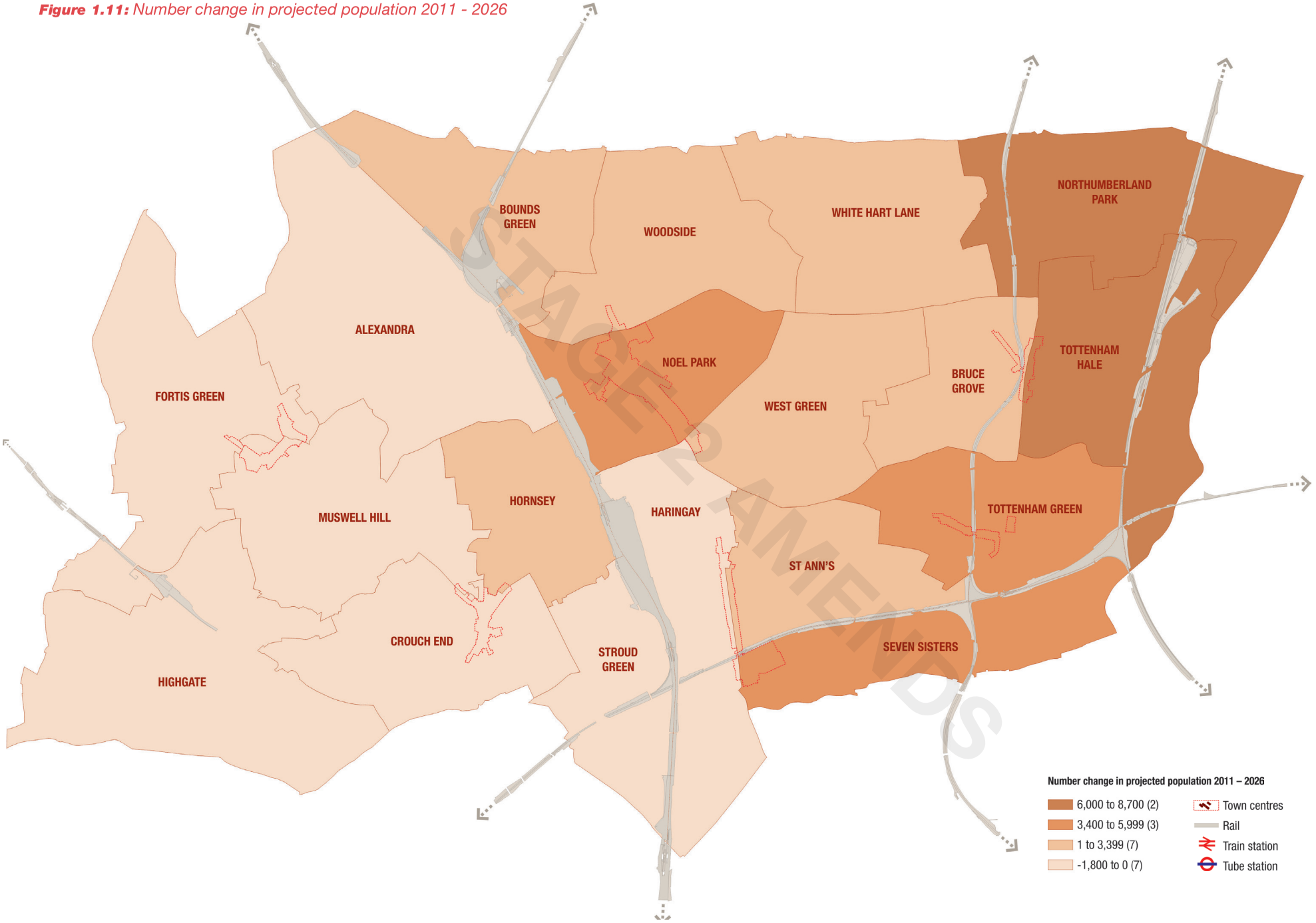
Population change

1.4.2 The number of people in Haringey is increasing and the make up of the population is changing (for example, households are getting smaller and people are living longer). In 2011, the population of Haringey was approximately 256,400, making Haringey the 17th most populated borough in London. By 2026, it is anticipated that the population will have increased to over 293,700, an increase of nearly 15%. This increase, and the levels of transience it represents, presents challenges, as well as enormous opportunities for Haringey (Figure 1.11).

1.4.3 Haringey is in the top bracket for population turnover at an average of 261,400 from 2001 - 2007. Of this number, 49,900 moved within the borough. This level of turnover puts Haringey on a par with Camden, Islington, City of London, Westminster, Kensington and Chelsea, Hammersmith and Fulham, Wandsworth, and Lambeth, all of which are inner city boroughs.

1.4.4 Haringey is an exceptionally diverse and fast changing borough. 50% of the population overall and three-quarters of young people, are from ethnic minority backgrounds and over 190 languages are spoken in the borough.

Figure 1.11: *Number change in projected population 2011 - 2026*



STAGE 2 AMENDS



South Tottenham

1.4.5 The ethnic profile is constantly changing and becoming more and more diverse. By 2023 the 'white' population is estimated to make up 63.9% of the population compared to 64.7% in 2008. 'White' includes the established Greek and Turkish populations, but also includes a growing Eastern European population, as indicated by a significant increase in the number of National Insurance registrations. In 2008/09 the total number of new National Insurance registrations was 13,270, the fourth highest in London. St Ann's ward had the highest National Insurance registrations between 2006 and 2008 by residents whose previous address was overseas (between 2,300 and 2,960), while all wards in the west of the borough and White Hart Lane ward are in the lowest category (between 320 and 979).

1.4.6 Haringey has a young population with a high birth rate. Since mid-2007 there have been 3,100 more births than deaths. The population is set to increase over the coming years, with increases across all age groups with the exception of the 65-74 group which is set to decrease very slightly as a proportion of the total population.

1.4.7 The ethnic profile of the older age groups is likely to change most significantly with a higher proportion of Black Caribbean population (14.4%) in the over 75 group by 2023 than in 2008 (11.6%). The proportion of Black Africans in this age group is also expected to increase from 2.1% to 4.8% and it is likely that the numbers from European nations will also increase.

Housing

1.4.8 It is the dynamics of the borough's population that lie behind the change and growth in housing demand in the borough. Currently, just under half of Haringey's households are owner-occupiers, with around 29% living in the social rented sector (18% Council stock, 11% Housing Association) and 22% in private rented accommodation. Owner occupation is greater in the west of the borough, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation. 30% of Haringey's population live in central and eastern areas of the borough which are among the 10% most deprived in England, and it is in these areas that regeneration efforts are currently concentrated.

1.4.9 There is a high demand for housing across all tenures. In the private sector this can be seen in house prices, which rose by 94.9% over 2002-7, with the average home in Haringey costing approximately £353,800 in summer 2008, although this average masks significant variation across the borough. While prices are falling at the time of writing, the long-term trend is for house prices to increase.

1.4.10 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.

1.4.11 Responding to this shortfall is a priority for the borough: 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 social housing. In 2007/8 1,488 households joined the Housing Register, while only 868 households secured a permanent social rented home. In November 2008 about 4,800 Haringey households were living in temporary accommodation, and the borough continues to face a huge challenge in meeting government targets to reduce these numbers.

STAGE 2 AMENDS

Worklessness/Promoting a successful economy

1.4.12 A net growth of 861,000 jobs is forecast for London from 2011 to 2036 (London Plan Table 1.1), with 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. 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.

1.4.13 Haringey has a relatively large amount of industrial land. In the past, this land provided many jobs for manufacturing. But manufacturing has declined and we need to plan for new jobs to replace those being lost and to provide jobs for the increasing population. Travel to work patterns have become increasingly complex. It is accepted that many working residents in Haringey travel to work outside of the borough.

1.4.14 Promoting a successful and inclusive economy is particularly challenging given the current economic situation. The Council will take into account these circumstances and take measures to support our residents and businesses during difficult economic times.

Access to facilities and services

1.4.15 The promotion of health and well-being cuts across many issues. There is an important link between how places are planned and the health of the people who live in them. Health should be considered as a key issue in the planning of developments, where the health impacts of the development are assessed and actions taken to create a healthy environment. Mixed and sustainable communities should improve access to health facilities as well as encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.

1.4.16 Overall there is wide variation across the borough with the east of the borough having higher death rates and lower life expectancy than the west. White Hart Lane and Northumberland Park have the lowest life expectancy for women and Tottenham Green, Northumberland Park and Bruce Grove for men.



Triangle Children's Centre, St Ann's

Recent data suggest that the death rates in the east have decreased more than those in the west, perhaps showing a start in the reduction of inequalities.

1.4.17 Haringey has a broad ethnic mix and the proportion of people from minority ethnic communities is set to increase, with more people from Black and Minority Ethnic (BME) communities in the older age groups. This will have implications for long term health conditions; although the overall proportion of people aged 65-74 is set to decrease, a greater proportion of older people will be from communities who are more at risk of conditions such as cardiovascular disease, diabetes, hypertension and renal failure. The proportion of people aged over 75 in the west of the borough is also forecast to increase. In addition there are high numbers of refugees and asylum seekers who are particularly vulnerable.

1.4.18 The rate and pattern of development and wider population and demographic change will impact on future health needs and on the demand for health services.

1.4.19 Fuel poverty remains a challenge for the borough. In Haringey, as might be expected, there are variations between the wards in the number of households in fuel poverty. The wards with the highest incidence are mainly in the east of the borough and include Seven Sisters, Northumberland Park and Noel Park. In the west there is less incidence with lowest being Fortis Green, Muswell Hill and Crouch End. This is not to say however, that within these wards there are no variations between individual households.

STAGE 2 AMENDS

1.4.20 The Council and its partners seek to improve and ensure equitable access to services and facilities. It aims to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.

1.4.21 NHS Haringey is implementing its Primary Care strategy which responds to inequalities in access to primary care and seeks to improve the level and quality of access to services.

1.4.22 Tackling wider health inequalities in Haringey is linked to deprivation and lifestyles choices.

Climate change

1.4.23 It is recognised that climate change will affect all our lives and those of future generations, with global changes having local impacts. We need to respond to this by greatly reducing Haringey's impact on the environment by planning measures to deal with the cause and effects of climate change in the borough. Our response to these issues must be sensitive to the high quality environment in much of the borough.

1.4.24 Haringey Council signed the Nottingham Declaration in December 2006, and adopted a Greenest Borough Strategy in July 2008, committing itself to significantly reducing greenhouse gas emissions. Baseline carbon emissions data (2003) reveals that CO_2 emissions for Haringey are 49% from dwellings, 33% from non-domestic buildings and 18% from transport. The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO_2 (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants). The dominant source of NO_2 and PM10 emissions in Haringey is road transport with a variety of other sources contributing emissions. This has implications for air quality, which is being addressed through the measures outlined in the Council's Air Quality Action Plan.

1.4.25 The need to protect and enhance the environment and the prudent use of natural resources is increasingly recognised. Future developments in the borough will be driven by the need to make better use of key resources such as land, buildings and construction materials, water, energy and waste, whilst reducing emissions that contribute towards climate change. The landfill of waste is no longer an option and we must seek to ensure that waste is reused and recycled locally.

1.4.26 Land is a finite resource and in responding to housing and population growth we must seek to reuse brownfield land and promote the more efficient use of land as an alternative to developing on green spaces. The reuse of brownfield sites, which have the potential for soil contamination, should be remediated in line with the NPPF and particular care should be taken in source protection zones for water abstraction.

1.4.27 Parts of the borough are in flood risk zones and the Council will take a strategic, risk-based approach to avoid placing inappropriate developments in areas at risk of flooding by applying the Sequential and Exemption Test. Mitigation and adaptation measures have an important role in managing the impact of future climatic changes.

High quality design

1.4.28 High quality design is a key element in achieving sustainable development as it can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.

1.4.29 There are currently 16 listed buildings and two conservation areas currently identified as being at risk within the borough on English Heritage's register of Heritage at Risk. In addition, the borough faces the challenge of accommodating growth within its historic environment without harm to its historic significance.

1.4.30 The Council will use its available powers to ensure Haringey's section of the English Heritage 'Heritage at Risk' register is reduced, with the ultimate aim of having no heritage assets such as listed buildings or conservation areas on the register.

STAGE 2 AMENDS

Equality and inclusion

1.4.31 In accordance with government legislation and policy, Haringey's Local Plan will incorporate policies that will promote fairness, inclusion and respect for people from all sections of society, regardless of their age, gender, disability, sexual orientation, race, culture or religion. Everyone should have an equal opportunity to access the services and opportunities available within Haringey. The Local Plan, will, therefore, promote socially inclusive communities through new development by:

- Ensuring that the impact of development on the social fabric of communities is considered and taken into account;
- Seeking to reduce social inequalities;
- Addressing accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- Encouraging a variety of services and facilities and their accessibility e.g. recycling facilities;
- Providing, where possible, schools, hospitals, open space, public transport and training facilities, as well as employment and residential accommodation; and
- Taking into account the needs of all the community.

Transport

1.4.32 Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and the West End, which are within easy travelling distance of rail and tube connections.

1.4.33 Traffic volume on Haringey roads has reduced since 2001. However, there are congestion hotspots including in town centres and on the strategic road network. There is evidence that car ownership has also stabilised in recent years. Travel patterns are becoming more complex, particularly at peak times with commuting and the "school run". The borough is relatively well served by north-south routes, but movement east-west, particularly by public transport, is often difficult. High levels of car use and road congestion can harm local air quality, and in turn affect the health of residents.

1.4.34 The Council wants to promote travel in Haringey so that it is safe, easy, and healthy and does not harm our local environment or contribute to climate change. In response, a package of measures is required to restrict car use, promote sustainable transport options and change travel behaviour.

Crime and safety

1.4.35 Crime has been steadily declining in Haringey. But some neighbourhoods and some groups remain much more likely to fall victim to crime than others – and, concern about crime, anti-social behaviour and fear of crime are the top concerns for people in the borough. Through Haringey's Safer for All Strategy 2008-11 the challenge is two-fold: to tackle persistent problems, including crime 'hotspots', anti-social behaviour, drugs and domestic violence; and to address public concerns about crime, through better and more targeted communications and initiatives.

1.4.36 The Council needs to ensure that Haringey becomes a safer place while retaining the vibrancy that makes it such an interesting and popular place to live and visit. There are solutions to 'designing out crime' from our buildings and places.

STAGE 2 AMENDS

1.5 VISION AND OBJECTIVES

1.5.1 The main body of this document sets out Haringey's way forward on the key issues for the future, responding to the challenges the Council faces. These have been developed taking into account the following sources:

- Haringey's Sustainable Community Strategy and other Council plans and strategies;
- The responses to consultation on Issues and Options Consultation February-March 2008;
- The responses to consultation on the Preferred Options May - June 2009;
- Evidence we have collected and commissioned; and
- Other relevant plans and strategies.

Local Plan Vision

1.5.2 Haringey Strategic Partnership developed Haringey's Sustainable Community Strategy 2007 - 2016 which identifies priorities and a ten year vision for the borough. The overall vision of the Community Strategy is that Haringey will be:

1.5.3 A place for diverse communities that people are proud to belong to. The six outcomes identified in the Community Strategy to achieve its vision are set out below.

Strategic Outcomes

People at the Heart of Change by delivering new homes and new jobs, with supporting services and transport and utility infrastructure at the right place and the right time.

An Environmentally Sustainable Future by responding to climate change and managing our environmental resources more effectively to make Haringey one of London's greenest boroughs.

Economic Vitality and Prosperity Shared by All by meeting business needs and providing local employment opportunities and promoting a vibrant economy and independent living.

Safer for All by reducing both crime and fear of crime, through good design and improvements to the public realm and by creating safer, cleaner streets.

Healthier People with a Better Quality of Life by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.

People and Customer Focused by providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations. Put greater emphasis on community engagement and tackle social exclusion.

1.5.4 Following consultation with stakeholders and the general public on the Issues and Options Report (December 2007) and the Preferred Options (May and June 2009) and the vision from the Sustainable Community Strategy the following vision has been developed specifically for the Local Plan. It is this vision that the spatial strategy and strategic policies will deliver.

STAGE 2 AMENDS

VISION STATEMENT FOR HARINGEY IN 2026

HARINGEY'S GROWTH

The different aspects of growth have varied across different locations in the borough. Haringey Heartlands and Tottenham Hale are successful new mixed communities with high quality social and community infrastructure. Wood Green Metropolitan Town Centre has continued to thrive with its mix of retail, leisure and cultural uses and has become an attractive place to live. Across the borough, neighbourhoods have benefited from preserving their historic character and improving areas where required, such as estate regeneration.

Haringey has a diverse growing population and a diverse landscape, embracing the Edwardian sweep of Muswell Hill, the colourful spectacle of Green Lanes, the panoramic hill top views from Alexandra Palace and the wide vistas of Tottenham Marshes and the River Lee. The uniqueness and distinctiveness of our varied neighbourhoods captures the essence of Haringey as a place to live, work and visit.

ENVIRONMENTAL SUSTAINABILITY

Growth in Haringey is now managed to support sustainable communities. Growth is environmentally sustainable in its minimisation of the borough's contribution to climate change through location and design in the built environment, the promotion of reducing, reusing and recycling as a way of life, encouraging energy efficiency and using renewable energy, and by using and promoting sustainable travel modes and patterns. Haringey has a network of cycle lanes and secure bike parks, encouraging greater levels of cycling and walking, while also promoting the use of public and greener transport.

ECONOMIC GROWTH

Haringey is a socially inclusive borough that tackles poverty and disadvantage. Haringey's economy is sustainable in terms of economic growth, and makes the most of employment opportunities. More people are engaged locally in employment, training and education. Haringey has exploited its strategic location and has increased inward investment to link people to areas of employment. The food and drink, clothing, information, communication and technology and the creative and cultural industries all form key parts of Haringey's 'unique selling point' with Haringey's diverse and entrepreneurial population creating robust markets for their goods and services.

A SAFER AND HEALTHIER HARINGEY

Haringey is a safe borough where people feel secure and confident and can enjoy all the wonderful spaces and places the borough has to offer. Crime and the fear of crime have reduced. Haringey has high quality buildings and public realm guided by international and national best practice. The borough's open spaces are of high quality, accessible for all residents which are safe and secure, and provide appropriate facilities. The heritage and historic spaces, structures and buildings of Haringey are protected and maintained for existing and future generations to be proud of.

Haringey has a healthy population. All residents have access to health and education facilities and social and community services, and enjoy a healthy lifestyle and improved quality of life and well-being which is measurable across the borough.

CIVIC ENGAGEMENT

Haringey has more opportunities for civic engagement and volunteering, drawing in local people to work together to tackle social isolation and exclusion.

STAGE 2 AMENDS



Haringey's Green Spaces



Hornsey High Street

Key principles

1.5.5 This spatial vision is underpinned by a number of key principles which guide and steer the Local Plan and its long term implementation:

- Making the best use of Haringey's land - creating sustainable communities particularly at Tottenham Hale and Haringey Heartlands;
- Reinforce a sense of place - building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live;
- Integrate transport and land use - creating a comprehensive public transport network that is accessible and safe for all and encourages residents to choose more sustainable modes of transport including public transport, walking and cycling;
- Work in partnership;
- Conserve and reuse resources - lessening our impact on the environment and preparing for climate change, developing the Council's sustainable design and construction policies, planning with other north London boroughs to provide sufficient land in the sub region to deal with waste;
- Diversify and grow the economy - supporting business and job growth, addressing the borough's worklessness by increasing the skills and employability of local people, encouraging enterprise and inward investment, protecting employment land, strengthening Haringey's town centres and planning for retail growth;
- Good design from the outset - protecting and enhancing the borough's distinctive characteristics, the historic environments contribution to an area's sense of place and establishing unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene;
- Access to open space - protecting, enhancing and improving access to Haringey's green and open areas, particularly in areas deficient in open space in the east of the borough;
- Support health and community well being - reducing inequalities in health and wellbeing, and
- Support community cohesion and civic engagement - providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations.

Strategic Objectives

1.5.6 The Council has developed a series of strategic objectives that take forward the Sustainable Community Strategy's strategic outcomes identified above and set out the basis for the Local Plan and its key policies. These objectives give direction for the spatial strategy set out in paragraph 2.1 and are developed further in the core policies which follow in section 3 of this document.

STAGE 2 AMENDS

PEOPLE AT THE HEART OF CHANGE	
Objectives	Local Plan Strategic Policy (SP)
To manage growth at Haringey Heartlands and Tottenham Hale so that it meets our 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.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.
To provide homes to meet Haringey's housing needs and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026, in terms of affordability, quality and diversity and to help create mixed communities.	1, 2, 3, 11.
To promote the efficient and effective use of land whilst minimising environmental impacts.	1, 2, 4, 5, 6, 7.
To strengthen the role of Wood Green Metropolitan Town Centre and the borough's district centres as accessible locations for retail, office, leisure and community uses and new homes.	1, 2, 7, 8, 9, 10, 11, 15, 16.

AN ENVIRONMENTALLY SUSTAINABLE FUTURE	
Objectives	Local Plan Strategic Policy (SP)
To limit climate change by reducing CO_2 emissions in Haringey.	4, 7
To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.	4, 5, 6
To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport. To promote the use of more sustainable modes of transport.	7
To protect and enhance the quality of water features and resources, Pymmes Brook, Moselle and River Lee.	5
To reduce and manage flood risk in areas across the borough.	5
To increase energy efficiency and increase the use of renewable energy sources through establishing decentralised energy networks at Tottenham Hale and Haringey Heartlands and other places across the borough as opportunities allow.	4
To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.	4, 6
To manage air and noise pollution and land contamination.	4

ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL	
Objectives	Local Plan Strategic Policy (SP)
To strengthen Haringey's economy by reducing worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.	8, 9, 15, 16
To enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands.	9, 10, 11
To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough.	1, 7, 8, 9
To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs	1, 8, 9
To support the development of Haringey's most successful growth sectors.	1, 8, 9, 10

SAFER FOR ALL	
Objectives	Local Plan Strategic Policy (SP)
To promote high quality buildings and public realm to improve townscape character.	11, 12, 13
To promote safe and secure buildings and spaces.	11, 12, 13
To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity including improving access to Lee Valley Regional Park.	11, 12, 13
To conserve the historic significance of Haringey's heritage assets and historic environment.	11, 12

HEALTHIER PEOPLE WITH A BETTER QUALITY OF LIFE	
Objectives	Local Plan Strategic Policy (SP)
To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.	14, 16
To improve the provision of, and access to, education and training facilities.	9, 15, 16
To improve access to local services and facilities for all groups.	7, 8, 9, 10, 14, 15, 16
To ensure that community, cultural and leisure facilities are provided to meet local needs.	15, 16, 17

STAGE 2 AMENDS

1.6 STRUCTURE OF THE LOCAL PLAN STRATEGIC POLICIES

1.6.1 The main body of the Local Plan sets out the Council's Spatial Strategy and policies for the future development of Haringey up to 2026 to meet the vision and objectives set out above and respond to the challenges we face. The Council has grouped the issues covered into six sections reflecting the priorities of its Sustainable Community Strategy:

Section 3
People at the Heart of Change in Haringey

Section 4
An Environmentally Sustainable Future

Section 5
Economic Vitality and Prosperity Shared by All

Section 6
A Safer, Attractive and Valued Urban Environment

Section 7
Healthier People with a Better Quality of Life

Section 8
Delivering and Monitoring

1.6.2 Section 3 sets the Council's overall approach to the distribution of future growth in the borough and its management. It also includes our approach to housing and the type of housing needed to support Haringey's growing population. Section 4 contains the Council's approach to sustainable development and how it intends to make Haringey the greenest borough. Section 5 looks at ways in which Haringey will provide jobs and services and improve its town centres. Sections 6 and 7 explain how the Council intends to improve its built environment and make sure the quality of life in Haringey is maintained and enhanced. Finally Section 8 sets out how the Local Plan will be implemented through providing necessary infrastructure and working with partners and stakeholders. It also outlines how the Council will monitor the effectiveness of the Plan in delivering its objectives.

1.6.3 All the policies within this plan are interrelated and should not be viewed in isolation. To enable greater ease of use, there is cross referencing to other directly related policies. However, these policies should not be used as the sole means for comprehensively assessing which policies apply to a development proposal. Development proposals will be assessed on how well they meet all relevant policies within the Local Plan together with other relevant policies in the development management plan for Haringey. Appendix 1 sets out the extant policies of the 2006 UDP that will still apply when determining planning applications until they are completely replaced by the Development Management Policies.

1.6.4 Local Plan policies do not repeat national or London Plan policies, but do refer to specific national and regional targets. The Local Plan should be read alongside the London Plan.

STAGE 2 AMENDS

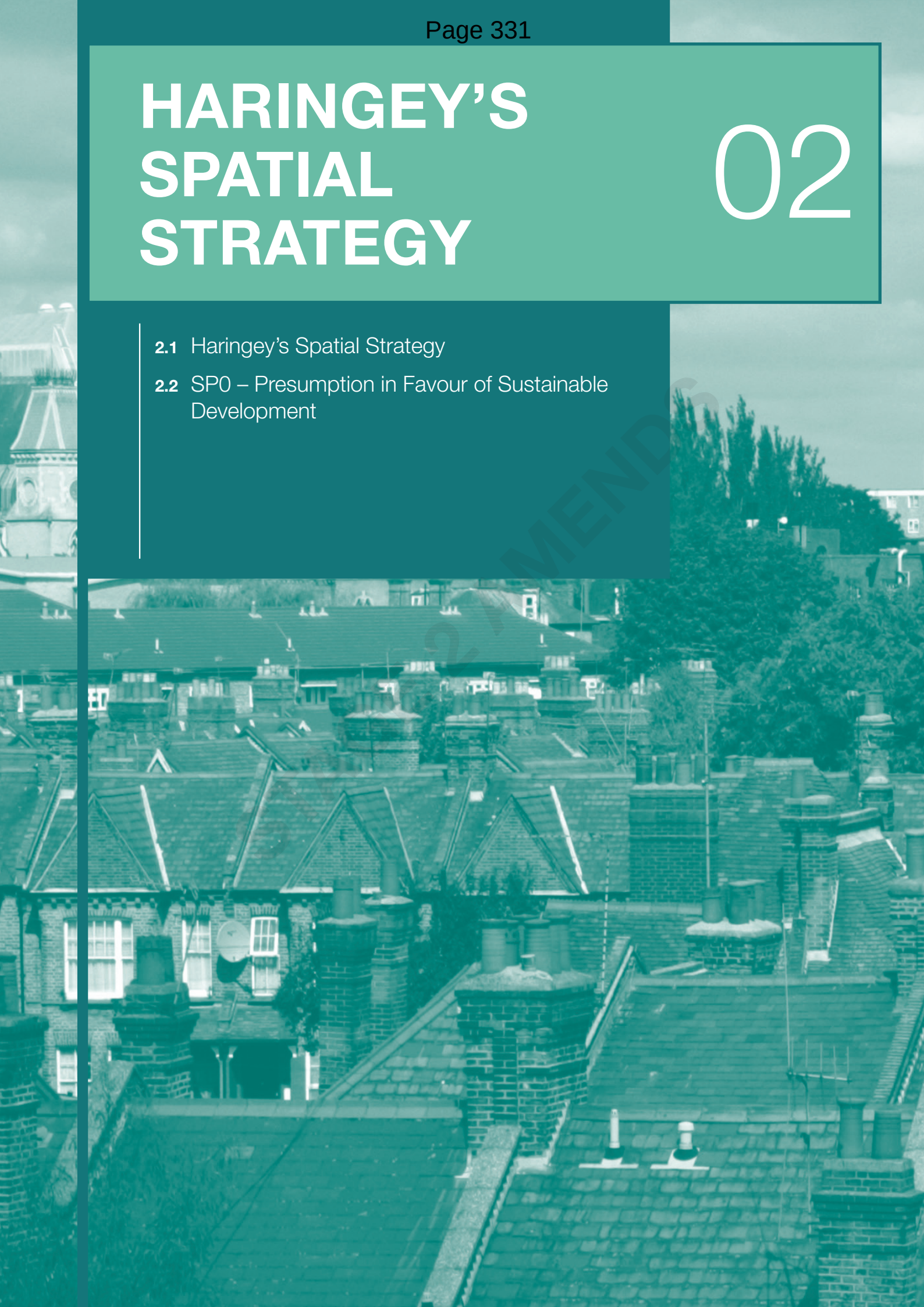
HARINGEY'S SPATIAL STRATEGY

02

2.1 Haringey's Spatial Strategy

2.2 SP0 – Presumption in Favour of Sustainable Development

2.1 AMENDED



2.1 HARINGEY'S SPATIAL STRATEGY

Haringey's Spatial Strategy

2.1.1 This section sets out the spatial strategy for Haringey up to 2026. The Key Diagram (Figure 2.1) identifies the Key Areas for the borough for which there are specific spatial policies for managing growth and change in the plan period. The Council's overall strategy for managing future growth in Haringey is to promote the provision of homes, jobs and other facilities in the areas with significant redevelopment opportunities at, or near, transportation hubs, and support appropriate development at other accessible locations, with more limited change elsewhere. This approach will:

- Focus growth on places that can support higher density development, reducing pressure for residential development in predominantly residential areas (although some development will take place throughout the borough);
- Allow us to better shape places by promoting high quality design of buildings and places, securing necessary infrastructure, providing an appropriate mix of uses, including community facilities and securing regeneration benefits; and
- Through promoting larger schemes, increase our ability to provide more sustainable places, for example, by maximising opportunities for local power and heating systems.

2.1.2 The borough has a capacity to deliver approximately 24,000 homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2).

2.1.3 The parts of Haringey not covered by the Key Areas on the Key Diagram will also have development over the next 15 years. However, the Council envisages such development is likely to be of an incremental nature as smaller housing sites come forward for redevelopment and will be assessed in accordance with this Local Plan and other planning policies. Figure 3.7 shows the housing sites expected to come forward over the plan period.

Haringey's Growth Areas

2.1.4 Development in the growth areas should take account of the community, environmental and other distinctive local characteristics of each area, deliver good design, including public realm, open space and promote social and economic inclusion and relate development to the surrounding areas. Tall buildings may be appropriate at certain locations within these areas (see SP11 Design for the Council's approach to tall buildings), subject to further detailed analysis. Haringey Heartlands and Tottenham Hale will be the key locations for the largest amount of Haringey's future growth. Their significance lies in their location within the London-Stansted-Cambridge-Peterborough Growth Corridor and they are also identified in the London Plan as an Area for Intensification and an Opportunity Area respectively. These areas are suitable for large scale redevelopment with significant increases in jobs and homes.

2.1.5 Regeneration of the wider Northumberland Park area (which includes the redevelopment of Tottenham Hotspur Football Club) and Seven Sisters Corridor will also provide a substantial number of jobs and new homes, as well as other community uses and facilities and estate regeneration. The Council's overall approach to growth in these areas is set out in SP1 Managing Growth.

STAGE 2 AMENDS

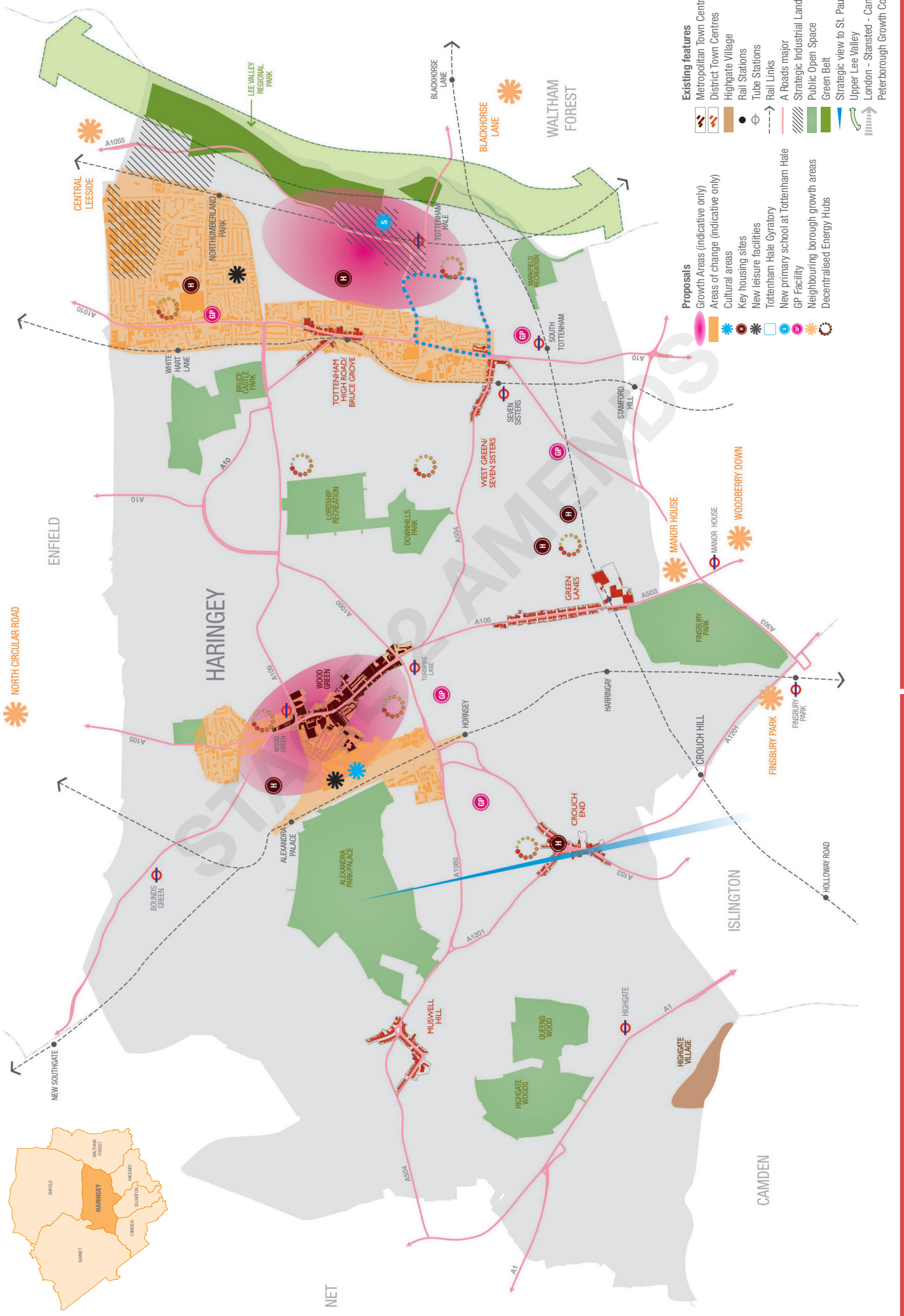


Figure 2.1: *Haringey Local Plan Key Diagram*



Wood Green

2.1.6 Beyond the growth areas there are a number of other parts of the borough which are considered suitable locations for significant development as they are highly accessible by a range of means of transport.

Making the best use of land in Haringey

2.1.7 In order to accommodate Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources. The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment protect the amenity of occupiers and neighbours and meet other planning objectives.

STAGE 2 AM



Hornsey

Density

2.1.8 One way of making the most efficient use of our land and buildings is to encourage higher densities. The Council will encourage high densities in the most accessible parts of the borough (generally Tottenham Hale, Haringey Heartlands and Wood Green Metropolitan Town Centre) as well as other appropriate locations. New schemes should be of high quality design and sensitively consider the character and built form of their surroundings, particularly in Conservation Areas. Good design can increase density while protecting and enhancing the character of an area (please see SP 11 Design for more detail on our approach to design). The Council will expect the density of housing development to comply with the Density Matrix in the London Plan (Table 3.2). Density will vary across the borough due to its different character settings; however, densities below the relevant range in the density matrix will not be permitted. Please see SP2 Housing for more details on the Council's approach to housing.

Mixed use developments

2.1.9 The provision of an appropriate mix of uses, both within areas and in individual buildings, can also contribute to successfully managing future growth in Haringey and making efficient use of land. A mix of uses can also:

- Reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality;
- Increase the provision of much needed housing; and
- Promote successful places that have a range of activities, increasing safety and security.

2.1.10 The Council will require the provision of a mix of uses in suitable locations and expect development proposals of an appropriate size in Haringey Heartlands, Tottenham Hale, Northumberland Park (Tottenham Hotspur Stadium Development) and Wood Green Metropolitan Town Centre to contribute towards the supply of housing, the provision of jobs and community facilities.

2.2 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

2.2.1 In line with the National Planning Policy Framework, the Local Plan follows the approach of the presumption in favour of sustainable development.

SP0: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants 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 Haringey. Planning applications that accord with the policies in Haringey's Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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 of the NPPF taken as a whole; or
- Specific policies in the NPPF indicate that development should be restricted.

STAGE 2 RESPONSES

PEOPLE AT THE HEART OF CHANGE IN HARINGEY

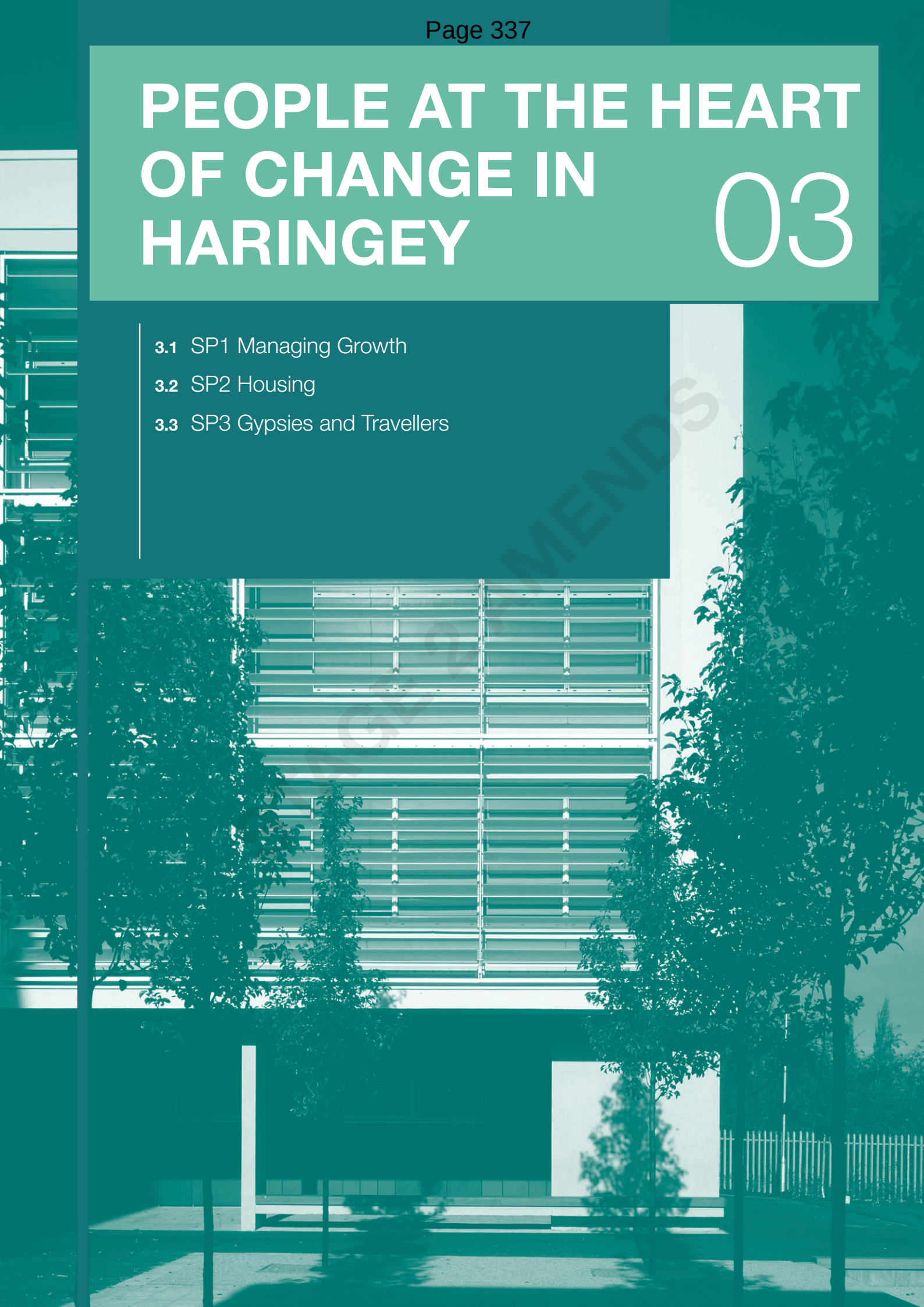
03

3.1 SP1 Managing Growth

3.2 SP2 Housing

3.3 SP3 Gypsies and Travellers

AMENDMENTS



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 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 STRATEGY

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 minimum strategic housing requirement of 19,802 homes over the plan period from 2011-2026. The Council will promote development in the following Growth Areas:

- Haringey Heartlands; Wood Green;
- 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 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:

- 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.

STAGE 2 AMENDMENTS

Accommodating Haringey's Growth

3.1.3 The Local Plan 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 Plan so that it meets the need 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 The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a 'live' document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.

3.1.7 **Haringey's 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.

3.1.8 **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.

3.1.9 **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, 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.

STAGE 2 AMENDS

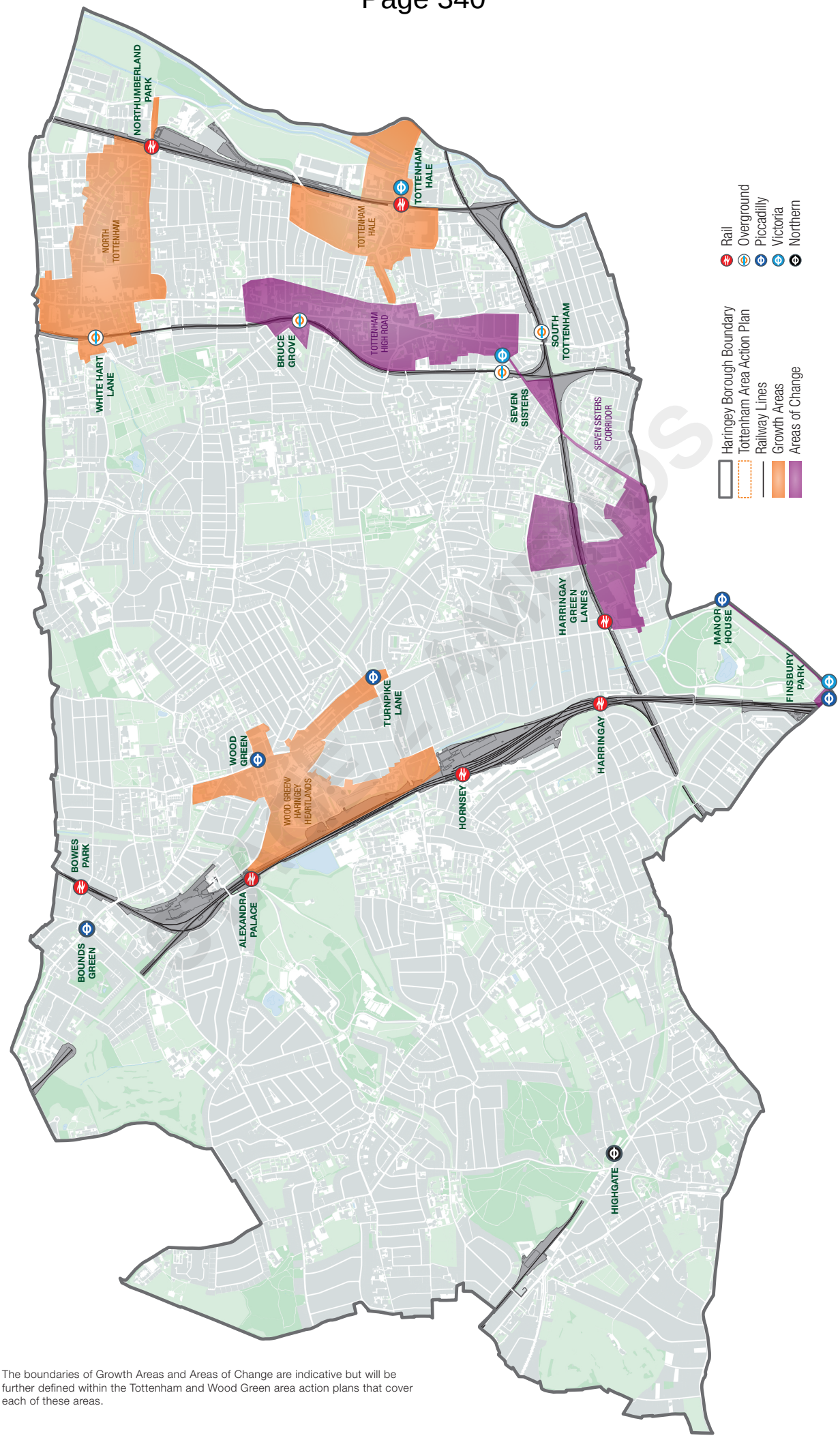


Figure 3.1: *Growth Areas and Areas of Change1*

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.

3.1.10 The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and 11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026. The following housing figures are indicative by plan and, therein, by broad areas over the plan period.

STAGE 2 AMENDS

Table 3.1: *Broad distribution of new housing*

Development Plan Document		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)
		Wood Green 4,610 units	185	920	3,505
		Areas of Limited Change 5,940 units	1,285	2,825	1,830
	Tottenham Area Action Plan	Seven Sisters Corridor (south) 2,020 units	25	1,200	795
		Tottenham Hale 5,665 units	2,230	1,975	1,460
		North Tottenham 4,695 units	275	920	3,550
		Tottenham High Road Corridor Bruce Grove 1,080 units	570	380	130
Totals		24,010	4,570	8,220	11,220



Albermarle Court, Hale Village
(photograph: Newlon Housing Trust)

3.1.11 The following section sets out the Council's expectations on the scale of development in the areas mentioned above.

Growth Areas
Wood Green

3.1.12 The London Plan designates Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately 2,000 new jobs and 1,000 new homes as part of an intensive mixed use redevelopment

3.1.13 Wood Green 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.

3.1.14 Wood Green 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.

ASPIRATIONS

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; and
- 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.

STAGE 2 AMENDS

Tottenham Hale

3.1.15 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). 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.

3.1.16 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).

STAGE 2 AMENDS

ASPIRATIONS

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; and
- A new high quality station square and a state of the art new public transport interchange at Tottenham Hale.

3.1.17 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 5,000 new homes and 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:. Development will take place in the following areas:

Greater Ashley Road

3.1.18 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 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)

3.1.19 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'.

SITE 2 AMENDS

Tottenham Gyratory Road System, Bus Station and Public Square

3.1.20 Transport for London (TfL) has worked with the Council to return the one-way road system to two-way working, and to provide a new bus station in front of Tottenham Hale Station. These and further planned improvements, including the creation of a new public square at the Station, 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 one-way system carried high volumes of traffic, with few pedestrian crossings, creating a substantial barrier to movement for those living within the one-way system. The £37m Tottenham Hale transport improvement scheme 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, and directly facilitate a significant residential-led development on the existing island site. There are planned improvements to the Tottenham Hale Station as a strategic interchange. The £32m project includes 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 the track numbers to four for sections of the West Anglia line. 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).

Wood Green Metropolitan Town Centre

3.1.21 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).

3.1.22 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.

STAGE 2 AMENDS

3.1.23 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, the 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.

3.1.24 The town centre boundary was tightly drawn in the UDP (2006). However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the 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 North Tottenham Growth Area

ASPIRATIONS

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 enhance 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 standard 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.

Northumberland Park

3.1.25 Northumberland Park (Figure 3.4) 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.

3.1.26 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.

3.1.27 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.

STAGE 2 AMENDS

3.1.28 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.

3.1.29 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.

3.1.30 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.

3.1.31 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.

3.1.32 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.

3.1.33 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

3.1.34 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.

3.1.35 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.

3.1.36 The area in which the Club is set has, however, seen a long period of decline moving from relative prosperity to an area with high unemployment and deprivation and a poor local environment.

ASPIRATIONS

The Council's aspirations for Northumberland Park include:

- Provision of a mix of land uses including the redevelopment of the football stadium;
- Provision of appropriate residential use, including new build and renewal;
- Provision of appropriate retail and leisure uses to deliver a premier leisure destination in London;
- 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.

3.1.37 Further details on how the Council envisages Northumberland Park developing will be set out in an Area Action Plan.

STAGE 2 AMENDS

Areas of Change
Seven Sisters Corridor

3.1.38 Seven Sisters 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.

3.1.39 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.

3.1.40 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.

3.1.41 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.

3.1.42 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.

ASPIRATIONS

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;
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters; and
- Potential for a decentralised energy hub serving surrounding schools and housing estates.

STAGE 2 AMENDS

Tottenham High Road Corridor (A10/A1010)

3.1.43 Tottenham High Road (Figure 3.5) 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 other key stakeholders. 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 SP11 and SP12 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 to or near 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.

STAGE 2 AMENDS



Tottenham Hotspur Stadium

INDICATORS

Monitoring

3.1.49 SP1 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy. 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 Infrastructure Delivery 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
- London Plan (consolidated with alterations 2015)
- The National Planning Policy Framework, DCLG 2012

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 needs of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Strategic Policies 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 undertake strategic improvement or renewal of existing social council housing estates; and
- Gypsies and Travellers accommodation needs.



Crouch End

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 Local Plan. 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. 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; and
- Create more decent and energy efficient homes, focusing on the most vulnerable.

STAGE 2 AMENDS

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 minimum target of 19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).

Density and design standards to deliver 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. Is designed having regard to the housing design standards and space standards set out in the Mayor of London's Housing SPG (March 2016) 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. 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% meeting Building Regulations requirement M4(3) 'wheelchair user dwelling', ensuring they are designed to be wheelchair accessible or easily adaptable for wheelchair users. 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 40%, based on habitable rooms[1];
6. Delivering an affordable housing tenure split of 60% affordable rent (including social rent) and 40% intermediate housing;
7. 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 minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026);
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 need, as set out in the Haringey Housing Strategy;
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.

[1] This equates to approximately 7,920 affordable dwellings over the plan period to 2026.

Housing estates renewal and improvement

11. The Council will bring forward a programme to undertake 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 initial list is set out below:
    - Northumberland Park
    - Love Lane
    - Reynardson
    - Turner Avenue
    - Leabank View / Lemsford Close
    - Park Grove and Durnsford Road
    - Tunnel Gardens, including Blake Road
    - Noel Park
    - Broad Water Farm
12. Plan-Monitor-Manage
    - Haringey's Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.
    - Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/ proposals.
    - Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.

STAT2 AMEND

Maximising Housing Supply in Haringey

3.2.3 The London Plan sets a London-wide target of 490,000 additional homes from 2015-2025 and a Haringey target of 15,020 additional dwellings over the same period (increasing the existing annual target from 820 to 1,502 additional homes per annum).

3.2.4 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).

3.2.5 Haringey produces a housing trajectory as part of its Authority 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 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 22,000. This demonstrates sufficient capacity to exceed both the Borough's objectively assessed need (13,450) and its strategic housing requirement (19,802) for the period of this Plan. Further, it also confirms the ability to bring forward additional sites from latter years of the housing trajectory to meet the requirement of an additional 5% buffer within the rolling five-year housing supply, as set out in the NPPF. 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.

STAGE 2 AMENDS

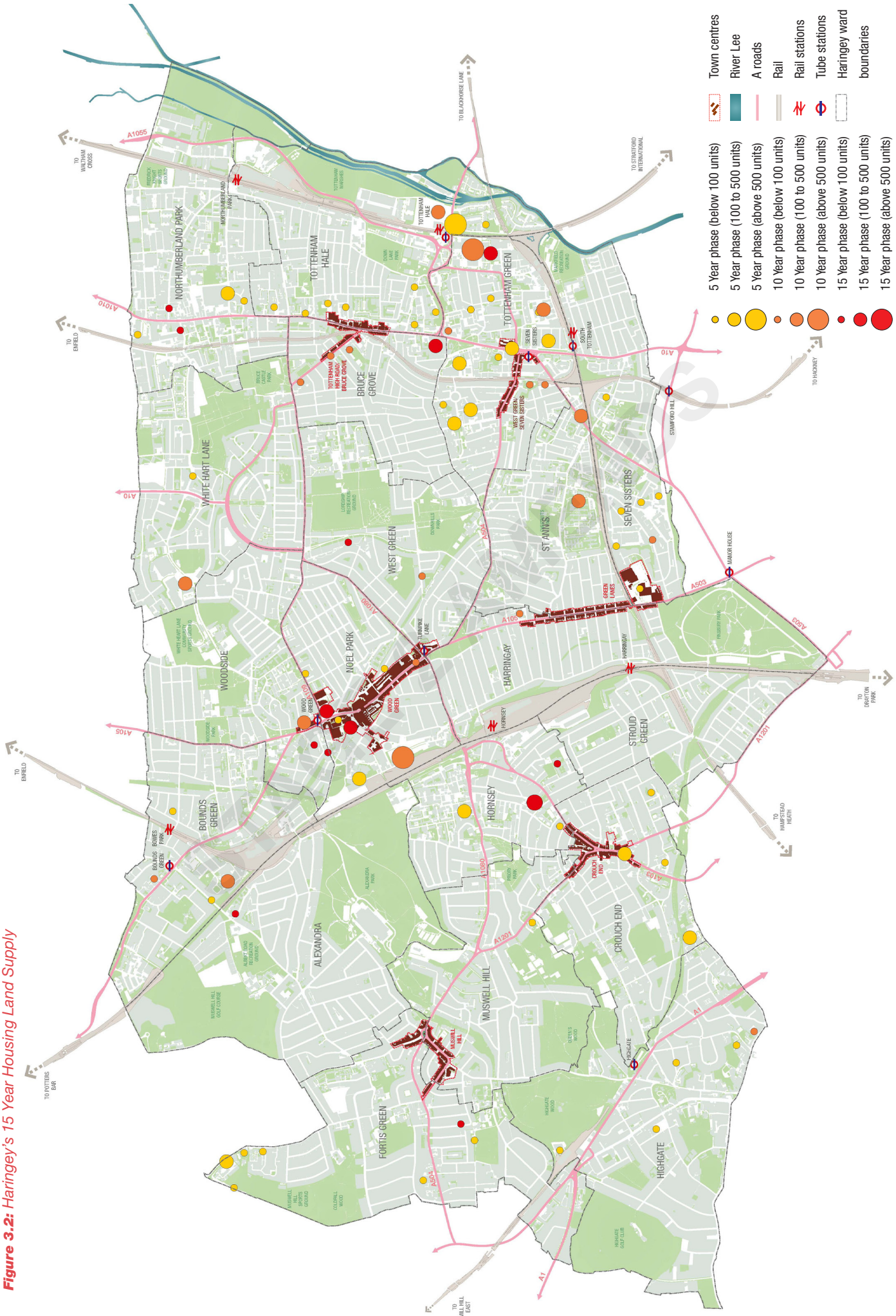


Figure 3.2: *Haringey's 15 Year Housing Land Supply*

High quality homes

3.2.6 The Council will expect all new development to be built to the highest quality standards in line with the London Plan and the Mayor of London's Housing SPG (March 2016), 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 the Haringey Urban Characterisation Study 2015. 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.

3.2.7 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 CO_2 emissions. As domestic properties contribute to 50% of all CO_2 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.

3.2.8 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.

3.2.9 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 Mayor of London's Housing SPG, 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

3.2.10 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.

3.2.11 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.

STAGE 2 AMENDS

Lifetime homes and housing for people with specific needs

3.2.12 The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer. .

Family Housing

3.2.13 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

3.2.14 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 60% affordable rent (including social rent) and 40% intermediate affordable housing products. This is based on current evidence of housing as set out in the London Plan products.

3.2.15 The SHMA (2011) 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.

3.2.16 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 Policy DM16 of the Development Management DPD.

3.2.17 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 40%. This provision will depend on the location, scheme details and site characteristics.

STAGE 2 AMENDS

3.2.18 Haringey's Development Appraisals and Viability Testing (GVA 2015), demonstrates that a 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.

3.2.19 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.

3.2.20 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.

3.2.21 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 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.

3.2.22 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.

3.2.23 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.

3.2.24 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.

SFRF2 AMENDS

Strategic Improvement or Renewal of Haringey's Housing Estates

3.2.25 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.

3.2.26 The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate and to existing social and community facilities that support the existing community.

3.2.27 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.

3.2.28 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.

3.2.29 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.

STAGE 2 AMENDS



Roden Court, Crouch End

Key evidence and references

- Haringey Strategic Housing Market Assessment, GVA 2014
- Haringey Development Appraisals and Viability Testing, GVA 2015
- Haringey's Housing Strategy, London Borough of Haringey 2016
- The London Plan, Mayor of London 2011
- 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

INDICATORS

Monitoring

3.2.29 SP2 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. 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).

STAGE 2 AM

3.3 SP3 PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

3.3.1 One of the key priorities for Haringey is to provide a home for everyone in a safe environment with access to services and facilities. The Council will ensure that the needs of Gypsy and Traveller communities are met in a fair and equal way, which respects their traditional and nomadic way of life.

3.3.2 The Council will work with its partners to identify and deliver suitable sites for Gypsies and Travellers in the borough, in line with national policy and the London Plan.

3.3.3 The Council will aim to promote appropriate and well managed sites to meet the needs of the Gypsy and Traveller communities and to ensure integration with surrounding communities. New potential sites will be identified in the Site Allocations Document.

SP3: PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

The Council will protect existing lawful sites, plots and pitches for Gypsies and Travellers. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, plots and/or pitches in suitable locations within Haringey.

Any new site or substantial alteration to an existing site shall:

- Provide satisfactory layout and facilities in terms of pitches, hardstanding, parking, turning space, amenity blocks, open space and play areas;
- Be capable of connection to energy, water and sewage infrastructure;
- Be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
- Provide safe access to and from the main road network;
- Not cause harm to the residential amenity or the operational efficiency of nearby properties; and
- Not cause harm to/or the loss of designated Metropolitan Open Land, Sites of Nature Conservation Importance, woodland and watercourses.

Land for Gypsies and Travellers

3.3.4 Haringey will identify land for Gypsies' and Travellers' sites in response to Planning Policy for Gypsy Traveller Sites (2012). In order to meet the need identified in The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008, the Council will require four additional pitches up to 2017. The Council is producing a new Gypsy and Traveller Accommodation Needs Assessment (GTANA) to identify additional need beyond 2017.

3.3.5 There are two existing permanent Gypsy and Traveller sites in Haringey providing 10 pitches, one at Wallman Place, N22 and one on Clyde Road, N15. The Council will continue to safeguard these sites and refurbish where needed. Any potential new sites will be identified in the Site Allocations Document.

INDICATORS

Monitoring

3.3.6 SP3 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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

- National Planning Policy Framework, 2012
- Planning Policy for Traveller Sites, 2012
- The London Plan, Mayor of London 2011
- The London Gypsy and Traveller Accommodation Needs Assessment, Department of Communities and Local Government 2007

SUBJECT TO AMENDS

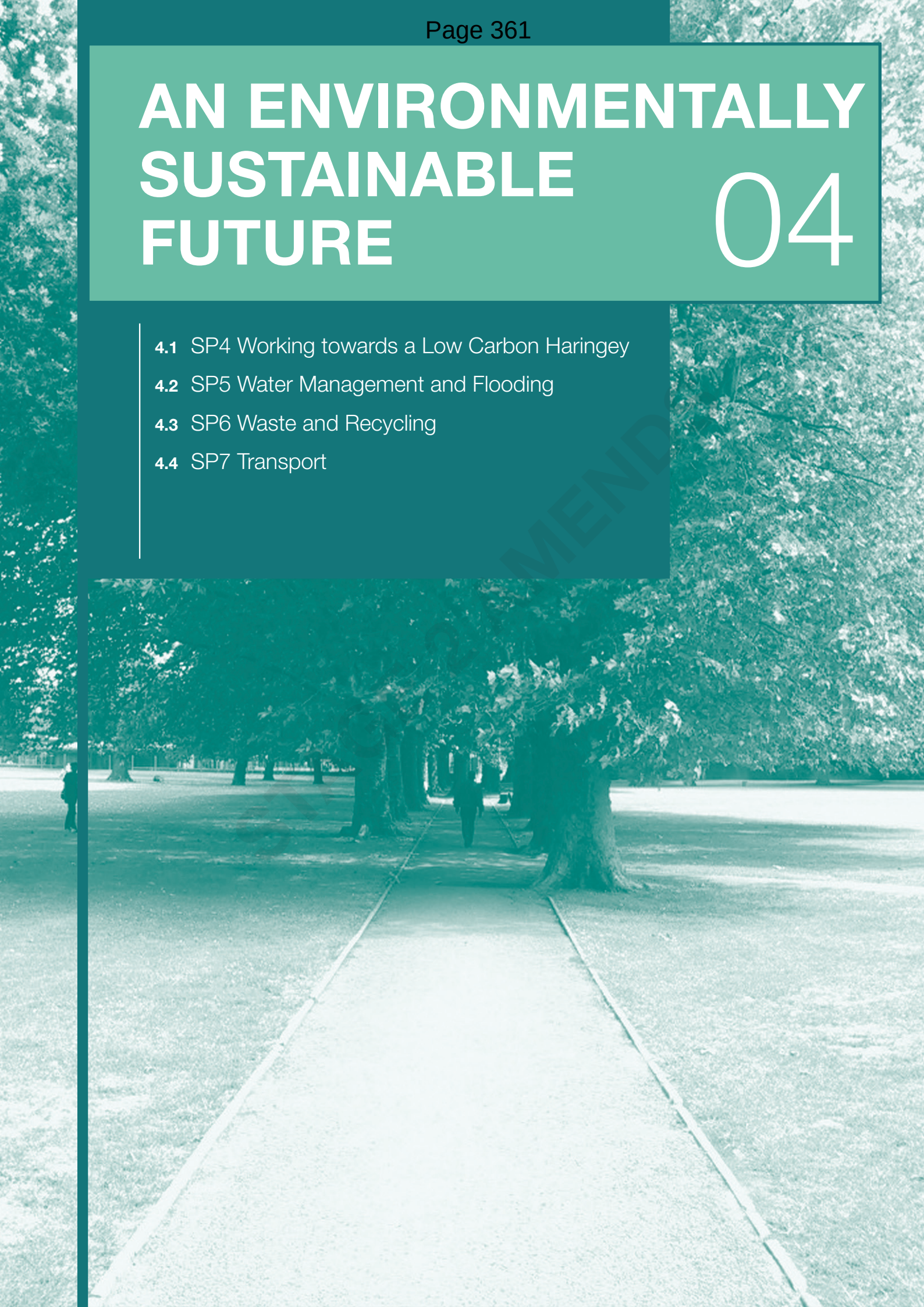
AN ENVIRONMENTALLY SUSTAINABLE FUTURE 04

4.1 SP4 Working towards a Low Carbon Haringey

4.2 SP5 Water Management and Flooding

4.3 SP6 Waste and Recycling

4.4 SP7 Transport



4.1 SP4 WORKING TOWARDS A LOW CARBON HARINGEY

STAGE 2 AMENDS

4.1.1 The implications of our actions on the environment are increasingly clear and action is needed at global, national and local levels. Climate change means that in the future London will experience hotter summers and wetter winters. Weather events which are considered as extreme today are likely to become far more frequent. The biggest impact on individuals and communities will be the increasing risk of floods, droughts and heat waves. This will have implications for people's health, safety and comfort, food production, biodiversity and infrastructure. Risks in London are set out in the Mayor's Adaptation Strategy. The Local Plan has an important role in reducing Haringey's environmental impact and achieving sustainable development – meeting our social, environmental and economic needs in ways that protect the environment and do not harm our ability to meet our needs in the future. An Environmentally Sustainable Future is one of the priorities of Haringey's Sustainable Community Strategy.

4.1.2 As the objectives in Section 1 set out, the Council wishes to limit climate change by reducing CO_2 emissions through increased energy efficiency and increased use of renewable energy sources, through the establishment of decentralised energy networks at Tottenham Hale and Haringey Heartlands.

4.1.3 Spatial policy responses to energy use, climate change and its associated risks are considered in this section with policies relating to limiting CO_2 emissions, decentralised energy, sustainable transport, water management and flooding. Policies also address underlying issues of resource management, waste and recycling. The challenge of climate change applies to all policies in the Local Plan. SP11 sets out specific design and construction responses to climate change mitigation and adaptation.

4.1.4 Tackling climate change will also require a move towards more sustainable energy sources and the London Plan seeks to support the development of decentralised energy systems, including the use of low carbon and renewable energy, and the greater utilisation of energy generated from waste.

SUSTAINABLE COMMUNITY STRATEGY

The policies in this chapter contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Tackle climate change;
- Manage our environmental resources more effectively;
- Increase recycling and reduce waste;
- Promote sustainable transport; and
- Encourage our future citizens to be our first green generation.

SP4: WORKING TOWARDS A LOW CARBON HARINGEY

Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

1. In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:
   a. From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO_2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards; and
   b. From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019.
2. The Council will promote low- and zero-carbon energy generation through the following measures:
   a. Requiring all developments to assess, identify and implement, where viable, site-wide and area-wide decentralised energy facilities including the potential to link into a wider network;
   b. Establishing local networks of decentralised heat and energy facilities by requiring developers to prioritise connection to existing or planned networks where feasible;
   c. Working with neighbouring boroughs and other partners to explore ways of implementing sub-regional decentralised energy networks including the potential in the Upper Lee Valley Opportunity Area; and
   d. All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

Climate Change in Haringey

4.1.5 Regional studies indicate that London will expect climatic changes of hotter summers and wetter winters with incidences of heat waves and flash flooding becoming more frequent.

4.1.6 The Council aims to reduce the carbon footprint of development in Haringey. This includes the efficient use of land and buildings in order to reduce car dependency, the implementation of an energy hierarchy in building design and construction, the use of energy from more efficient sources such as decentralised energy networks (or making connections to such networks feasible in the future) and by requiring the generation of energy on-site by use of renewable energy.

4.1.7 The Council's overall strategy for managing future growth in Haringey is to steer new development with high transport demand to areas with significant redevelopment opportunities at, or near, transport hubs; to support sustainable modes of travel by minimising car parking provision in new development; to increase cycle parking provision and encourage modal shift through travel planning and design of public realm to support non-car use (please see SP1 Managing Growth and SP7 Transport).

4.1.8 The Council commissioned a report on carbon reduction scenarios (2006) for Haringey, which found that use of fossil fuel based energy in domestic buildings is responsible for almost 50% of CO_2 emissions in the borough. This relates to space heating and cooling, lighting, cooking and other energy use in our homes. The study assessed the necessary measures to meet the adopted target of reducing CO_2 emissions by 60% by 2050 on a 1990 baseline. These include:

- Renewable energy systems, both integrated and stand alone;
- Energy efficiency improvements to the existing building stock;
- Transport demand reduction and shift to sustainable transport modes;
- Community heating network served by combined heat and power (CHP); and
- CHP for large buildings such as hospitals and schools.

STAGE 2 AMENDS



Cycle Lanes



Community-owned solar array on Marks & Spencer roof, Muswell Hill Broadway

4.1.9 Haringey signed up to the Nottingham Declaration in 2006. Following this, the Council launched its Greenest Borough Strategy in 2008 which sets out how the Council will take forward actions to tackle climate change and embed environmental sustainability into everything we do.

4.1.10 Haringey has extensive Conservation Areas and significant historic heritage. When considering decentralised energy options, whether they are micro-generation or larger schemes, consideration will be given to minimising physical impacts on the historic fabric of buildings and ensuring reversibility wherever practicable. Poorly designed measures could seriously detract from the historic character and fabric of buildings and landscapes, whereas well-designed measures, sensitive to the historic context, can contribute to the borough's targets for reducing CO_2 emissions.

4.1.11 In October 2009 Haringey Council adopted an aspirational target to reduce borough wide CO_2 emissions by 40% by 2020 on a 2005 baseline and committed to developing an action plan to meet this target. This fulfills a commitment to establish a long term CO_2 reduction target, which was made in the Greenest Borough Strategy.

4.1.12 A Carbon Reduction Action Plan is being developed as part of the Department for Communities and Local Government, Local Carbon Frameworks pilot programme. This will be developed with Haringey Strategic Partnership, the voluntary sector and businesses. Over the next two years the Council is also working with the Carbon Trust, Carbon Management Programme to implement a carbon reduction strategy to deliver a 40% reduction in CO_2 emissions from our corporate estate and operations by 2015.

Adapting to Climate Change

4.1.13 Buildings and places will need to be planned, designed and constructed to respond to future anticipated changes in climate, such as: warmer and wetter winters and hotter, drier summers and the risks associated with such changes; urban heat island effect; heat waves; flooding and droughts. The urban heat island effect is used to describe a situation where higher ambient temperatures are experienced after sunset in urban areas in comparison with rural areas. In London this is most intense at night as buildings and roads absorb more solar radiation than green space and vegetation.
In addition to policies in Section 4 and 6, the Council sets out the measures required to alleviate the anticipated climate change risks in its emerging Development Management Policies and the Sustainable Design and Construction SPD.

STAGE 2 AMENDS

Low and Zero Carbon Buildings

4.1.14 Haringey will require new homes to reach, as a minimum, the energy standards of the Code for Sustainable Homes (CSH) Level 4 from 2010 and Zero Carbon by 2016. The Council has commissioned research into opportunities for the incorporation of low and zero carbon technologies and decentralised energy networks within new developments in the borough. The Climate Change, Site Development and Infrastructure Study 2009 involved testing policy targets on selected sites in Haringey. The sites were selected on the basis of their representative nature as well as the range of different scales, uses, opportunities and constraints that they presented. The study indicates that investigated sites can achieve energy reduction targets of the Code Level 4 and in most instances higher than CSH Level 4. The equivalent of CO_2 reduction targets in Code Level 4 for Sustainable Homes is 25% reduction in total regulated CO_2 emissions in comparison with total emissions from a building which complies with 2006 Building Regulations.

4.1.15 In December 2008, the Government published Definition of Zero Carbon Homes and Non-Domestic Buildings: Consultation document, consulting on the definition of zero carbon homes and in particular an approach based on:

- High levels of energy efficiency in the fabric of the home;
- A minimum level of carbon reduction to be achieved on-site or through directly connected heat; and
- A list of (mainly offsite) allowable solutions for dealing with the remaining emissions (including from appliances).

4.1.16 The Code does not prescribe how to achieve this target, but the London Plan requires that all developments adopt an energy hierarchy. The Council will expect all development to be designed in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiency
3. Be green: use renewable energy

4.1.17 For residential buildings, carbon reduction standards became stricter from 2011, and for non-domestic buildings the standard will be zero carbon by 2019. Through Area Action Plans, the Council will consider the feasibility of reaching zero carbon for residential developments before 2016 in line with the priorities of Haringey's Greenest Borough Strategy, and may set higher standards to be achieved in other Development Plan Documents in response to future national, regional and local guidance and evidence.

Decentralised energy

4.1.18 The Mayor's 2007 Climate Change Action Plan sets targets for 25% of London's heat and power to be met through decentralised generation by 2025. Therefore, it is important that in order to meet these ambitions all possibilities for site-wide or neighbourhood wide decentralised energy options and renewable energy options are considered.

4.1.19 Decentralised energy predominantly means combined heat and power (CHP) used in combination with district heating systems, where appropriate. CHP systems can be gas fired or waste fed and, at the present time, are a more efficient way of meeting local electricity and heating demands compared with the traditional approach of inputting electricity from centralised power stations and the use of local gas-fired boilers. The Council will continue to monitor whether there are any more efficient schemes to fulfil this function.

4.1.20 Over time these systems can be supported by or replaced by alternative fuels such as biomass, biogas, and other low to zero carbon energy sources as they become more technically and commercially viable.

4.1.21 Major developments should assess the practicality and viability of connecting to existing heating and cooling networks, provision of site wide Combined Heat and Power network, and communal heating and cooling systems.

STAGE 2 AMENDS

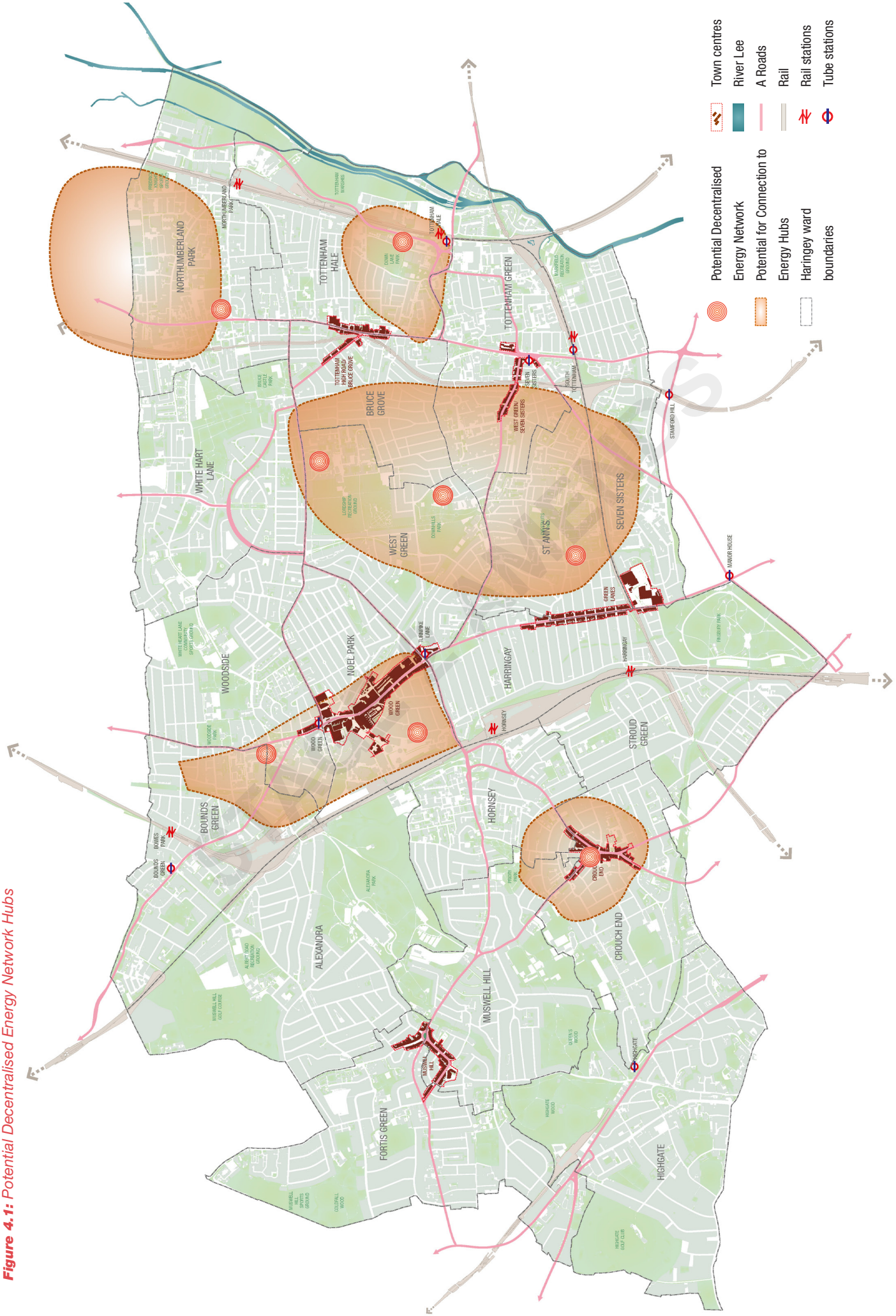


Figure 4.1: *Potential Decentralised Energy Network Hubs*

4.1.22 The Council is in the process of identifying locations for potential decentralised energy network hubs. Based on the various studies outlined above, an indicative map (Figure 4.1) has been developed for potential decentralised energy network clusters. These include Haringey Heartlands and Tottenham Hale growth areas, a south-east hub focusing on St Ann's Hospital site, Lawrence Road and Broadwater Farm complex, and a north hub around Northumberland Park. There is also the potential for a decentralised energy hub in the Crouch End area. These indicative hubs and other opportunities will be explored in more detail in Area Action Plans for Northumberland Park, Tottenham Hale and Wood Green / Haringey Heartlands and in the Council's Sustainable Design and Construction SPD.

4.1.23 The Council is working with key stakeholders to develop a decentralised energy feasibility study for selected sites to identify financial and operational matters to assist with future implementation of such networks. The London Heat map is a map-based data tool to assist developers and local authorities in identifying and implementing decentralised energy. Over time, Haringey and its partners will populate the London Heat Map with Haringey-specific information on heat load and demand, and identify opportunities for new developments or major retrofitting projects to connect to or, future proof buildings and sites to connect to, future decentralised networks.

4.1.24 Therefore, in areas where future network opportunities are identified, development proposals should be designed to connect to these networks or assessed to find out whether there are opportunities to extend their decentralised energy system beyond the site boundary to adjacent sites.

4.1.25 The list of sites identified in Figure 4.1 is not exhaustive. The Council will welcome new sites, opportunities and proposals to come forward through the development process and future assessments. The Council will also work with the GLA to identify further sites for decentralised energy options and renewable energy generation where possible, in line with the London Plan.

4.1.26 The draft North London Waste Plan has considered the potential for linking heat from waste fed CHP systems to new developments and where opportunities arise, Haringey will support the use of community heating associated with waste management sites. The Council, the GLA and neighbouring boroughs are also working on an Opportunity Area Framework for the Upper Lee Valley, which includes an energy network study.

4.1.27 In line with the London Plan energy hierarchy, the Council expects developments to achieve a reduction in predicted carbon dioxide emissions of minimum 20% through the use of on-site renewable energy generation, unless it can be demonstrated that such provision is not feasible. The majority of the sites investigated in the Climate Change, Site Development and Infrastructure Study 2009 are found to support the utilisation of renewable energy technologies to achieve a 20% reduction in predicted CO_2 emissions.

Existing housing stock

4.1.28 The existing housing stock represents a large proportion of carbon emissions in Haringey. Haringey's interactive heat loss map indicates that many existing houses are very inefficient. As much of the housing standing today will still be in use in 2026, it is necessary to improve the energy efficiency of the existing stock to achieve local, regional and national aspirations for carbon emission reductions. The Council envisage that by 2026 nearly all feasible carbon emissions reduction measures will have been carried out on existing housing stock. This work has already started. Muswell Hill has been designated a Low Carbon Zone (one of ten in London). The Council will use this to demonstrate how ambitious cuts in carbon emission reductions can be achieved by retrofitting buildings for better insulation and energy efficiency measures, the use of renewable energy technologies and promoting behavioural change. Retrofitting measures must have due regard for historic significance, as set out in the National Planning Policy Framework.

STAGE 2 AMENDS



South Tottenham

4.1.29 The Council will work with its partners to identify further areas, streets and neighbourhoods for concerted improvements to existing housing stock including solid wall properties. The Council has published a guide to assist local people interested in house renovations on how to improve the energy efficiency of their homes.

INDICATORS

Monitoring

4.1.30 SP4 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure, which will support the delivery of SP4 is set out in Appendix 4 (Infrastructure Delivery Plan).

STAGE 2 AM

4.2 SP5 WATER MANAGEMENT AND FLOODING

SP5: WATER MANAGEMENT AND FLOODING

The Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. All development shall:

- Improve the water environment, water quality and drainage systems;
- Minimise water use and illustrate how development would contribute to general and flash flooding;
- Take account of flood risk vulnerability classification as set out in paragraph 100 of the NPPF and will apply the NPPF Sequential Test and Exception Test;
- Implement measures to prevent (or mitigate as last resort) local surface water and downstream flooding;
- Implement Sustainable Drainage Systems from strategic to individual site level to improve water attenuation, quality and amenity;
- Restore and enhance the Blue Ribbon Network including Pymmes Brook, Moselle Brook, the River Lee and its tributaries, deculverting wherever feasible, to improve water quality and amenity of these waterways and to help reduce flood risk (in line with London River Action Plan); and
- Require higher resilience and levels of flood protection for critical infrastructure to ensure the protection of essential services such as water and power.

In order to facilitate this, the Council:

- Has carried out a joint SFRA (Strategic Flood Risk Assessment) Stage 1 for the whole borough;
- Has carried out a Sequential Test for the Areas of Development (Growth Areas and Areas of Change);
- Is carrying out, in association with other north London boroughs in the Drain London sub-region, a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.

4.2.1 The water environment is a valuable recreational, educational and leisure resource for the residents of Haringey. From the large reservoirs of the Lee Valley to small ponds in parks and gardens, it is a resource that needs to be protected. Developments should ensure measures are incorporated to protect and improve water quality for surface and groundwaters, particularly in areas of land contamination. An increase in residential and commercial developments in the growth areas of Haringey Heartlands and Tottenham Hale will increase demand for water and abstraction from rivers. Too much water taken from rivers can cause problems for wildlife and increase the risk of pollution, as there is less water available to dilute pollutants.

River Lee

4.2.2 The River Lee downstream of Tottenham Lock has poor chemical and biological water quality. This is partly due to the confluence of the River Lee and Pymmes Brook at Tottenham Lock. Pymmes Brook has historically poor chemical water quality and Haringey is working closely with other boroughs to improve this. The River Lee and River Lee Navigation's use of water storage bodies and its associated open space, is a key location in aiding flood risk management. The River Lee and the large reservoirs of the Lee Valley is a resource to be protected and enhanced and Haringey are working closely with the Lee Valley Park Authority to continue to improve the area in terms of flooding and sustainable development. Haringey is also working closely with neighbouring boroughs and strategic authorities regarding the Water Framework Directive targets for the Thames River Basement Management Plan, in particular the physical modification of water bodies, abstraction and diffusion of pollution from urban sources.

SINCE 2 AMENDS

Water Demand

4.2.3 The combination of climate change, predicted growth in population and increased water usage will exacerbate demand for water. Therefore, along with the increase in the intensity of rainfall, and the increased amount of hard surfaces in our environment, there is a greater pressure on the drainage systems. Haringey requires that new developments should aim to decrease the demand for water as much as possible. Haringey will require the incorporation of water saving measures and equipment in all new development in order to meet the London Plan water consumption targets of 105l/p/d.

Sewage Services

4.2.4 Haringey is served by both Beckton (Newham) and Deephams (Enfield) main sewage treatment works. Thames Water own and manage the network of public foul and surface water sewers in Haringey and in London. Thames Water is implementing a number of Urban Waste Water Treatment Directive / Water Framework legislation-driven projects to improve the quality of water within London's rivers. These include improvements to the five largest Sewage Treatment Works (STW) discharging into the tidal reaches of the River Thames, to treat sewage to a higher standard before discharge and to fully treat more flow, as well as the proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows (CSOs), and also the partial replacement of the Deephams sewage treatment works. Of significant strategic importance for London is the proposed Lee Tunnel and the Thames Tunnel, which aim to reduce the incidence of sewage discharges into the River Lee and the Thames, respectively.

Flood risk

4.2.5 Implications of anticipated change in climate in the UK increased frequency in extreme weather conditions and the possibility of flash floods are being considered carefully. The borough contains areas of flood risk in proximity to Pymmes Brook on Pinkham Way, the Moselle Brook and the River Lee. In Haringey, risk areas include parts of the Lee Valley and South Tottenham (as identified in the Strategic Flood Risk Assessment) and areas identified by the Environment Agency mapped data showing areas susceptible to flooding. According to the Environment Agency, approximately 9% of land in Haringey has one in 100 year probability of flooding from rivers. About 8,000 properties are at risk of flooding although the defences such as the River Lee flood relief channel reduce the risk of this happening.

4.2.6 In developing this document the Council has worked on a Strategic Flood Risk Assessment for the borough and consulted with the Environment Agency on measures which are necessary to reduce flood risk in the area and suitable mitigation where risk is identified. The best form of flood mitigation is to encourage development in areas of lower flood risk. Where a risk of flooding is identified, a Sequential Test will be required, as set out in paragraph 100 of the NPPF. The Council will prepare Area Action Plans for Tottenham Hale and Northumberland Park. This more detailed work will be informed by the Level 2 Strategic Flood Risk Assessments and will identify development sites and the quantum and type of development needed. Masterplanning exercises and development briefs will ensure that flood risk is considered at an early stage, at an appropriate scale and in close consultation with the Environment Agency. Sequential Tests will be conducted to ensure proposals are in accordance with the NPPF, and flood risk assessments for individual development proposals will need to demonstrate that development is safe.

STAGE 2 AMENDS

4.2.7 The Flood and Water Management Act 2010 brings responsibilities to Local Authorities for more comprehensive management of flood risk for people, homes and businesses. Haringey forms part of the Drain London Forum, a partnership including London boroughs, the Environment Agency and the Mayor of London, which is formed to ensure the requirements from the Flood and Water Management Act 2010 are met in producing a Surface Water Management Plan (SWMP). The development of SWMPs include a Preliminary Flood Risk Assessment for Haringey, and for the other sub-regional boroughs to investigate and address flood risk problems.

4.2.8 Haringey will maintain a public register of Flood Risk Management assets by 2015. Following the PFRA, the Council will:

1. Finalise a Surface Water Management Plan;
2. Prepare a Hazard Map for 2013; and Prepare a Flood Risk Management Plan for 2015.

4.2.9 Increased flood risk due to anticipated changes in the climate also requires the Council to consider measures for adapting to climate change and focus on minimising the flood risk in the area. Hard and soft landscaping associated with new development must take account of sustainable land management practices and managing the risk of flooding by applying Sustainable Urban Drainage Systems (SUDS) in order to improve water attenuation, quality and amenity. The provision of green features, including green roofs, provides opportunities to reduce runoff rates and enhance biodiversity, and are fully encouraged in both new development and retrofitting in older buildings.

4.2.10 In addition, the Development Management Policies and Site Allocations Document set out borough-wide standards and guidance for managing flood risk through development, including those relating to:

- The need to address non-fluvial sources of flooding;
- The use and design of water recycling;
- Requirements for site-specific Flood Risk Assessments;
- The use and design of water attenuation (in line with the drainage hierarchy set out in the London Plan);
- The use and design of SUDS;
- The design and layout of developments, including setting built developments back from rivers, watercourses and flood defences; and
- Requirements for implementation of flood resilient and resistant building techniques.

INDICATORS

Monitoring

4.2.11 SP5 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure which will support the delivery of SP5 are set out in Appendix 4.

STAGE 2 AMENDS

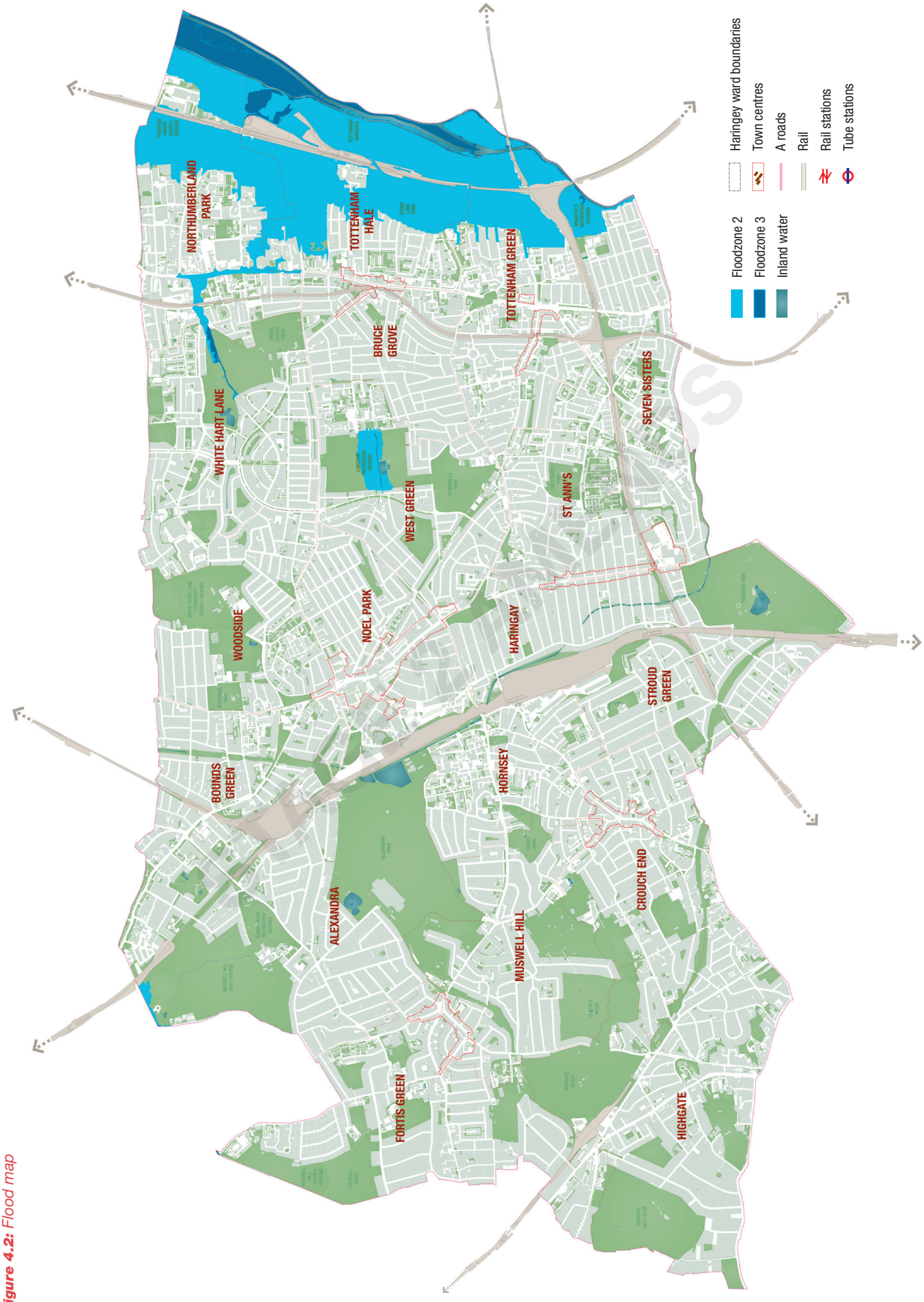


Figure 4.2: *Flood map*

4.3 SP6 WASTE AND RECYCLING

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 2.1m 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 minimised 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 Policies document.

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 for more detail.

4.3.2 North London is expected to manage over 1.5 million tonnes of waste per year by 2025. 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.

STAGE 2 AMENDS

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 (NLWP), 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 Plan.

4.3.4 The NLWP will identify sufficient sites to meet the London Plan apportionment..

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;
- Developments within the North London Waste Plan area will require on-site provision for the management of construction, demolition and excavation of waste; and
- 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 policies of the NLWP.

Please see the Development Management Policies and the Sustainable Design and Construction SPD for more detail.



Haringey's Recycling Bins

INDICATORS

Monitoring

4.3.6 SP6 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key pieces of infrastructure which will support the delivery of SP6 are set out in Appendix 4.

Key evidence and references for SP4, 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)

STAGE 2 AMENDS

4.4 SP7 TRANSPORT

4.4.1 Haringey's Sustainable Community Strategy priority An Environmentally Sustainable Future commits the Council and all its partners to respond to climate change and to manage our environmental resources more effectively to make Haringey one of London's greenest boroughs. The location and mix of development, the way it is linked to transport networks and the availability of more sustainable modes of transport can help achieve this aim. SP7 focuses on promoting sustainable travel and making sure all development is properly integrated with all forms of transport, in line with the Government's transport objectives set out in section 4 of the NPPF and the Mayor of London's strategic transport approach in the London Plan.

SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote sustainable transport; and
- Tackle climate change.

SP7: TRANSPORT

Delivering Regeneration and Access

In line with London Plan policies, the Local Implementation Plan (LIP) and the Mayor's Transport Strategy, the Council will work with its partners to promote the following key infrastructure proposals to support Haringey's regeneration and local/strategic access to London, employment areas and local services;

- The Council, in cooperation with neighbouring boroughs, will seek to reduce the impact of larger lorries in local residential areas and town centres and investigate the feasibility of a freight distribution hub;
- Improvements to the Piccadilly, Victoria and Northern Lines including new trains, new signalling and new control centres;
- Improvements to overground routes along West Anglia, East Coast (Great Northern) and Barking - Gospel Oak line that service the centre and east of the borough;
- Access and interchange improvements to overground stations at Alexandra Palace, Finsbury Park, Harringay, Hornsey White Hart Lane, Northumberland Park, South Tottenham, and Bruce Grove;
- Improvements to interchanges at Tottenham Hale and Seven Sisters;
- Improvements to the Tottenham Gyratory; and
- Improvements to east - west bus routes as well as promoting new east - west routes.

STAGE 2 AMENDS

Delivering Action on Climate Change and Quality and Healthy Places

In line with the London Plan, the Council will work with its partners to promote the following travel demand management schemes to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by:

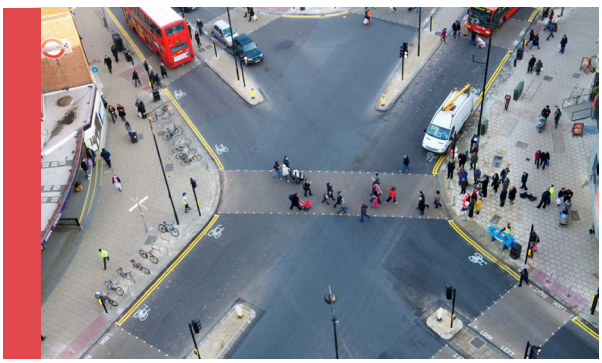
- Minimising congestion and addressing the environmental impacts of travel;
- Promoting public transport, walking and cycling (including minimum cycle parking standards);
- Promoting road safety and pedestrian movement particularly in town centres and close to local services;
- Promoting car sharing and establishing car clubs;
- Seeking to locate major trip generating developments in locations with good access to public transport and so better integrate transport and land use planning;
- Adopting maximum car parking standards and car free housing wherever feasible;
- Seeking to mitigate the impact of road based freight and promote alternatives;
- Supporting measures to influence behavioural change such as promoting low carbon vehicles; and
- Requiring the submission of transport assessments and travel plans for large scale proposals in line with TfL guidance.

Promoting sustainable travel options

4.4.2 Haringey's Local Implementation Plan (LIP) sets out how the Council intends to deliver more sustainable transport, and is a key mechanism for the implementation of the transport objectives set out in the Local Plan. The Upper Lee Valley Opportunity Area Transport Study will address sub-regional and local level issues on the transport network, contributing to the understanding of the impact of proposed growth in the Upper Lee Valley, and providing a sound basis for transport infrastructure delivery planning in the borough and sub-region as a whole. The Development Management Policies set out further detail in relation to sustainable travel and road user hierarchy

Public transport

4.4.3 Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and West End, which are within easy travelling distance of rail and tube connections. In addition, local residents have access to the job opportunities within the London-Stansted-Cambridge-Peterborough Corridor. Around two thirds of Haringey residents commute to work outside the borough. Figure 4.3 below shows the Public Transport Accessibility Levels (PTALs) in the borough. There are high levels of accessibility to the network at locations such as Finsbury Park, Wood Green and Tottenham Hale. The River Lee Navigation and other navigable waterways in the borough offer opportunities to promote waterborne passenger transport.



Wood Green

STAGE 2 AMENDS

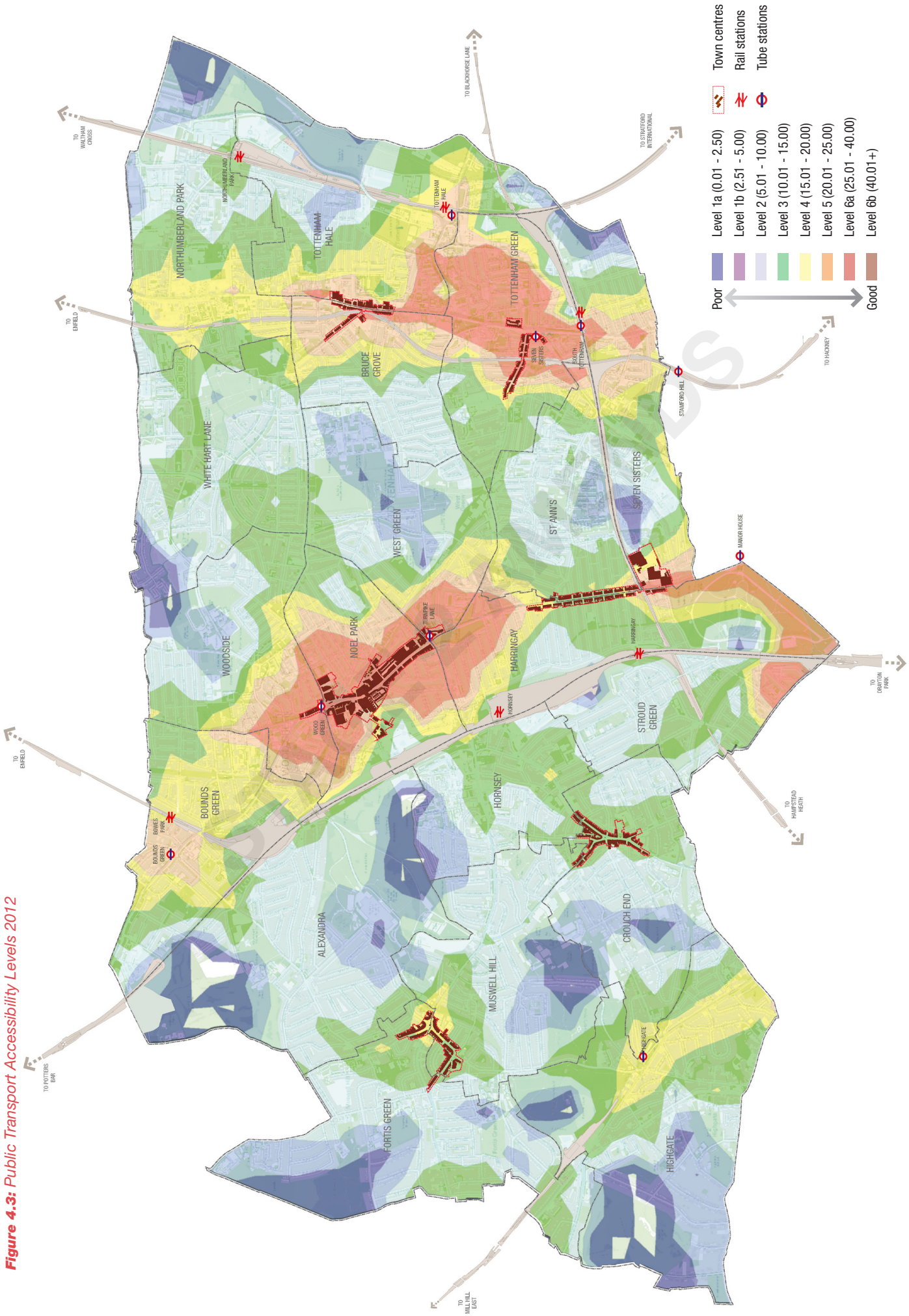


Figure 4.3: *Public Transport Accessibility Levels 2012*

4.4.4 National Rail services run mostly North to South. Local services on the East Coast main line serving Alexandra Palace, Harringay and Hornsey have a peak 10 minute frequency while the Enfield Town and Southbury Loop services provide a combined frequency of four trains per hour to stations in the borough. However, the frequency of local services on the West Anglia line serving Tottenham Hale and Northumberland Park are constrained by lack of capacity on the route. An improvement to these services is a major aspiration for the borough. With the exception of the Gospel Oak to Barking rail line, which serves Harringay Green Lanes and South Tottenham, there are no orbital East-West rail links.

4.4.5 The Piccadilly Line serves Turnpike Lane, Wood Green and Bounds Green. The Northern Line serves Highgate while Tottenham Hale and Seven Sisters are on the Victoria Line. Statistics from London Underground show that substantial overcrowding occurs on Underground lines in the borough during the morning peak. This occurs particularly at Seven Sisters on the Victoria Line and Turnpike Lane on the Piccadilly Line. In order to cater for the bulk of London's forecast increased demand for travel arising from population growth, the London Plan has identified a number of transport schemes to co-ordinate improved public transport capacity as closely as possible with development priorities and phasing. Although SP7 identifies the improvements relevant to Haringey, further detail of their phasing are set out in Appendix 4.

4.4.6 Forty bus routes serve the borough, of which all but seven are high frequency routes. The routes are mainly radial in nature. The main issue for these radial routes is provision of capacity to meet growing demand. A number of routes form a high frequency orbital network. However, further development of the orbital bus routes is needed to provide an effective and sustainable alternative to the car for journeys to the east and west of Haringey. In addition, the development of the orbital bus network is constrained by the nature of the road network and low rail bridges.

4.4.7 Provision of black cabs is low, which restricts the usefulness of Taxicard but the availability of minicabs is relatively high. The borough benefits from Capital Call which provides better access to taxi-type services for the mobility handicapped. Apart from North London Dial-a-Ride there are no accessible door to door Plusbus type services for elderly or disabled people.

4.4.8 The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO_2 (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants. The dominant source of NO_2 and PM10 emissions in Haringey is road transport with a variety of other sources contributing emissions. This has implications for air quality, which is being addressed through the measures outlined in the Council's Air Quality Action Plan. Haringey is already taking action to reduce existing pollution and to prevent new pollution. For example, monitoring has identified hotspots of poor air quality in the borough. As part of the requirements to control and reduce potential or actual pollution resulting from development in the borough, developers will be required to carry out relevant assessments and set out mitigating measures in line with national guidance. Further detail on the Council's approach to environmental protection is set out in the Development Management Policies and the Sustainable Design and Construction SPD. Please also see SP14 Health and Well-being.

Walking

4.4.9 Walking is a 'zero carbon' form of travel that relieves pressure on infrastructure, both in terms of public transport infrastructure and Haringey's roads. As such, the promotion of walking is an essential element of our approach to managing growth. It also provides wider social benefits in terms of promoting more active, healthy lifestyles (see SP14 Health and Well-Being), and helping to create more active vibrant streets and public spaces (see SP11 Design), also reflecting London Plan policy.

STAGE 2 AMENDS

4.4.10 In Haringey, 34% of all trips are on foot. This compares with the London-wide figure of 30%. Haringey residents make more than 184,000 walking trips per day which is considerably more than car driver trips (at 118,000). Through the LIP, the Council is seeking TfL funding to implement a variety of schemes to improve the accessibility of walking routes to key amenity and commuter destinations for residents and local people in their local communities and in the borough. This includes a series of walking audits to identify deficiencies along popular walking routes to town centres, the public transport network, schools and local amenities.

4.4.11 The Council has developed a Public Rights of Way Improvement Plan that provides a focus for investment and enhancements to encourage walking in the medium to long term. This Plan will implement action to identify additional footpaths as Rights of Way.

4.4.12 A network of Greenway cycle and walking routes are being implemented to link the green and open spaces of the borough for recreational walking and cycling. Four initial routes are proposed - Finsbury Park to the Lea Valley, Finsbury Park to Highgate via Parkland Walk nature reserve, Muswell Hill to Alexandra Palace Station and Highgate to Alexandra Palace Park.

Cycling

4.4.13 As with walking, cycling is a sustainable means of travel that provides the opportunity to relieve congestion as well as promoting healthy, active lifestyles. The Council will work to improve conditions for cycling across the whole of its street network. In line with London Plan policy, Haringey will work with all relevant partners to bring about a significant increase in cycling in the borough.



Smarter Haringey Road Show

4.4.14 Haringey has a network of cycle routes across the borough including cycle lanes on main roads, cycle tracks and special fully signed quiet routes. The borough has delivered a programme of cycling route improvements and new cycle routes across the borough as part of the London Cycle Network, and will seek to improve the safety and continuity of routes where needed, including the provision of new links to and between routes.

4.4.15 In addition, the Council will be working with the Mayor on delivering two Cycle Superhighways and is installing on-street cycle parking facilities at key locations including stations, transport interchanges, shopping centres, local amenities and recreational facilities, as well as providing cycle training for school pupils and individuals.

4.4.16 The Council will ensure cycle parking is provided as part of the planning process in line with its cycle parking standards and will seek to provide cycle parking in existing residential buildings.

4.4.17 The Council will ensure cycle use is considered in all highway improvement work, including maintaining and where possible improving cycle trip directness and safety.

Making private transport more sustainable

4.4.18 For journeys where more sustainable travel options are not practical, car clubs and car sharing offer an alternative to privately owned cars. Car clubs are hire schemes that allow households to avoid the costs of car ownership, deter them from using cars for a trip which is convenient without one, and reduce the amount of car parking space needed. Haringey is working with a selected contractor to provide car club bays throughout the borough. By 2011 it is expected that a car club bay will be within five minutes walk of all households in the borough.

4.4.19 The Council also encourages low emission vehicles by providing electric charging points across the borough. Although still contributing to congestion, electric vehicles do not have the air quality impacts of ordinary cars.

STAGE 2 AMENDS

The provision of transport infrastructure

4.4.20 The North London Sub Regional Transport Plan published by TfL in 2010 identified the transport challenges facing Haringey and the other north London boroughs of Enfield, Waltham Forest and Barnet. The Plan identifies the measures to meet these challenges including enhanced rail and underground capacity and unfunded schemes such as the Chelsea – Hackney line and four-tracking of the West Anglia Main Line; removal of the one-way gyratory system in Tottenham Hale; better management of the road network through, for example, management of planned events and better traffic control systems; encouraging mode shift from car to walking and cycling such as through smarter travel; improvement to interchanges at Finsbury Park and Tottenham Hale and improvements to accessibility and connectivity.

4.4.21 Through the Council's Local Implementation Plan (Transport Strategy) investment will be made between 2011 and 2014 in our town centres of Wood Green and Green Lanes, on local safety schemes, environmental measures, cycling schemes such as Greenways and local cycle routes and smarter travel behavioural change programmes. This investment would support the predicted increases in housing and employment. Please see Appendix 4 key Infrastructure Programmes and Projects, and the Council's Key Infrastructure Delivery Plan for a list of key transport improvements/ infrastructure provision required to support the delivery of the Local Plan over the 15 year period. The setting of a Community Infrastructure Levy (CIL) will help to marry the clearly identified needs and gaps with appropriate funding to meet any existing or projected gaps. This funding will come in part, from the future CIL for the borough. The Council is working closely with TfL and other stakeholders to monitor the progress and implementation of these projects. The Tottenham Hale Gyratory project is underway and the interlinked Bus Interchange project is progressing.

INDICATORS

Monitoring

4.4.22 SP7 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure which will support the delivery of SP7 are set out in Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

- Haringey's Local Implementation Plan, London Borough of Haringey 2007
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Mayor's Transport Strategy, Mayor of London 2010
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012

STAGE 2 AMENDS

ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL 05

5.1 SP8 Employment

5.2 SP9 Improving skills and training to support access to jobs and community cohesion and inclusion

5.3 SP10 Town Centres



5.1 SP8 EMPLOYMENT

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.

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.

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, Local Employment Areas and other non-designated employment sites.

The forecast demand is for an additional 23,800 m^2 of B Class floorspace up to 2026.

This forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);
- The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites.

In addition the Council will also:

- 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.

STAGE 2 AMENDS

Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Millmead and Ashley Road (Part SIL/RA); and
- Part of Central Leeside (Brantwood, North East Tottenham & Marsh Lane estates).

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:

- Cranford Way, N8;
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N17;
- Vale Road/Tewksbury Road (Part), N15;
- 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:
  - Bounds Green Industrial Estate;
  - Pinkham Way
- 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 (part EL/RA), N15
  - South Tottenham, (Part LSIS/RA), N15
  - Tottenham Hale, (Part RA), N17
  - Vale Road / Tewkesbury Road (Part LSIS/RA), N15
  - Wood Green, N22
  - Omega Works, N4
  - Arena Design Centre, N4

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. New development offers the opportunity to: improve the quality of the existing employment floorspace; make more efficient employment use of the Borough's employment land; and to ensure new floorspace is better tailored to meeting London's and Haringey's changing economic needs.

STAGE 2 AMENDS

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 DPD, 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), B1 (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 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.

STAGE 2 AMENDS



North Tottenham SIL

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 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 carefully managing the type of 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.

STAGE 2 AM



Figure 5.1: *Employment Areas*

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 London Plan sets out revised employment projections for Haringey. The London Plan 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. 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 2014. The Employment Study 2014 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 2014 reflects this change in employment base by predicting a need for a total floorspace requirement of approximately 23,800m^2 for the period 2006 – 2026. This includes a net reduction in demand for industrial and warehouse floorspace. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly in Wood Green Metropolitan Town Centre and the District Town Centres. The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary.

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.

STAGE 2 AMENDS

5.1.23 The need for an increase in the provision of good quality, flexible work space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a stakeholder consultation carried out as part of the Employment Land Study 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.



Chocolate Factory, Wood Green

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.

STAGE 2 AMENDS

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

Monitoring

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 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 Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2009 and Update 2012
- 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
- 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
- Haringey Employment Land Study 2014
- London Plan, Mayor of London 2015

STAGE 2 AMENDS

5.2 SP9 IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

SP9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

The Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.

The Council will promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises.

The Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough.

STAGE 2 AMENDS

Supporting Local Employment Training Schemes and Enterprise Development

5.2.1 In Haringey, there is a polarisation between low and high level skills amongst the working age population. Some 21% of the borough's working age population has a level 1 or below qualification while 43% have a level 4 or above qualification. GLA Economics estimates that by 2020 the demand for highly skilled workers will increase to the extent that 50% of employees in London will need to have a level 4 qualification. The aim is to promote a higher skilled workforce within the borough and encourage more jobs into the borough to match that skills base.

5.2.2 The employment rate in Haringey is 63% compared to 68% in London and 70% nationally. The Government has aspirations to achieve full employment, equating to an 80% national employment rate. If this was to be replicated in Haringey it would mean an additional 2,480 residents needing to find employment - a huge challenge, especially in light of the current economic climate.

5.2.3 The Council is committed to providing new jobs and training wherever possible through the reuse of vacant sites and the more intensive use of sites already in employment use. The links that already exist between the Council and education institutions will continue, as training has a pivotal role in reducing unemployment and providing greater flexibility in the local economy. The training of local people provides positive feedback into the local economy by allowing businesses to have access to a skilled workforce. This is particularly important in light of new emerging sectors such as green industries.

5.2.4 In line with Haringey's Regeneration Strategy (2008), the Council is involved in a range of initiatives that support local recruitment by employers and help meet employers' recruitment, staff training and development needs.

5.2.5 The Council is committed to using the Jobs for Haringey programme as a means of supporting more Haringey residents into sustainable employment. Jobs for Haringey works with employers, schools and colleges, skills training providers, employment services and local communities to deliver:

- Jobs for unemployed local people who already have skills to a level required by employers;
- Jobs for local people with relevant skills following completion of training courses and/or work placements; and
- Support for local businesses by providing a financial incentive, through the Haringey Jobs Fund, to recruit local unemployed people.

5.2.6 The Council will use Jobs for Haringey to support and deliver the objectives set out in SP9. Alongside this, the Council will seek to strengthen already strong partnership arrangements with Jobcentre Plus and work closely with the three prime contractors responsible for delivering the Work Programme in Haringey.

Supporting Self Employment

5.2.7 Haringey has a high representation of small businesses with 98% of the businesses in the borough employing less than 50 people. This is supported by a strong spirit of entrepreneurialism with 18,300 being self employed, representing 23% of all employment in the borough.

5.2.8 Despite under-representation in comparison to London, there has been an increase in the number of large companies with 200 or more employees in the borough. There are 53 known organisations within this sector in the borough, with the majority based in Tottenham. The Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings. The Council will work with local business groups and partnerships and recognise their role in supporting Haringey's growth.

5.2.9 The Chocolate Factory I and II are prime examples of locations that are providing high quality small and medium units for up and coming businesses in the creative industries. Known as the Cultural Quarter, these locations in Haringey Heartlands provide a thriving hub of accessible units very close to Wood Green Metropolitan Town Centre. More units like these will be supported in the Heartlands to expand the Cultural Quarter further and develop the existing physical links between this area and Wood Green Metropolitan Town Centre.

INDICATORS

Monitoring

5.2.10 SP9 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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 Employment Study, London Borough of Haringey 2009 and update 2012
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey Worklessness Statement, London Borough of Haringey 2007
- Haringey Initial Work and Skills Plan, London Borough of Haringey 2010
- Child Poverty Strategy 2008-2011, London Borough of Haringey 2008
- Well being Strategic Framework, London Borough of Haringey 2007
- Mapping Haringey's Third Sector, Haringey Strategic Partnership 2010.

STAGE 2 AMENDS

5.3 SP10 TOWN CENTRES

5.3.1 Haringey's town centres are more than just areas in which to shop - they provide an "experience" including leisure for shoppers (e.g. cinema and leisure centres), community facilities, as well as employment in the form of offices, and places to live. They provide a focus for activity and community life and give character and identity to the local area and borough as a whole.

5.3.2 One of the strategic priorities for north London is to enhance the attractiveness of town centres to consumers and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region. Wood Green is one of eleven Metropolitan Town Centres in London and has the potential to provide sustainable access to higher quality goods and services.

5.3.3 As the objectives in Section 1 set out, the Council wishes to strengthen the role of Wood Green Metropolitan Town Centre and the borough's District Centres as accessible locations for retail, office, leisure and community uses and new homes, and to enhance the environmental quality and attractiveness of the borough's town centres.

5.3.4 This policy seeks to support and promote Wood Green Metropolitan Town Centre and the five District 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, thus becoming even more vibrant and exciting hubs of community life. It will also support, promote and protect the borough's 38 local shopping centres as places that offer unique and often specialist goods and services to their immediate communities.

SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:

SCS Priorities:

- Provide even better shopping and cultural and leisure opportunities;
- Improve supporting facilities, services and infrastructure; and
- Increase sustainable economic activity.

SP10: TOWN CENTRES

Distribution of retail across Haringey

The Council will promote the distribution of retail growth to meet the required additional 13,800m^2 gross comparison goods floorspace and an additional 10,194m^2 net convenience goods floorspace by 2016. The majority of this additional retail growth will be met in Wood Green Metropolitan Centre and the five District Town Centres.

Protecting and enhancing Haringey's Town Centres

The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy.

Wood Green Metropolitan Town Centre will be the principal focus of growth accommodating an extensive range of the types of development set out above, which should help to shape Wood Green into a thriving and vibrant centre for north London.

Development proposals which foster a diverse evening and night time economy in Wood Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people.

STAGE 2 AMENDS

The District Town Centres of Bruce Grove/ Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.

Haringey's Local Shopping Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, and newsagent) for their respective local communities, largely catering for a catchment area within walking distance.

It is possible to identify potential future changes to the borough's town centres over the life of the Local Plan, including potential new centres. Given the existing scale, role and function and mixed use development which is currently taking place at Tottenham Hale there may be potential to designate Tottenham Hale Urban Centre as a new District Centre.

Town Centre Hierarchy

5.3.5 SP10 establishes the hierarchy of town centres within the borough. The role and function of Haringey's centres vary, reflecting the diverse nature of the borough itself:

- Wood Green Metropolitan Town Centre and the five District Town Centres of Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes and Seven Sisters/ West Green Road are influenced by major shopping destinations in north and central London and compete with a number of centres in neighbouring boroughs including Brent Cross, Walthamstow and Edmonton Green in Enfield;
- Haringey's 38 Local Shopping Centres, which provide for the day-to-day needs of people living, working and staying nearby; and
- A number of smaller shopping parades and individual shops also meet the day-to-day needs for shopping, services and facilities.

5.3.6 The spatial arrangement of retail centres provides a basis for shaping Haringey, for locating community infrastructure and building attractive and distinctive focal points for neighbourhoods, for sustainable growth and regeneration of the borough (Figure 5.2).

Distribution of Retail Growth

5.3.7 Haringey will focus new shopping (and related uses) in the borough's designated growth areas and existing centres, having regard to the level of capacity available in these locations. The borough's growth areas and town centres are shown on Figure 2.1.

5.3.8 The borough's Retail Study 2008 predicts that Haringey will require an extra 13,800m^2 gross comparison goods floorspace and an additional 10,194m^2 net convenience goods floorspace by 2016. It is anticipated that much of this will be met in Wood Green Metropolitan Centre and the five District Centres and the potential of a new retail centre being proposed as part of the Tottenham Hale Urban Centre Masterplan SPD. The growth area of Haringey Heartlands and the redevelopment of Tottenham Hotspur Football Club will also provide the major focus for retail provision in Haringey.

5.3.9 In line with paragraph 24 of the NPPF, the Council will ensure that its town centres are considered first for the location of new retail development, having regard to the distribution of future retail growth set out in SP10 and the hierarchy of Haringey's town centres.



Three Compasses, Hornsey

STAGE 2 AMENDS



Figure 5.2: *Town Centres*

Protecting and Promoting Town Centres

5.3.10 The development of new shops or other town centre uses, particularly if they are large in scale, can have an impact on other centres. The Council will ensure that development in its centres is appropriate to the character, size and role of the centre in which it is located, and does not cause harm to neighbours, the local area or other centres. Shops and service uses (A1 and A2) are considered suitable for all town centres.

5.3.11 The way town centres look is an important factor in their character and the way they are perceived. A number of our centres lie in Conservation Areas - Tottenham High Road, Crouch End, Muswell Hill - recognising their architectural and/or historical importance. The design of shop fronts can contribute greatly to the character of town centres and their distinctiveness. Further information on town centres and the Council's approach to enhancing and protecting them are set out in SP11 and SP12, the Council's Conservation Area Appraisals and the Development Management Policies. This is also in line with continued investment in the public realm to maximise the historic environment's contribution to town centre vibrancy and vitality in policy, as set out in the NPPF.

Ensuring a Range of Shops and Other Appropriate Town Centre Uses

5.3.12 Where it is possible, within the provisions of the Use Classes Order and the General Development Order, the Council will seek to ensure that there is a diverse range of shopping facilities provided across the borough, from its town centres, through to the smallest shopping parades and frontages. This is to ensure residents can access a full range of shops and services to meet their everyday and longer term needs without resorting to reliance on public transport or car based journeys. Improvements to public transport and promotion of more sustainable modes of travel will contribute to more accessible, vibrant and greener town centres, as set out in SP7.

5.3.13 Car ownership in the borough is 54% of households; this is lower than the overall figure for Greater London at 60 % of households and much lower than Britain as a whole, where 75% of households have access to a car. The lower level of car ownership in the borough is a reflection of the good access to public transport.

5.3.14 One of the strategic priorities for North London is to enhance the attractiveness of town centres to consumers, and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region, in line with the London Plan. The Retail Study 2008 identified 190 vacant units within town and local centres, a vacancy rate of 8.0%. This is compared to a GOAD national average vacancy rate of 11%. If half of the 95 units were re-occupied this would help to accommodate growth and, based on the average size of a unit (100m^2), these re-occupied units could accommodate about 9,500m^2 gross floorspace.

5.3.15 This Local Plan policy seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth, as set out in Strategic Policy 1 and section 23 of the NPPF. Bringing shop vacancies back into use will help achieve the anticipated required growth in comparison to floor space and this will promote greater diversity in the range of facilities being provided and act as a community hub. Development of new retail locations in town centres could encourage economic investment, delivering more jobs and possible diversification of businesses.

5.3.16 New retail development that will have a negative impact on existing town centres will be resisted and the existing hierarchy of centres and their respective primary and secondary frontages will be retained and protected. Wherever possible, the Council will encourage proposals that add to the vibrancy and choice of shops in the existing centres.

STAGE 2 AMENDS

5.3.17 The Council will seek to retain all A1 use within the primary frontage as the presence of blank facades can contribute to inactivity at street level during certain times of the day. Within the secondary frontages there may be greater flexibility about the proportion of non A1 uses that will be permitted since it is recognised that town centres should perform a function beyond retail. Within the primary frontages, A1 retail is the principle and dominant land use. Usually it contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality of the centre. Secondary frontages contain a variety of service and other uses in addition to A1 retail. These frontages support the primary frontage of a centre.

5.3.18 To preserve the viability and vitality of the primary and secondary frontages, no more than two adjoining frontages should be in non-A1 use. A2, A3, A4 and A5 uses or community facilities are the preferred alternatives to A1 because they are appropriate uses within town centres and would largely retain a window display. Window displays can help maintain the attractiveness and continuity of the shopping frontage especially in the core shopping areas. Further detail will be set out in the Development Management Policies.

Encouraging Residential Development

5.3.19 The housing needs of the borough are discussed in more detail in SP2 Housing and SP1 Managing Growth (for distribution of growth). The inclusion of new housing development within Wood Green Town Centre, as well as changes of use to residential on the upper floors will contribute to providing a vibrant environment. Intensifying residential development in town centres could have positive benefits by reducing pressure for more residential areas and creating natural surveillance. Wherever possible, housing development will also be encouraged in the other town centres, providing it complements the essential retail element within the centre.

Improving Our Town Centres

5.3.20 The borough's shopping centres are nuclei of leisure, relaxation and retail choice for the people who live, work in or visit the borough. They provide various forms of entertainment and relaxation and bring income into the borough. Their successful roles and functions are essential to the economic health and wealth of the borough. Part of the shopping experience is moving through the town centre. Negotiating traffic, rubbish and large numbers of people grouped together can make that experience unpleasant.

5.3.21 The Council will endeavour to improve the overall environment of the town centres, wherever possible, through design to improve safety and comfort for those using the centres. This will encourage respect for the local character and promote high quality, clutter free design to make streets and public places that are safe and easy to use for all. In line with section 23 of the NPPF, it is the Council's intention to review the performance of town centres. Through health checks, the Council will monitor the character and vitality of the centres and the impact of retail developments near them. It will use these checks to understand changing shopping trends and use them as a way of keeping abreast of the needs of shoppers, residents and workers. Additionally, investment into the public realm and historic environment will support the economic competitiveness of town centres by ensuring that their historic environments are maintained to maximise their attractiveness. Results from the 2009 Town Centre Health Check showed that vacancy rates in Haringey's Metropolitan and District Town Centres were well below the Council target of 10% and below national vacancy rates of 11%. The Council will continue to carry out health checks of its town centres and monitor any impact through the Authority Monitoring Report.

5.3.22 The section below describes each of Haringey's town centres. The Council will expect development in its centres to reflect the character and role of the centres in which it is located.

STAGE 2 AMENDS

Wood Green Metropolitan Town Centre

5.3.23 Wood Green consists of approximately 365 units (excluding non-retail Class A uses), comprising 86,864m^2 of floorspace. The centre offers a wide range and choice of goods, both everyday needs such as food and less frequently purchased goods. There is a high representation of multiple retailers and comparison retailers. In addition to shops, there are two multi-screen cinemas and a number of community facilities. The centre serves shoppers both from the borough and across north London, which is possible because of its very good public transport links with the rest of London.

5.3.24 The sub-regional development framework indicates there is capacity to accommodate some of North London's need for additional retail floorspace in Wood Green, stating "Wood Green remains the largest town centre in the sub-region and its role as a metropolitan centre should be enhanced by exploiting development opportunities in the associated Heartlands area for intensification and through higher density mixed use schemes in the town centre.

5.3.25 Wood Green is identified as having 106,000m^2 total rental floorspace and needing between 7000m^2 - 11,000m^2 additional comparison floorspace by 2016. The opportunity to complement the existing facilities in Wood Green exists with the proximity of Haringey Heartlands.

5.3.26 The retail performance and importance of a shopping centre can be demonstrated by commercial yields and Zone A rental levels achieved for retail property. Retail yields in Wood Green are relatively low (strong) and have fallen from 7.75% in 2004 to 5.7% in 2008. They are slightly higher (worse) than Romford and Ilford (the Exchange) but slightly lower (better) than in Enfield, Finchley, Barnet and Ilford. Wood Green achieves a Zone A rent of £1,399 per m^2 and this has steadily increased in the centre since 1998. These rents are lower than in Enfield, Ilford, Romford and Brent Cross. In comparison, retail rents are higher in Wood Green than in Walthamstow and Barnet. Muswell Hill achieves retail rents of £969 per m^2 (2007 data), which is higher than in Barnet but lower than Wood Green and Walthamstow. As a Metropolitan Centre, Wood Green should aim to achieve higher Zone A retail rents.

5.3.27 The Retail Study indicated that Wood Green feels relatively safe during the day. Both police presence and CCTV coverage are viewed as good, as is the frequency of street lights. However, there is an element of anti-social behaviour that impacts on the users of the centre that needs to be addressed. On-street drinking is viewed as the primary nuisance within the centre which needs reviewing.

5.3.28 Pedestrian movement in and around the centre can also be a challenge because of its linear structure. The high volume of vehicular traffic also causes pedestrian/vehicular conflict, which is relieved somewhat through the good frequency of pedestrian crossings.

5.3.29 Food, drink and entertainment uses add to the diversity and vibrancy of Haringey's town centres and bring activity to them outside normal shop hours. Wood Green, as the largest town centre in the borough, has a thriving night time economy of pubs, restaurants, cinemas and night clubs, located mainly around Hollywood Green Cinema. Whilst these uses are an intrinsic and essential part of any town centre it is also imperative that these uses do not have a negative impact on the lives and day to day activities of local people or negatively alter the character and role of the centre itself. It is therefore essential that changes of use to these types of businesses are monitored and reviewed to ensure their impact is minimal. These uses will be monitored through the development management process in terms of hours of opening and the potential impact on the town centre as a whole.

5.3.30 Wood Green is adjacent to two Conservation Areas, Trinity Gardens and Noel Park. In line with Strategic Policy 12 Conservation the design of any new development near the Conservation Areas must be sympathetic to and enhance them in order to protect their status and setting.

STAGE 2 AMENDS



Wood Green Town Centre

Bruce Grove/Tottenham High Road

5.3.31 This centre is located near Bruce Grove station. Tottenham High Road has its origins in Roman times, although the Bruce Grove section was developed in the late Victorian period when the station was opened in 1872. The centre is characterised by Victorian and Edwardian buildings and some more modern infill. The centre is in a "Y" shape with the station in the centre and is bounded by predominantly residential on all sides.

5.3.32 The Retail Study indicates that the centre currently has a GOAD/CASA floorspace of 26,000m^2 and predicts a need of 1,000-2000m^2 between 2001 and 2016. There is also limited scope for additional residential developments in the centre.

5.3.33 The town centre forms part of the Tottenham High Road Historic Corridor, which is a series of Conservation Areas running along Tottenham High Road. In particular, the centre is located within Bruce Grove Conservation Area and, as such, will also be subject to SP 12 Conservation. As part of an improvement package for this corridor, shop front improvements have been carried out which have significantly enhanced the appearance of the centre.

5.3.34 The convenience and comparison shops in this centre very much serve a local need, both in terms of size and variety. The centre also provides for a range of ethnic communities. The uses that contribute to a thriving evening economy are limited in this centre. There was little evidence of antisocial behaviour during the day, according to the Retail Study. The street lighting is rated good and during the day, the centre has a reasonably good feeling of safety.

5.3.35 The High Road and Bruce Grove sometimes have high volumes of traffic which impact on the ease of movement in and around the centre. The general environment could be improved to further accentuate the quality of the buildings.

West Green Road/Seven Sisters Road

5.3.36 This district centre is located around Seven Sisters underground station. Since its Roman and Victorian beginnings, the centre has become an important shopping destination for the local community.

STAGE 2 AMENDMENTS

5.3.37 This centre has 173 retail and service units according to the Retail Study. This figure excludes non-retail Class A uses, but does include some units outside the Council's designated centre, within the area defined by the GOAD Plans.

5.3.38 The centre is located in two Conservation Areas - Clyde Circus and Seven Sisters/Paige Green. SP12 Conservation applies to those areas affected.

5.3.39 The centre provides for its local diverse community in the goods and services available. This trade mix reflects a primary daytime retail function rather than an active night time economy.

5.3.40 The Retail Study noted very little antisocial behaviour during the day. The street lighting and wider pavements all contribute to making the centre feel quite safe during the day.

Green Lanes

5.3.41 Green Lanes is a linear district centre with a row of late-Victorian terraced mansions on one side. The centre includes the Arena Shopping Park, which is a recent addition, and includes a large number of national retailers. Green Lanes has 245 retail/ service units, excluding non retail Class A uses.

5.3.42 The centre provides for a diverse community, with the bulk of the national multiple outlets located in Arena Shopping Park and the independent retailers located along Green Lanes. There is a thriving evening economy with a good range of restaurants.

5.3.43 According to the Retail Study, there is little evidence of anti-social behaviour during the day. The CCTV coverage and police presence are rated as good. However, movement in and around the centre is an issue because of the high level of vehicles along Green Lanes.



Tottenham High Road

Muswell Hill

5.3.44 Muswell Hill was originally a medieval settlement developed near a spring. The centre is now characterised by predominantly Edwardian development. The roads were set out and developed mainly in the late 1890's and early 1900's. There are 199 units in the centre, excluding non-retail Class A uses (Retail Study 2008).

5.3.45 The centre is located within Muswell Hill Conservation Area. The Edwardian character of the area is maintained throughout and the status of the Conservation Area and the intention to preserve and protect it contributes to maintaining the centre's high quality environment.

5.3.46 From the Retail Study, there appeared to be little evidence of antisocial behaviour, such as begging or on-street drinking, and there is good police presence throughout the centre. Overall, there is a feeling of being safe when shopping in Muswell Hill during the day.

5.3.47 The centre also provides an evening economy which is rated as "good," with a range of bars and restaurants in the primary area of the centre. The centre also offers a range of national and independent shops.

5.3.48 The Retail Study also noted that movement in and around the centre is reasonable, with several crossings. The general quality of the streetscape was rated as poor due to the lack of bins or benches. However, the attractiveness of the commercial properties throughout the centre was considered very good, as the buildings provide a high quality shopping environment that is functional and attractive.

Crouch End

5.3.49 Crouch End was a medieval settlement developed around the intersection of several roads. This district centre is characterised by largely Victorian developments. The centre has 267 retail and service units (excluding non retail Class A uses). The bulk of the centre is located in the Crouch End Conservation Area and is also subject to SP12 on Conservation, which aims to protect the status and character of the borough's conservation areas.

STAGE 2 AMENDS



Crouch End Town Centre

5.3.50 The centre has a good mix of retail and service uses as well as a good range of uses associated with the evening economy. The Retail Study indicates that the centre has low antisocial behaviour and a very good feeling of safety during the day. Crouch End suffers from high volumes of traffic, which converges onto the Broadway, making congestion highest in the primary retail area. There is also a high level of pedestrian/vehicular conflict, but that is somewhat mitigated by the good frequency of pedestrian crossings.

Local Shopping Centres

5.3.51 The borough has a network of 38 Local Shopping Centres which provide for the day-to-day needs of people living, working and staying nearby. Small specialist shops are essential to sustain the vibrancy and character of shopping areas but they are threatened by the continuing trend towards fewer, larger shops. Haringey's Retail Capacity Study 2008 recommended that these local shopping centres are retained as the loss of shop units within these centres would harm the character, function, vitality and viability of the centre and general area.

Tottenham Hale Retail Park

5.3.52 Tottenham Hale Retail Park is located in the heart of the regeneration programme taking place in Tottenham. Currently, it includes some major retail outlets as well as a large DIY store. In addition to providing a large amount of new housing, the proposed changes to the gyratory system will provide better access to land in very close proximity to the retail park.

5.3.53 As set out in the Tottenham Hale Urban Centre SPD, the site offers an opportunity to expand the retail offer in the area, particularly comparison shopping, and improve the frontage onto Ferry Lane. All of these future changes present an opportunity to review shopping provision and encourage uses that provide cohesion and connectivity to the two district centres, namely Tottenham/Bruce Grove and Seven Sisters/West Green Road, which are in the same locality. In order to fully exploit the potential created by these changes and development in Tottenham Hale, an Area Action Plan will be produced, which will encompass proposals in and around the retail park. In line with section 23 of the NPPF and the London Plan, it is the Council's intention to designate Tottenham Hale as a District Centre over the life of the Local Plan. Further detail regarding this designation will be set out in an Area Action Plan for Tottenham Hale.

INDICATORS

Monitoring

5.3.54 SP10 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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 Retail Study; LB Haringey 2008;
- Haringey Heartlands Development Framework; LB Haringey 2005;
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document; LB Haringey 2007;
- Wood Green Town Centre Supplementary Planning Document; LB Haringey 2008;
- London Plan, Mayor of London 2011
- National Planning Policy Framework 2012

STAGE 2 AMENDS

SAFER FOR ALL 06

6.1 SP11 Design

6.2 SP12 Conservation

6.3 SP13 Open Space and Biodiversity

AMENDED

6.1 SP11 DESIGN

6.1.1 Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council will also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.

6.1.2 The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.



Heartlands High School

SUSTAINABLE COMMUNITY STRATEGY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS Priorities:

- Reduce the incidence and fear of crime; and
- Provide a better, cleaner public realm and built environment

SP11: DESIGN

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

STAGE 2 AMENDS

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

High quality design

6.1.3 Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

6.1.4 The Council will insist on high quality design throughout the borough. In accordance with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (http://building-in-context.org/).

6.1.5 Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

6.1.6 The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All major planning applications are referred to the Design Panel.

Sustainable Design and Construction

6.1.7 Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.

6.1.8 Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

6.1.9 With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which protect and enhance habitats for wildlife are also key components of sustainable design and construction. Please see the Sustainable Design and Construction SPD for further details.

Safer and Accessible Design

6.1.10 Well designed buildings and spaces are safe and accessible, and respond flexibly to the needs of their users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.

6.1.11 The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See SP2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

STAGE 2 AMENDS

6.1.12 In addition, making roads and pavements, and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

Landscaping and public realm

6.1.13 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences and private gardens.

6.1.14 The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

Tall Buildings

6.1.15 Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

6.1.16 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, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.



Tottenham Town Hall

6.1.17 As noted in SP1, the Council will prepare Area Action Plans (AAPs) for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including a sufficient assessment of the surrounding area to consider the context affected by the proposals in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

6.1.18 The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings. This is because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/ Wood Green) and have existing adopted Masterplan Frameworks. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise, for example, in AAPs and UCSs.

6.1.19 The Criteria for Siting and Design of Tall and Large Buildings will be described in detail in the Development Management Policies.

6.1.20 In all cases, the design of tall buildings should comply with the recommendations contained in the CABE / English Heritage 'Guidance on Tall Buildings' (July 2007). It sets the criteria for evaluating proposals for tall buildings and promotes a plan led approach to tall buildings.

INDICATORS

Monitoring

6.1.21 SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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.

STAGE 2 AMENDS

6.2 SP12 CONSERVATION

SP12: CONSERVATION

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

Haringey's heritage

6.2.1 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:

- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
- 1150 Locally Listed Buildings of Merit;
- 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
- 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
- 34 Local Historic Green Spaces;
- 23 Designated Sites of Industrial Heritage Interest; and
- 22 Archaeological Priority Areas.



Bruce Grove



Dial House, Tottenham

6.2.2 The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity. The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.

6.2.3 The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.

6.2.4 The coming of the railways from the 1850's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one. Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.

6.2.5 Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create visually and socially coherent uniform street scenes and neighbourhoods of distinctive suburban character and appearance.

6.2.6 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.

6.2.7 Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

STAGE 2 AMENDS

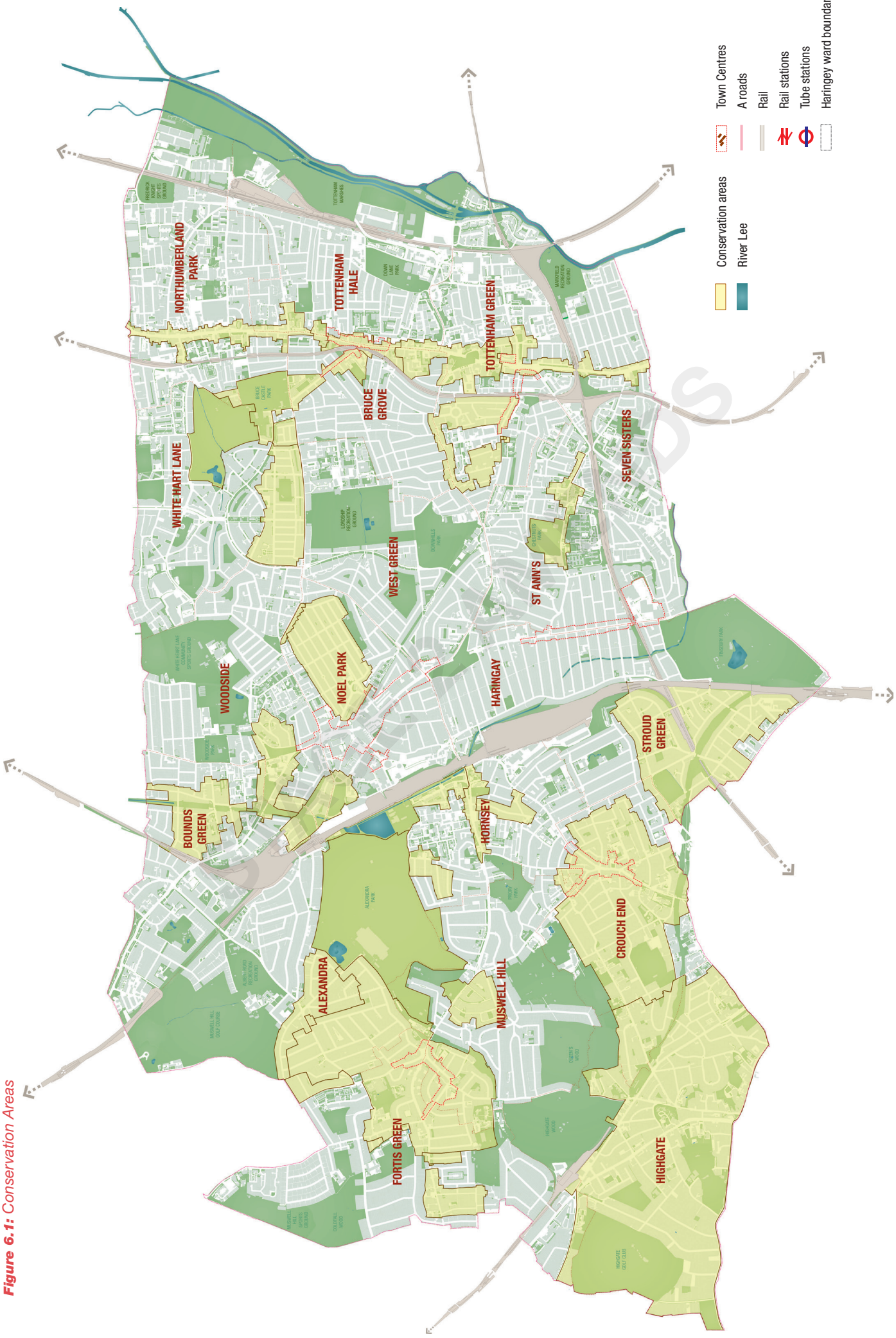


Figure 6.1: *Conservation Areas*

Haringey's character

6.2.8 The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.

6.2.9 The section below describes these two very different Conservation Areas.

Highgate

6.2.10 Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.

6.2.11 Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.

6.2.12 Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.



Tower Gardens Conservation Area

6.2.13 The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

Tottenham High Road Historic Corridor

6.2.14 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.

6.2.15 Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.

6.2.16 The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

STAGE 2 AMENDS

Strategic and Local Views

6.2.17 In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground (the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

6.2.18 In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

6.2.19 The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;
- Views into, within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

6.2.20 The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The Council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

INDICATORS

Monitoring

6.2.21 SP12 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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 for SP11 and SP12

- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Sustainable Design and Construction Supplementary Planning Document, London Borough of Haringey 2013
- Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008
- Design and Quality Standards, Homes and Communities Agency 2007
- Guidance on Tall Buildings, CABE/English Heritage 2007
- London Plan, Mayor of London 2011
- National Planning Policy Framework March 2012
- A Practical Guide to Implementing PPS5 (English Heritage, March 2010).
- Bruce Castle Conservation Area Character Appraisal (March 2009)
- St Ann's Conservation Area Character Appraisal (March 2009)
- Clyde Circus Conservation Area Character Appraisal (March 2009)
- Muswell Hill Conservation Area Character Appraisal (February 2008)
- Wood Green Common Conservation Area Character Appraisal (February 2008)
- Trinity Gardens Conservation Area Character Appraisal (February 2008)
- Crouch End Conservation Area Character Appraisal (September 2010)
- Historic Environment Planning Practice Guide Department of Communities and Local Government (2010).

STAGE 2 AMENDS

6.3 SP13 OPEN SPACE AND BIODIVERSITY

6.3.1 Haringey has more than 600 acres of parks, recreation grounds and open spaces. The borough boasts many different types of open spaces that are important in terms of health, sport, recreation and play, heritage, the economy, culture, biodiversity, providing a pleasant outlook and breaks in built up areas.

6.3.2 Haringey's future growth will increase the use and hence the demand for good quality open spaces. Therefore, it is important that the Council protects its existing parks and open spaces and increases access to those areas deficient in open space. As the objective in Section 1 sets out, the Council wishes to promote a network of high quality, accessible open spaces as areas for recreation, visual interest and biodiversity improving access to the Lee Valley Regional Park. SP13 sets out the Council's approach to protecting the borough's existing parks and open spaces and improving access to those areas deficient in public open space.

SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS Priorities:

- Provide award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle; and
- Manage our environmental resources more effectively.

SP13: OPEN SPACE AND BIODIVERSITY

New development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD);
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;
- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and
- Conserve the historic significance of the borough's designated historic parks and gardens.

STAGE 2 AMENDS

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the Haringey Green Grid projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites; and
- Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.

New development shall provide opportunities for Children's Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Provide children's informal or formal play space to meet minimum of 3m^2 as set out in the Council's Open Space Standards SPD and an aspirational target of 10m^2 as set out in the Mayor's SPG Providing for Children's and Young People's Play and Informal recreation;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community; and
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will need to demonstrate:

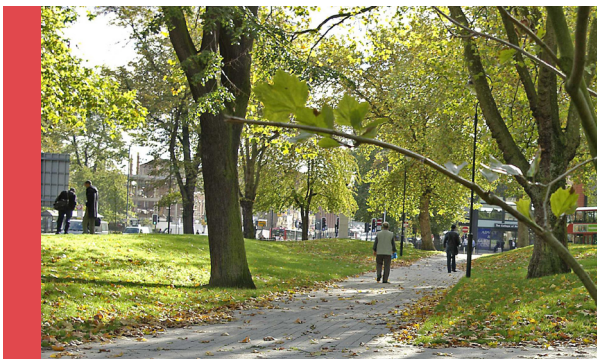
- That the potential for play spaces for a range of outdoor activities and across different age groups can be provided on off-site open space(s) which already exist and which are close to the application site;
- They're working with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities; and
- How they will secure new open spaces and SINCs, through identifying and securing funding to purchase and enhance such sites in areas of deficiency, such that there is a net increase in provision.

Protecting our open spaces

6.3.3 The Council will protect the borough's designated and other open spaces as well as other suitable land with the potential to be used as open space. Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land and for which there is a demonstrable need. The Council will only allow development on designated open spaces or sites adjacent to an open space that respects the size, form and use of that open space and does not detract from the overall openness and character of the site, the appearance and historical significance of the setting, or harms the public enjoyment.

6.3.4 Local open spaces form part of the wider network of open spaces which are integral and vital to the spatial character of the borough and to residents' quality of life (further details in SP11 Design). Open spaces of local importance in the borough can include, but are not limited to, parks, allotments, woodlands, sports facilities, water courses, children's play areas (both formal and informal), back and front gardens, amenity spaces and squares. The level of public access is not a criterion for definition. Where desirable, and where the open space in question has identifiable value, the Council will resist any development that results in a net loss of this open space.

CASE 2 AMENDS



Tottenham Green



Wood Green Common

6.3.5 Haringey's Open Space Strategy 'A Space for Everyone' (2006), considers the supply of open spaces in the borough and identified eight strategic objectives to improve the quality, range, usage and management of provision. The borough has achieved Green Flag Status, which exemplifies areas of Open Space of outstanding quality, for fourteen parks: this is the highest awarded to any London borough. To date, improvement works to Markfield Park include the construction of a new cafe and park toilets, improved sports pavilion, new playground, restored beam engine, heritage building works to the (Markfield) Museum and general landscape improvements throughout the park. Lordship Recreation Ground will also undergo considerable works, including installation of a new play ground, creation of a city farm and a new environment centre providing a park cafe and community rooms.

6.3.6 The Tottenham Hale Urban Centre Masterplan Supplementary Planning Document includes an extensive east-west green link proposal - Ashley Link. This is a green link that extends Cheshnut Road for pedestrians eastward towards the waterfront connecting to the proposed footbridge across to the river to Hale Wharf. The link will be a wide pedestrian and cycle only link (Please see SP1 Managing Growth). Further information with regard to planned green infrastructure projects is reflected in Appendix 4 Infrastructure Delivery Plan.

6.3.7 However, it is not just green spaces that contribute to the borough's Open Space network, but also waterways, which form a vital link between Open Spaces throughout London. In the borough, the two most important waterways are the River Lee (which flows through the Lee Valley) and the Moselle Brooke, which runs under the Heartlands/Wood Green growth area. The Haringey Biodiversity Action Plan (BAP) (2009) includes as part of the future plans for rivers and streams, the restoration of Moselle Brook in Lordship Recreation Ground in Tottenham (See SP5 Water Management and Flooding). The Council will conserve the historic significance of the borough's waterways, to ensure that the heritage values of the River Lee and the Moselle Brook are conserved for the community.



Narrowboats on the River Lea

STAGE 2 AMENDS

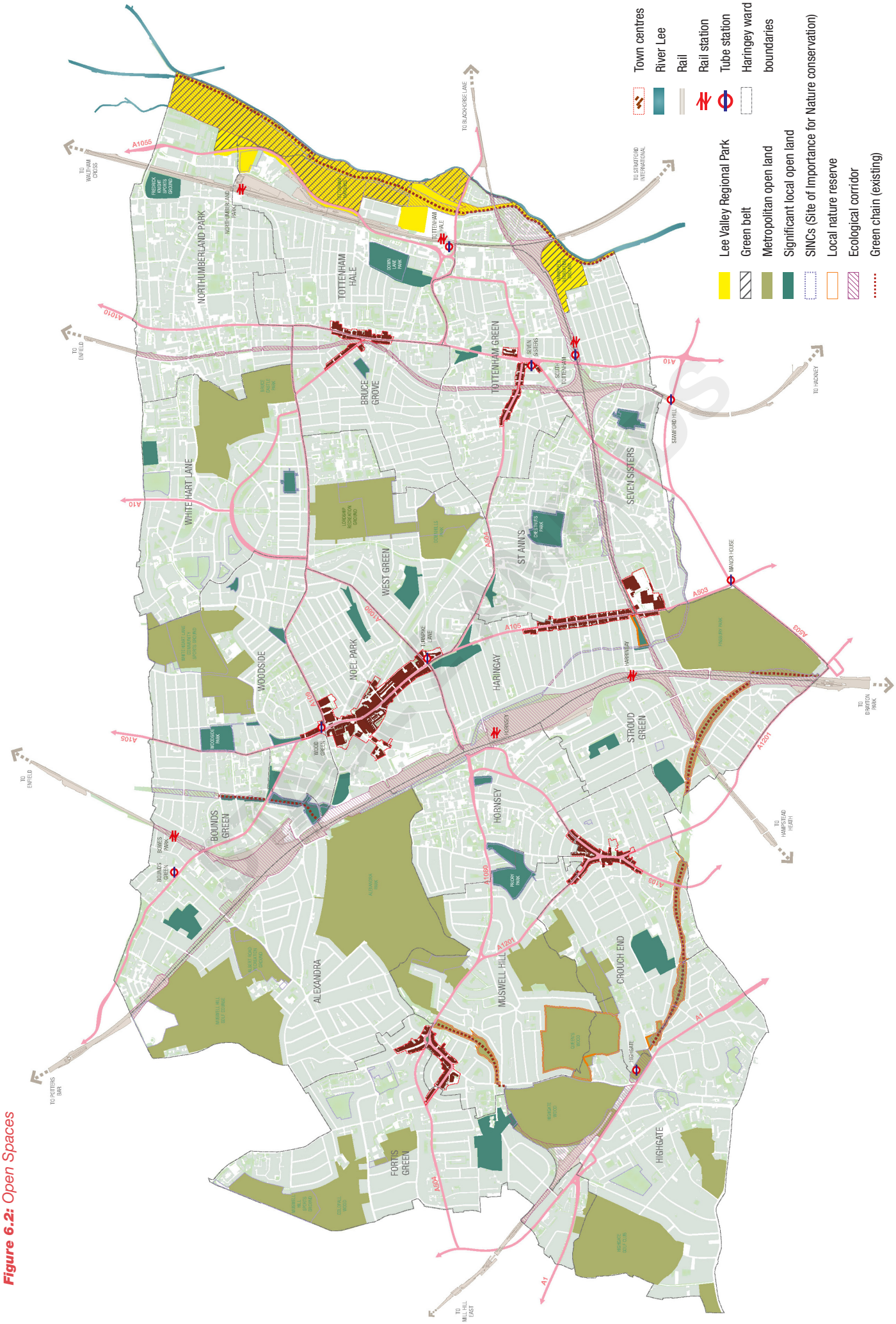


Figure 6.2: *Open Spaces*

6.3.8 The Lee Valley Regional Park (LVRP) Plan (2000) acknowledged that the environmental and recreational role of the River Lee had yet to be fully recognised. Proposals in the LVRP Plan (2000) include a broad spectrum of recreational, leisure and nature conservation for the area. The New River forms another equally important green/river corridor (also flowing through the Lee Valley). The River Lee Navigation offers an important link between parts of the borough's green spaces and other green spaces in North London including the Olympic Park. These environmental assets are important in that they promote linkages to the East London Green Grid and London's Blue Ribbon Network. The Council will support the Lee Valley Regional Park Authority and other partners in their efforts to increase the range and access to Open Space for both borough residents and visitors.

Green Belt

6.3.9 The Green Belt has a structural role to play in the borough and therefore requires the strongest level of protection. It is of national and regional importance and its aim is to prevent urban sprawl by keeping land permanently open. Green Belt is protected in line with section 9 of the NPPF and the London Plan. Within Haringey an area of the Lee Valley Regional Park is strategically designated as Green Belt. It provides a range of sporting, nature conservation and recreational activities for both residents of the borough and visitors alike. The LVRP Plan (2000) sets out its vision for the park as a cohesive, sustainable and valued regional green lung, with emphasis on the biodiversity and water assets of the area. The Council will protect existing Green Belt land and strongly resist any inappropriate development there.

6.3.10 The Lee Valley Regional Park Authority is currently working to identify a new series of proposals for the future uses and management of the park - the Park Development Framework. Tottenham Marshes located in the Lee Valley Park, north of Tottenham Hale on the borders of Haringey and Waltham Forest, is an urban oasis and an area for informal recreation set within a waterside park. Large areas of the marshes are managed for nature conservation with wildflower meadows, woodlands, scrub and a new pond.

Metropolitan Open Land (MOL)

6.3.11 Metropolitan Open Land (MOL) is defined as open land within a built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations. There are 17 areas designated as MOL in Haringey, including Alexandra Park and Palace. Haringey's MOL will be protected in accordance with the London Plan. The London Plan strongly supports the current extent of the Green Belt and Metropolitan Open Land, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The Council will protect existing MOL and resist any inappropriate development. The Council will, through the appropriate channels, review and upgrade or remove, as appropriate, existing open land to or from MOL designation where there is evidence to support such a move. Further policy provision on MOL will be provided in the Development Management Policies.

STAGE 2 AMENDS

Green Chains

6.3.12 Green chains provide a valuable connection between open spaces, and their protection will enable breaks in the built up environment to be maintained, securing a positive visual contribution and variety to the borough. They have structural significance to the borough as a whole and may have significance to the whole or part of London. The value of green chains includes nature conservation, public access, recreation, including footpath walks, breaks in the urban area, and delineation of separate communities.

Allotments

6.3.13 The Council will seek to protect, and where possible, through development opportunities, increase the allotment space and promote and encourage sustainable food growing in the borough. Where allotments become surplus to demand, other open space uses will be considered first before allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

6.3.14 There are 42 hectares of managed allotments in the borough providing a total of 1650 individual plots. This equates to 0.18 hectares of allotment space and 7.9 plots per 1,000 residents. The standard, as set out in Haringey's Open Space and Recreational Standards SPD 2008, says that there should be 0.24 ha of allotment space per 1000, with all residents having access to an allotment within 800m of their home. The Council is in the process of bringing back to full use an additional two currently disused sites. In line with the findings of the Council's Community Infrastructure Plan (2009), further thought must be given to increasing allotment provision in those wards where there is an identified shortage. These include Bounds Green, Bruce Grove, Crouch End, Fortis Green, Harringay, Hornsey, Northumberland Park, Seven Sisters, St. Ann's, Tottenham Green and Tottenham Hale.

6.3.15 Allotments provide valuable cultivation space for residents who have no access to a private back garden, or to residents who require space additional to their back garden space in which to cultivate fruit, vegetables or flowers. Following a decline in the demand for allotments, their popularity has enjoyed a recent increase. They provide a valuable open space experience for local residents acting as a "lung" in a similar way to parkland. Both cultivated and untended plots contribute to maintaining biodiversity. They also provide an opportunity for exercise in the form of cultivating, and they play a very important role in sustainability, by allowing residents to grow their own produce. Finally, allotments also have a historical and cultural role.

6.3.16 In addition, A Sustainable Food Strategy for Haringey is being developed with the objectives of:

- Improving health and reducing health inequalities;
- Increasing resource efficiency;
- Increasing individual and community food growing;
- Supporting a vibrant food economy; and
- Celebrating and promoting food culture and diversity.

STAGE 2 AMENDS

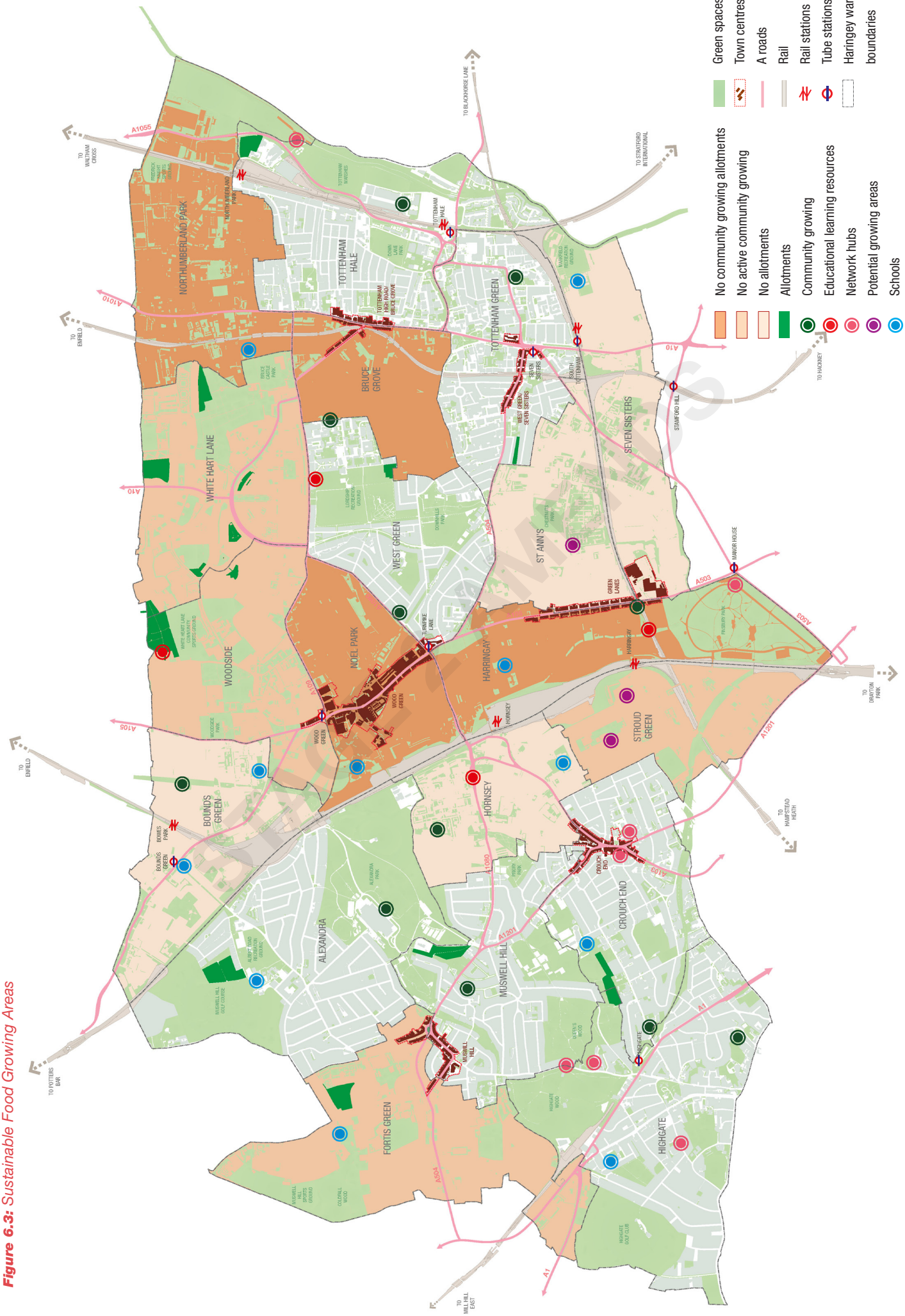


Figure 6.3: *Sustainable Food Growing Areas*

6.3.17 Haringey's communities have developed a number of innovative community food growing schemes such as Back 2 Earth in Broadwater Farm, Living Under One Sun community allotment in Tottenham, and Wolves Lane Nursery redevelopment. Figure 6.3 shows the sustainable food infrastructure in the borough and current gaps in provision.

6.3.18 Haringey is committed to developing additional growing spaces in the borough, working in partnership with Capital Growth. In addition to the 25 allotments Haringey currently has:

- 12 community growing spaces ranging from large community allotments to smaller growing spaces;
- Nine network hubs: these social networks enable residents to share knowledge and skills related to urban food growing; and
- 12 school growing areas such as micro food farms, vegetable plots or roof gardens. An additional six schools have recently been awarded funding to create growing spaces.

Please also see SP14 for the Council's approach to health and well-being and healthy eating.

Open space deficiency

6.3.19 Parks and Open Spaces are of great importance to Haringey in terms of sport, recreation and play, biodiversity, culture, regeneration, the economy and in breaking up built up areas. The Open Space and Sports Assessment study (Atkins 2004, as updated 2008) found that Haringey has overall provision for 1.7ha of open space per 1,000 population. The study details the open space hierarchy as well as the distribution of the amount and type of public open space in the borough. It identified areas deficient in public open space as those which are further than 280m and 400m from any form of public open space. Those areas of the borough deficient in public open space include, but is not limited to, Northumberland Park, parts of White Hart Lane ward, parts of Bounds Green ward, parts of Fortis Green and Alexandra wards, part of Highgate ward, parts of Crouch End ward, parts of St Ann's, Harringay and Seven Sisters wards and the east of Seven Sisters ward (Figure 6.4). The Council's Open Space Strategy notes that the study excluded green amenity areas which form part of housing estates and allotments in its definition of open spaces. In conclusion, the study sets out a series of recommendations with guidance to address both open space deficiencies and to improve the range and condition of facilities within existing open spaces.

6.3.20 According to the Council's Infrastructure Delivery Plan, for Haringey to maintain its current level of public open space provision or to meet the goals set out in the Open Space and Recreational Standards SPD, an increase of between approximately 24 and 32 hectares of public open space would be required by 2016. However, there is a real difficulty in increasing the quantity of public open space in Haringey as it is an urban borough and the focus is therefore primarily on the function, quality, usage and accessibility of existing public open space. The Council will need to seek to create new open space where the opportunity to do so arises as well as seeking to improve the quality and usage and accessibility of existing public open space. An ongoing programme of improvements to existing parks has been identified in the Infrastructure Delivery Plan (Appendix 4).

STAGE 2 AMENDS

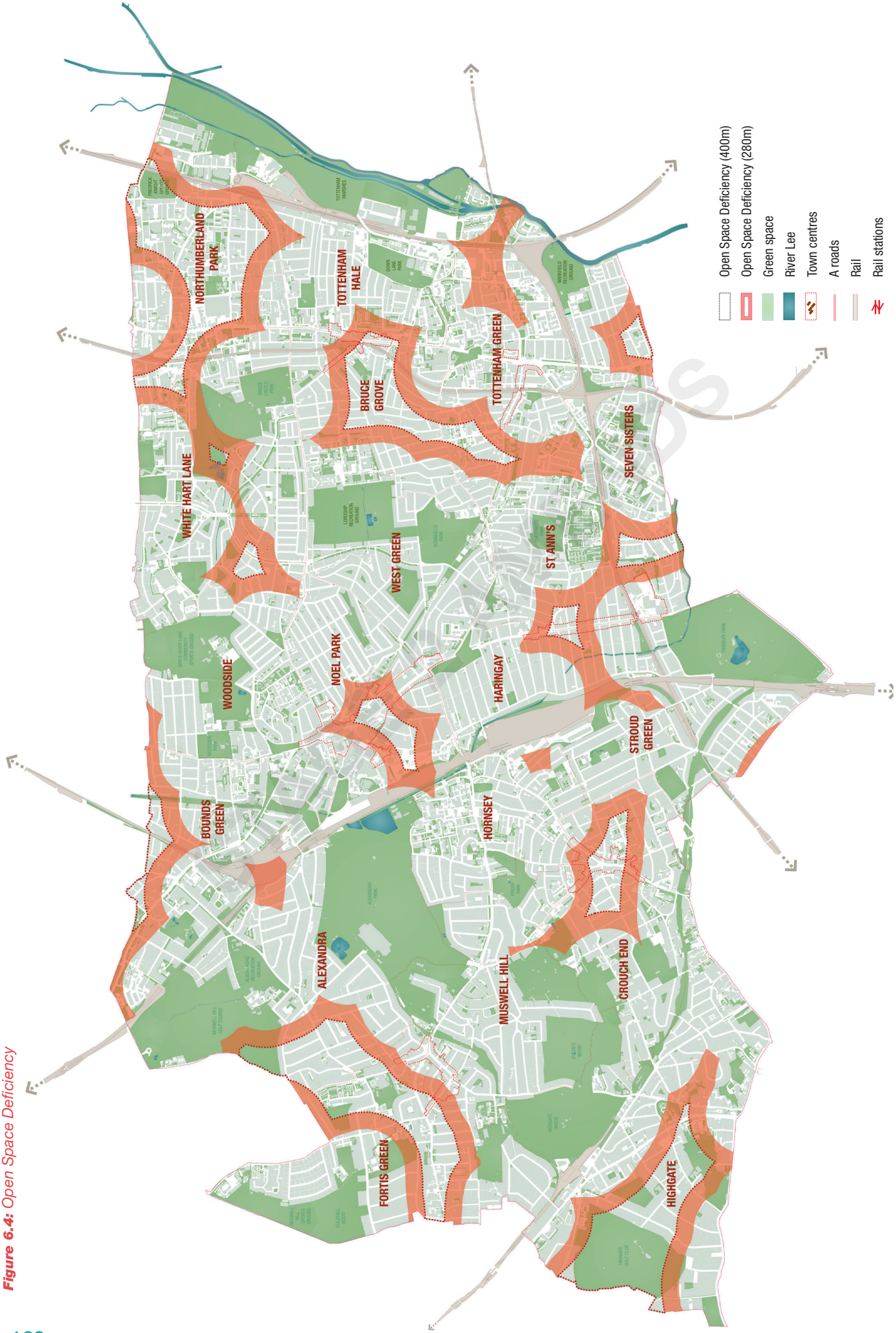


Figure 6.4: Open Space Deficiency

6.3.21 For growth areas, as a focus for new housing in the borough, Haringey Heartlands will create demand for open space in Noel Park ward and part of Hornsey Ward. Part of Noel Park ward is considered to be deficient in access to public open space. Options for increasing access to Alexandra Palace Park from Haringey Heartlands should be considered. In either instance, S106 monies should be secured as part of the development to help towards the cost of increasing provision of or access to open space in the area.

6.3.22 Tottenham Hale covers the Tottenham Hale and Tottenham Green wards. Given the proximity of Tottenham Hale to Lee Valley Regional Park and other local parks, this growth area generally has good access to public open space. However, there is a pocket of Tottenham Green ward which suffers from poor access. As part of the development of Greater Ashley Road, there is commitment to improve accessibility to existing open space.

Nature conservation

6.3.23 Haringey has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance (SINCs). Of these; five are of Metropolitan Importance (i.e. important in a London-wide context), nine of Borough Grade 1 Importance, 13 Borough Grade II and 33 of Local Importance. Haringey is home to three Local Nature Reserves (LNRs); these are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. LNR's are a statutory designation made under the National Parks and Access to Countryside Act 1949.The three sites are the Parkland Walk, Railway Fields and Queens Wood. SINCs within the borough include Bluebell Wood and Muswell Hill Golf Course, Tottenham Cemetery and Bruce Castle Park.

6.3.24 The Council will not permit development on SINCS and LNRs unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. In such circumstances, or where a site has more than one designation, appropriate mitigation measures must be taken and where practicable and reasonable, additional nature conservation space must be provided. Each case will be looked at on its merits, having regard to all material considerations. The Council and statutory undertakers, who own some of the designated sites, have a duty to have regard to conserving biodiversity. Although most SINCs in Haringey are not in the Council's control, the Council will seek to protect species, habitats and areas from inappropriate and harmful development.

6.3.25 Other sites of ecological value include green chains and ecological corridors (of which there are seven in Haringey), which mainly comprise operational railway land. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value (Figure 6.2) and seek to identify and protect any new corridors which meet the criteria for determining their ecological value.

6.3.26 The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) establishes the requirement for Habitats Regulation Assessment. The 'Habitats Directive' provides legal protection for habitats and species of European Importance and the Directive requires an assessment of plans to prevent significant adverse effects on European sites i.e. sites of international importance. Haringey Habitats Regulation Assessment (HRA) identifies three European Sites within a 10km radius of the borough; The Lee Valley Ramsar Site; The Lee Valley Special Protection Area; and Epping Forest Special Area of Conservation.

SUBJECT 2 AMENDS

6.3.27 The HRA screening report includes the following recommendations; 'No development will be permitted unless either it establishes that it is not likely to have a significant effect on any Ramsar site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate or possible Special Areas of Conservation), or it is ascertained, following Appropriate Assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site'.

6.3.28 The Haringey Biodiversity Action Plan 2009 aims to conserve, enrich and improve biodiversity value and celebrate the wildlife in Haringey through informing local people and involving more people in its enjoyment and conservation and, where possible, increase the population of key species and habitats, such as woodland.

6.3.29 The Council's Greenest Borough Strategy 2008-2018 'Going Green', sets out the long term strategy and framework to secure a clean, safe and environmentally sustainable future for the borough. With regard to biodiversity and nature conservation in the borough, any new development and regeneration in general will have some potential to contribute towards nature conservation.

6.3.30 Trees play a significant role in improving environmental conditions and people's quality of life. The Council is responsible for approximately 40,000 trees, located on streets and housing sites, in parks and open spaces, in woodlands and conservation sites, in schools and in the grounds of other public buildings. The Council's Tree Strategy 2008-2011 aims to ensure trees within the borough are managed in a pro-active and systematic manner.

Play facilities

6.3.31 Haringey Council's Children and Young People's Strategic Plan 2009 - 2020 'Better Futures' notes that the borough is home to approximately 55,000 children and young people and the approach to play is set out in the Council's Play Strategy. The Council currently provides a range of play facilities in parks, open spaces and on housing estates, including 107 playgrounds (29 of which are located in parks), and 25 ball courts in parks and on housing estates in the borough. These facilities are available free of charge throughout the year.

6.3.32 Haringey's Open Space Strategy undertook an audit of the quality of existing play provision in the borough; it identified a need for considerable further investment in play facilities. As a result of funding secured in 2009 from the government investment in children's play, Playbuilder Project, the development of 22 new or existing play areas took place between 2009 - 2011.

6.3.33 Haringey's population is growing and changing. The population in the borough is set to increase by 15% between 2011- 2026, an increase to over 260,000 people. The Council wants to ensure that the right tenures and sizes of housing will be available (see SP2 Housing for further details). The proposed mixture of housing tenure and type (i.e. family or flatted) will inform the precise nature and layout of each play space (and the proximity of existing play areas). The Council will ensure that adequate provision is made through the planning process. Details of developer contribution and provision requirement towards children's play space are fully outlined in the Open Space and Recreational Standards SPD (2008) and SP17 Delivering and Monitoring.

STAGE 2 AMENDS



Bruce Castle Park

6.3.34 In particular circumstances, where relevant and appropriate, the Council will allow the off-site provision of new facilities and/or the further development of already existing outdoor activities and facilities to meet the open space and recreational requirements of development arising from the planning application that is being considered. This off-site provision will frequently supplement the provision of new facilities/open space that have been proposed on the application site as part of the application, but where that provision is considered to be insufficient to meet the anticipated demand arising as a result of the development. Where additional demand for play space is created by new development, Haringey will expect the provision of play space on site, broadly in accordance with the London Plan and the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation.

INDICATORS

Monitoring

6.3.35 SP13 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure which will support the delivery of SP13 are set out in Appendix 4 (Infrastructure Delivery Plan).

STAGE 2 AM

Key evidence and references

- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- The London Plan, Mayor of London 2011
- National Planning Policy Framework, 2012
- Haringey Tree Strategy 2008 - 2011, London Borough of Haringey 2008
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance, Mayor of London 2008
- Haringey Play Strategy 2006 - 2010, London Borough of Haringey 2006
- Haringey Open Space Strategy 2006 - 2016, London Borough of Haringey 2006
- Haringey Biodiversity Action Plan, London Borough of Haringey 2009
- Connecting with London's nature: The Mayor's Biodiversity Strategy, Greater London Authority 2002.

STAGE 2 AMENDS

HEALTHIER PEOPLE WITH A BETTER QUALITY OF LIFE 07

7.1 SP14 Health and Well-Being

7.2 SP15 Culture and Leisure



SAGE AMENDS

7.1 SP14 HEALTH AND WELL-BEING

7.1.1 Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and to access health facilities. A wider sense of well-being is influenced by a variety of factors such as opportunities for work and recreation, attractive historic environments, personal relationships and feelings of safety and community.

7.1.2 One of the key priorities of Haringey's Sustainable Community Strategy is improving health and community well-being by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.

7.1.3 Strategic Policy 14 contributes towards the overall aim of the Local Plan to manage the impact of Haringey's future growth by setting out the Council's approach to improving health and well-being in the borough as well as providing access to medical services and treatments. It should be read alongside SP16 Community Facilities, and the Council's Infrastructure Delivery Plan which sets out the future need for health care in the borough.

SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Tackle health inequalities;
- Give greater opportunities to live a healthier lifestyle;
- Promote independence and provide high quality support and care for those in greatest need;
- Provide a better cleaner, public realm and built environment; and
- Improve supporting facilities, services and infrastructure.

SP14: HEALTH AND WELL-BEING

The Council will seek to improve health and well-being in Haringey. The Council will:

- Work with NHS Haringey in its goal to reduce health inequalities in the areas with poorest health;
- Identify appropriate sites for new health infrastructure including those in Haringey's growth areas based on a health service delivery plan agreed by the Council and its partners;
- Protect existing facilities and support the provision of new or improved health facilities through land use planning area plans, development management decisions, improved service management plans and through planning contributions (see SP17);
- Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; and
- Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings.

STAGE 2 AMENDS



Priory Park, Muswell Hill

7.1.4 Many measures set out in the Local Plan play a part in promoting good health and addressing health inequalities, for example:

- Integrating housing types and tenures in developments, ensuring new housing is of a good standard, which are well designed, flexible and adaptable to residents' changing and specific needs, with consideration of the ageing population and meeting the demands for specialised care, and supported housing (see SP2);
- Encouraging physical activity and good mental health by providing, protecting and enhancing good quality open spaces, outdoor sports, recreation facilities and children's play space (see SP13);
- Encouraging physical activity by promoting walking and cycling (see SP7);
- Improving road safety by implementing area-based traffic calming schemes and safe walking and cycling routes (see SP7);
- Providing jobs and opportunities (see SP8 and 9); and
- Lessening environmental impacts including air and noise pollution (see SP6).

Health needs in Haringey

7.1.5 Types and levels of health issues vary considerably across Haringey and spatial planning has a role in meeting health needs throughout the borough. The reasons for these variations are complex and are likely to include both disparities in health need and demand for health services. It is likely that these variations reflect the different capacity and capability in primary care services to prevent, identify and treat ill health.

7.1.6 Health inequalities in Haringey are apparent with the most deprived areas tending to experience the poorest health. All geographical locations, however, experience trends of specific health problems. In the east, there are high rates of hospital admissions for mental health needs, and the north east of the borough experiences the highest levels of chronic kidney disease, smoking, dementia and stroke. The central part of the borough has the highest levels of registered pulmonary heart disease, heart failure and chronic obstructive pulmonary disease; while the west experiences the highest levels of cancer.

STAGE 2 AMEND

7.1.7 Haringey Council, Haringey NHS and Haringey's Strategic Partnership work in partnership to identify the key priorities of the borough's residents through Haringey's Joint Strategic Needs Assessment (JSNA). The JSNA data highlights the health needs and current trends in the borough in order to further understand and address the existing inequalities. Overall, life expectancy rates in Haringey are increasing and are expected to improve further; although male life expectancy rates still remain below the national average. Within the borough male life expectancy in the west is higher than the east by 6.5 years. The east/west divide for women's life expectancy is less evident and the borough average is equal to that of the UK.

7.1.8 The main health problems experienced in the borough are cancer and cardiovascular disease (CVD) which account for 60% of deaths in the under 75s population, and rates of stroke and diabetes are higher in Haringey than nationally. Further projections for health predict that by 2025 approximately 75% of the over 65s population in Haringey will be living with a limiting long term illness.

7.1.9 Key priorities and areas of unmet need identified by NHS Haringey and the JSNA include alcohol, improved management and earlier detection of long term conditions including diabetes, heart disease and cancer.

Delivering health facilities and services

7.1.10 NHS Haringey and its partners recognise the challenges facing the borough in terms of addressing health inequalities and improving health outcomes. The NHS Haringey Strategic Plan 2009 – 2014 is the overarching plan for improving the quality of health care services and the health and well-being of the residents. The plan recognises the challenges and sets out goals to address them. These goals emphasise the importance of providing local and accessible care through neighbourhood health centres; delivering good quality, cost effective services; safeguarding children and adults; and partnership working with greater emphasis on joint commissioning of services and improving health and well-being. This plan is monitored and reviewed every six months and revised annually to ensure it reflects the needs and trends of health issues in the borough.

7.1.11 The focus of future land and facility requirements will be on ensuring there is adequate primary care provision in the borough to meet the objectives of Haringey NHS World Class Commissioning Strategy. At the heart of the primary care strategy is the establishment of the four Commissioning Collaboratives, Central, North East, South East and West.

7.1.12 The Central Neighbourhood has 18 GP practices and good access to these health services with the majority of households able to access the practices within ten minutes walking time. Residents of the neighbourhood can also access the Laurels NHC and Hornsey Central NHC.

7.1.13 The North East Neighbourhood has 14 GP practices for which over half of households can access within five minutes walking time and all households have access within 20 minutes walking time. Lordship Lane Health Centre situated in Tottenham is the NHC for this area and is accessible to over 50% of households within 20 minutes walking time. An increased requirement for health services has been identified in the north east of the borough as the area which experiences high levels of health inequalities.

STAGE 2 AMENDS

7.1.14 The South East Neighbourhood has 15 existing GP practices and The Laurels NHC at St Ann's Road is accessible to almost a 100% of households within 20minutes walking time. This centre works in tandem with Tynemouth Road Health Centre in which capacity has been released to provide women's health care services closer to home and to meet the needs of the residents more efficiently.

7.1.15 The West Neighbourhood has 18 practices accessible to 94% of households within 15 minutes walking time and 100% of households in 20 minutes. Hornsey Central NHC is accessible to under half of households in less than 20 minutes walking time, though two thirds of households can access the centre in a 20 minutes public bus journey, and 96.2% of households in a 30 minutes bus journey. This low access can be attributed to the fact that this is geographically the largest area.

7.1.16 These centres are integral to the collaborative primary and community health care networks which respond to the specific health needs of each neighbourhood and deliver local health services by providing community based services including health visitors, district nurses, and information and support healthy lifestyles. Each NHC will be patient centred in their care, encouraging patients to participate in their health care and have greater autonomy. The centres are led by local clinicians and will be supported by emerging neighbourhood commissioning teams. Individual neighbourhood plans reflect the specific local health issues for each area and the priorities of the borough and the entire sector. This follows central government directives for future provision and the approach adopted across London for future facilities.

7.1.17 With no general hospital within Haringey's boundaries, residents primarily use North Middlesex Hospital in Enfield to the north and the Whittington Hospital in Islington to the south. Other hospitals in the capital will also be used to provide specialist services for Haringey residents. Previous analysis has identified that over three quarters of Haringey's households are able to access either the North Middlesex or the Whittington hospitals within a 30 minute bus journey, while 100% of households are able to access one of the hospitals within a 45 minute bus journey.

7.1.18 Barnet, Enfield and Haringey Mental Health NHS Trust provides a range of mental health services principally to people living in the boroughs of Barnet, Enfield and Haringey. The Trust also provides a number of specialist services to a wider population across North London and beyond. In Haringey, the Trust owns the St. Ann's Hospital site and provides a range of mental health services on site. St. Ann's Hospital site is a 29 acre site in the Seven Sisters area of the borough. The Trust occupies just half of the current buildings on the site, including the inpatient mental health unit for Haringey. The Trust also operates a set of smaller Mental Health centres located in the community, including Tynemouth Road centre in Tottenham and Canning Crescent centre in Wood Green.

7.1.19 The Council will support the provision of additional health facilities and will work with NHS Haringey and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Haringey's health care needs. Further information on health infrastructure is set out in Appendix 4 Infrastructure Delivery Plan.

STAGE 2 AMENDS

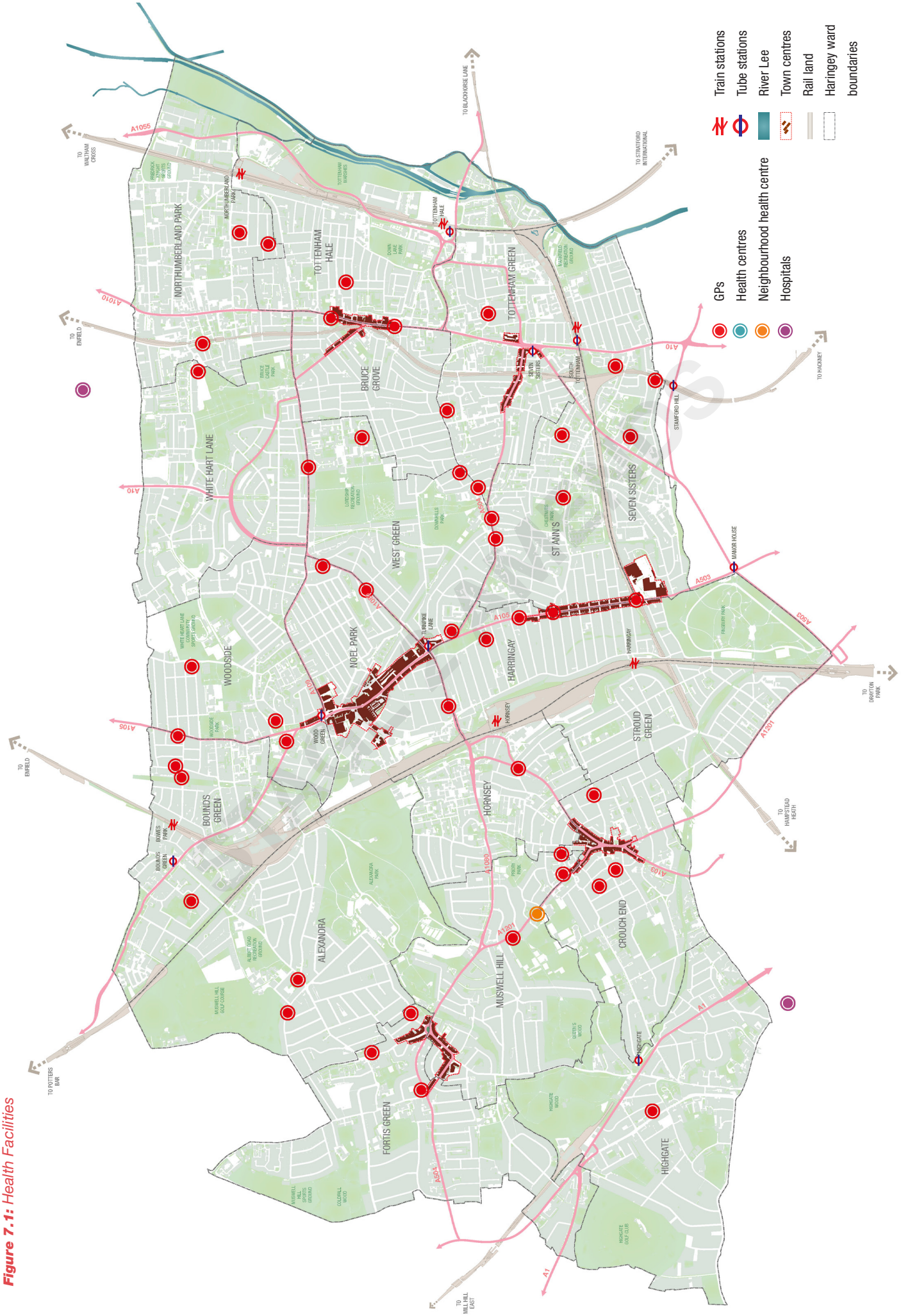


Figure 7.1: Health Facilities

7.1.20 Based on the most recent GLA population projections (2010), the primary care needs expressed as the number of GPs associated with the predicted population growth in Haringey is approximately 12 GPs between 2010 and 2026. Eight of these GPs will be required in the north east and south east collaborative areas. The population growth is highest in the north east and south east areas which are identified in SPs 1 and 2 for future housing growth such as Tottenham Hale, Northumberland Park, Tottenham High Road, and Seven Sisters. The GP numbers associated with growth in these areas equate to approximately eight GPs, two of which relate to the Tottenham Hale ward. Assessments based on actual numbers of GPs operating in the borough indicated that there is an oversupply of GPs in three of the collaboratives. However, there is a small deficit in GP numbers in the southeast of the borough. Based on GLA projections (2010), and assuming that the number of existing GPs stays the same; this deficit will increase to six GPs by 2021. Neither the local NHS nor the Council have powers to redistribute GPs from oversupply areas to less well-served ones. However, the imbalance in supply in the south east, the need to modernise some of the GP premises, age profile for GPs, emerging new health models, and predicted housing growth in areas identified in the Local Plan, requires the NHS to plan ahead for service provision, including encouraging growth in supply in relevant areas. The Council and the local NHS are committed to ensuring health provision (accessible services and buildings) that deliver good and improving quality standards and health outcomes that reduce health inequalities and meet the needs of the growing population in Haringey, especially in the identified growth areas, Tottenham Hale and Haringey Heartlands and in areas which are under-doctored, and where future growth is anticipated.

7.1.21 The NHS estate is facing a radical overhaul. New models of service delivery are still developing. Assessment of health needs and service delivery are currently being quantified by NHS North Central London. Options under development include the mix of re-developed and new primary care facilities and resource centre/s for local public health services and appropriate hospital and community care delivered closer to home. The NHS is planning continued expansion of general practice capacity and re-development of primary care premises especially in the eastern part of the borough for reasons mentioned above. The capacity increase will also consider the extension of the role of some practices that are procured to supply care in general practice settings previously provided in hospital settings due to changes in health technology and clinical practice. The most up-to-date primary care and community care related schemes which are being considered by the NHS are included in Appendix 4. The Council will work with the NHS to keep growth trends and the corresponding needs for health services under review as part of monitoring the Local Plan, the Infrastructure Delivery projects, and appropriate Health Plans, and will utilise the monitoring of outcomes in shaping future services in Haringey.

7.1.22 In light of current uncertainties related to health requirements, the Infrastructure Delivery Plan (IDP) investigated the requirements associated solely with meeting the primary care needs of the net new population. Estimates from the IDP show potential requirements associated with high and low net population growth scenarios for the period 2006-2016 as equating to 6-8 new GPs by 2016/17.

Impacts of the built and natural environment on physical and mental wellbeing

7.1.23 In addition to the provision of health services, the built and natural environment plays a key role in encouraging children, young people and adults to engage in more physical activity, play, recreation and sports. This could lead to improved physical and mental health, reduced segregation and isolation, and prevent long-term illness, such as obesity and associated diseases. Spatial planning can also reduce and mitigate adverse impacts on health, by managing noise and air pollution, and designing walking routes and cycle lanes.

STAGE 2 AMENDS

7.1.24 As detailed in SP1 Managing Growth, a concentration of new homes will be built in Tottenham Hale and Haringey Heartlands and other sustainable locations throughout the borough. The rate and pattern of this development and population change will impact on the health and well-being of new and existing residents and on the demand for health services. The NHS will work in partnership with the Council to explore how spatial planning interventions might influence the wider determinants of health and result in positive health outcomes.

7.1.25 Housing quality and the environmental quality of neighbourhoods are significantly and independently related to people's self-rated mental health. Poorly designed housing can have a considerable impact on physical and psychological health and well-being. Overcrowding, for example, is a particular problem in some parts of the borough and affects the health of both children and adults. Haringey's Housing Needs Assessment 2007 identified that 8.9% (8,311 homes) of households in the borough are overcrowded. The wards which experience the highest occurrence of overcrowding include Seven Sisters and White Hart Lane, with nearly 20% of households. The wards least likely to experience overcrowding include Fortis Green and Muswell Hill. The highest proportion of overcrowding was more likely to occur in the social rented sector than in owner occupied households, with 15% of these social rented homes being overcrowded. Additionally, it was found that households with children were most likely to be overcrowded, particularly lone parent households (30.7%). Overcrowding contributes to the spread of infectious diseases and can adversely affect personal relationships and mental health. Damp housing exacerbates respiratory disease, while accidents are also more likely in poorly designed and poorly maintained homes. Homelessness and poor quality housing may lead to mental ill health and may increase the likelihood of substance misuse.

7.1.26 The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 15 years. The flexible and appropriate design of housing, community facilities and public realm and improving accessibility, will allow older people to live healthier and independent lives.

7.1.27 An efficient transport network has positive effects on health by enabling access to recreational amenities, social networks, health services, education and employment. However, car use, in particular, can have a negative impact on health by contributing to air pollution, causing road traffic injuries, reducing physical activity levels, increasing noise pollution, contributing to community severance, and increasing levels of stress and anxiety.

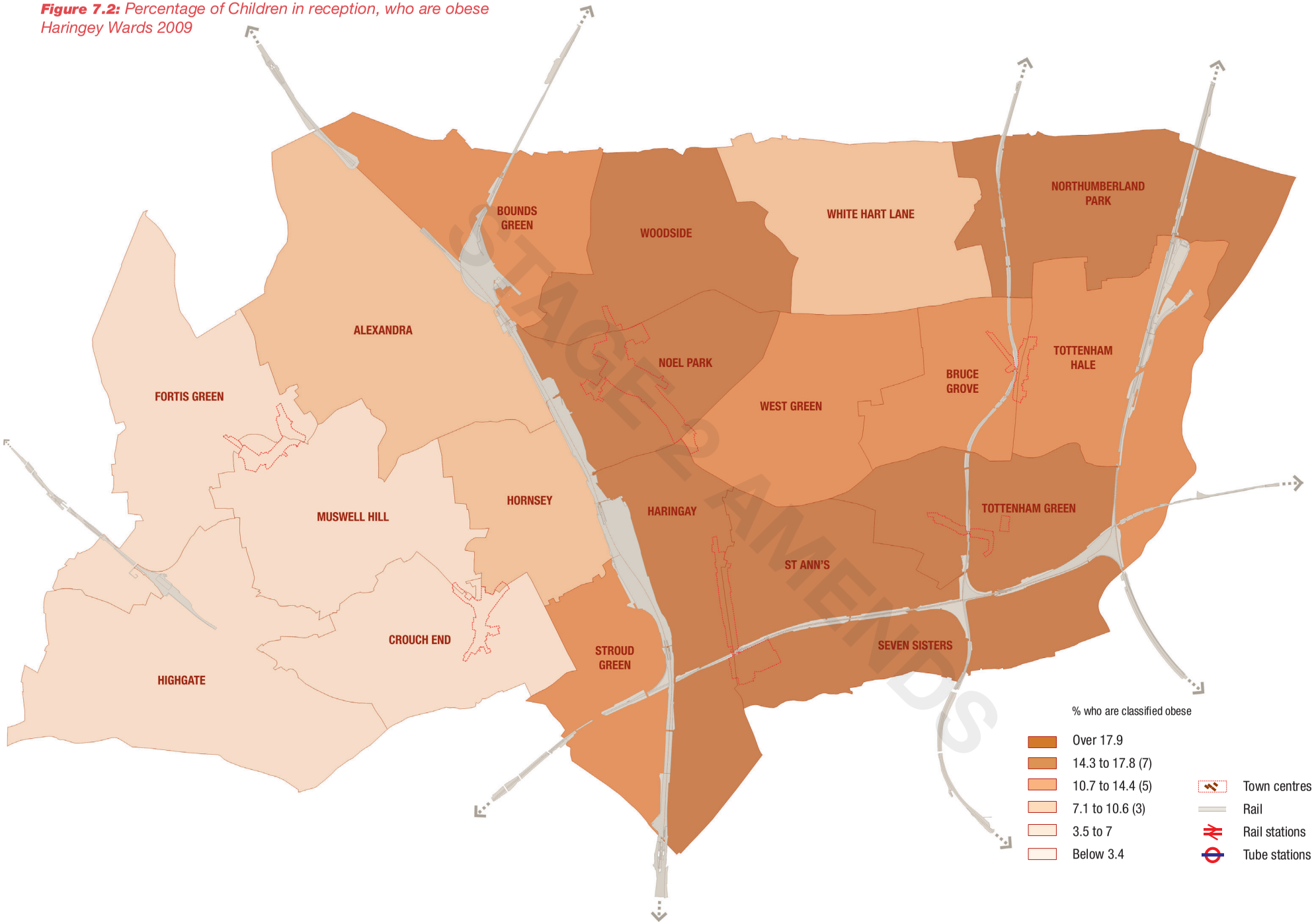
7.1.28 Air pollution can have a detrimental impact on health, aggravating existing heart and lung illnesses. In addition, anticipated climate change in London will make air pollution worse as a result of hotter, drier weather. The whole borough is an Air Quality Management Area (AQMA), and has particularly high levels of pollution from nitrogen dioxide and particulate matter. The dominant source of air pollution in Haringey is road transport, with a variety of other sources contributing to emissions. An Air Quality Action Plan has been produced, setting out measures to reduce air pollution emissions in the borough. SP7 Transport explains our approach to improving air quality through transport measures. The Development Management Policies will explain how we will expect developments to reduce their impact on air quality. Further guidance is also provided in the Sustainable Design and Construction SPD.

7.1.29 Access to open space, design of the public realm, access to employment, health and community facilities, and measures addressing deprivation and supporting community cohesion all have a significant impact on both physical and mental health. Accessible open and green spaces allow opportunities for physical exercise which can reduce stress, obesity and other cardio-vascular diseases. Lack of, and barriers to employment opportunities can affect people's health and cause people to feel isolated. Employment programmes and mixed use development improves access to and opportunities for employment.

7.1.30 Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects and mitigate or eliminate the negative effects of developments. Health impacts should be considered at the very outset of developing planning proposals or strategies to ensure positive health outcomes. There are several tools available for assessing the impacts of a development. Health can be integrated into statutory assessments such as a sustainability appraisal, environmental impact assessment, or a separate health impact assessment can be undertaken. For further information please see the Mayor's Best Practice Guidance on Health Issues in Planning.

STAGE 2 AMENDS

Figure 7.2: *Percentage of Children in reception, who are obese Haringey Wards 2009*



STAGE 2 AMENDS



Haringey Markets

Healthy Eating and Physical Activity

7.1.31 Participation in physical activity and sports promotes health and well-being. It is vital in developing children's play, exercise and social skills. Haringey's close proximity to the Olympic Games site provides opportunities for increased participation, and access to high standard sports facilities, as well as regeneration benefits such as jobs and leisure facilities.

7.1.32 Obesity is a major risk factor for the future health of children as it can lead to complications such as heart disease, diabetes, joint problems and emotional problems. Data from 2008 shows high levels of obesity in children across the borough. Of those measured, 17.3% were classified obese and a further 13.2% were classified as overweight. These trends are higher in boys than in girls and there is a large variation across the borough with the highest in the east.

7.1.33 An assessment undertaken by the NHS in conjunction with University College London Institute of Child Health identified wards with the highest prevalence of child obesity broadly corresponded to those with a higher density of fast food outlets and a lower density of open spaces. The improvement of town centres in Haringey is addressed in SP10 and improved access to open space is dealt with in SP13.

7.1.34 Adult obesity is estimated at 17.9% in Haringey compared to 18.4% for London and 23.6% for England. The estimates vary considerably from less than 10% in Highgate to greater than 25% in Tottenham Hale, West Green, White Hart Lane, Bruce Grove and Northumberland Park.

7.1.35 Increased physical activity, including walking and cycling, is beneficial to health and protects against the risk of cardiovascular disease. Access to sport, recreation facilities, play facilities and open space all help to encourage active lifestyles.

7.1.36 Sport England identifies a correlation between adult obesity and participation in sport and recreation and the health benefits of improvements to open space. Figure 6.4 shows the deficiency in public open space and can identify targeted interventions. The 2006 Haringey Resident's Survey reported on the numbers of residents undertaking at least 30 minutes of moderate to intense physical activity on three or more days per week. It found that approximately 40% of the population did not achieve the required level of physical activity.



NW1 Rooftop, Hale Village
(photograph: Newlon Housing Trust

INDICATORS

Monitoring

7.1.37 SP14 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure which will support the delivery of SP14 are set out in Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

- The London Plan, Mayor of London 2011
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey Residents' Survey, London Borough of Haringey 2006, 2007, 2008, 2009
- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Housing Needs Assessment, Haringey's Housing Needs Assessment, London Borough of Haringey 2007
- Haringey's Housing Strategy, London Borough of Haringey 2008
- Towards Joint Strategic Needs Assessment: the core dataset, Haringey Strategic Partnership 2008
- Working towards a Healthier Haringey Strategic Plan 2009-2014, NHS Haringey 2010
- Developing World Class Primary Care in Haringey (draft), NHS Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- Healthy Weight, Healthy Lives, Department of Health (2008)
- Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation, 2008 Greater London Authority.

STAGE 2 AMEND

7.2 SP15 CULTURE AND LEISURE

7.2.1 Haringey's cultural wealth is as diverse as its people and owes much to them. It is home to almost 230,000 people, with significant African, African-Caribbean, Greek and Turkish, Cypriot and Asian communities as well as people from a range of other minority and ethnic groups, including recent refugee and asylum seeker communities. Together they make Haringey one of the most diverse boroughs in London and the UK, with over 190 languages spoken locally.

7.2.2 As the objective in Section 1 sets out, the Council wishes to ensure that community, cultural and leisure facilities are provided to meet local needs. As such, SP15 sets out Haringey's continued approach to protecting and fostering inclusive communities by supporting the borough's cultural heritage.



Banksy, Tottenham

SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Provide even better cultural, leisure and shopping opportunities;
- Promote community cohesion; and
- Improve supporting facilities, services and infrastructure.

SP15: CULTURE AND LEISURE

The Council will safeguard and foster the borough's cultural heritage and promote cultural industries and activities through:

1. Protecting the established Cultural Quarter at Wood Green and the development of further cultural quarters, where appropriate, through Area Action Plans.
2. Supporting the provision of new work spaces and social and cultural venues in all areas of the borough that support all formal and informal cultural and leisure activities;
3. Protecting and enhancing, where feasible, existing cultural facilities and access to cultural heritage throughout the borough.

The Council will safeguard and foster the borough's existing recreational and sporting facilities through:

- The protection and enhancement of sporting and leisure facilities in areas of deficiency; and
- The dual use of the borough's cultural assets, such as land and buildings to meet the needs of local communities, for example meeting space, arts and leisure activities, opportunities for recreation and sport.

STAGE 2 AMENDS

Arts and cultural facilities

7.2.3 Haringey is keen to develop and build on its visitor and cultural destinations within the borough, ensuring that they continue to attract visitors from within the borough and beyond. The Council's Sustainable Community Strategy seeks to improve and create places of enjoyment, culture and interest. The borough boasts many cultural attractions such as Alexandra Palace, Bruce Castle Museum, Bernie Grant Arts Centre and Tottenham Hotspur Football Club at White Hart Lane. In 2011 the Time Out website listed Bruce Castle as one of the top 101 attractions in London. The predominance of retail in the borough ensures an attractive shopping and leisure experience for both residents and visitors alike. Haringey is home to a vibrant, attractive and accessible network of town centres and retail facilities (further reflected in SP10 Town Centres). These cater for people's day to day needs as well as functioning as places to spend leisure time, for example, Muswell Hill and Crouch End have a multitude of boutiques and gift shops while Green Lanes has become a well known destination for Turkish and Mediterranean food.

7.2.4 The Lee Valley Park provides a range of cultural, leisure and recreational activities and opportunities for both residents and visitors, for example Tottenham Marshes serves as both a regional open space resource and a local open space for community events and festivals. The Waterside Centre at Stonebridge Lock on the River Lee provides opportunities for community recreation and water sports. Markfield Park and the Markfield Beam Engine and Museum are located in the Seven Sisters ward of the borough. The park is an underused resource and the listed Victorian pumping station has the potential to be developed into a significant visitor destination, with links to the River Lee offering leisure amenity links. The Council will work in partnership with the Lee Valley Regional Authority in relation to the leisure and recreation opportunities on offer for both residents of the borough and visitors.

7.2.5 There are nine libraries located throughout the borough, in addition to a mobile library and a Housebound service catering for the numerous and diverse requirements of residents. The libraries offer a wide range of activities including author and music events. Most of the libraries have dedicated space in order to facilitate the exhibition of works of local artists.

7.2.6 Haringey's first commercial art gallery - The Original Gallery - located in Hornsey Library, shows work from a mixture of established and emerging artists. Jacksons Lane (Arts Centre and Theatre) Community Centre in Highgate is in a converted red brick church on the corner of Archway Road and Jacksons Lane. It offers an extensive range of stage based activities for all age groups, for example dance, drama and music performances, cafe /bar facilities and the opportunity to hire both theatre and studio space.

7.2.7 A key priority included in the Council's Regeneration Strategy People, Places & Prosperity (2008) is the redevelopment of Hornsey Town Hall as a cultural landmark in Crouch End. It is anticipated that the redevelopment will include community/ cultural/arts facilities in the main town hall with residential development at the rear of approximately 100 units.

Cultural Quarters

7.2.8 In Shaping Places in London through Culture (GLA 2009), "culture" is defined as '… An engine for communities through recreation, celebration and stimulation, as well as the social glue which can bring people together, enhance people's quality of life and health, provide education and training, and bring economic benefits such as tourism, to an area'.

7.2.9 The London Plan defines Cultural Quarters as areas where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environments. They can contribute to urban regeneration. There is considerable scope for growth in the leisure, cultural and visitor economy sectors, with scope for encouragement of cultural quarters in Outer London – particularly in town centres, the promotion, diversification and tighter management of the night time economy and possible potential for very large-scale commercial leisure facilities.

STAGE 2 AMENDS



Bernie Grant Arts Centre, Tottenham

Wood Green Cultural Quarter

7.2.10 The cultural quarter at Wood Green is dominated by the Chocolate Factory, a former Barratt's sweet factory, now a complex of 80 artist studios and small business units, with more than 100 creative individuals and organisations. It is north London's largest creative enterprise centre. The Wood Green Cultural Quarter is expanding further with the potential for growth as Haringey Heartlands develops. Further detail will be provided on the development of this Cultural Quarter through the Wood Green Area Action Plan.

7.2.11 Over the life of the Local Plan and as subsequent Local Plan documents come forward, there may be the potential to promote the development of additional Cultural Quarters to accommodate new arts, cultural and leisure activities, enabling them to contribute more effectively to regeneration at the following areas:

Tottenham Green Cultural Quarter

7.2.12 There are several important cultural destinations around Tottenham Green, including Bruce Castle Museum, the Bernie Grant Arts Centre and the Marcus Garvey Library, all providing strong links to both the culture and heritage of the borough. However, the connection between the public realm, the cultural buildings and their activities and service provision is currently not fully optimised, with little opportunity for the wider public to engage with the green space or adjoining buildings.

7.2.13 There is the potential to strengthen the identity of these assets, link up and enhance service provision and make significant improvements in public open space including its programming and management, streetscene and community safety. There is also the potential to establish a cultural quarter to provide a coordinated strategy for maintaining and enhancing the existing cultural and associated uses located in and around Tottenham Green.

7.2.14 The development of a cultural quarter could contribute to the aims and objectives of the wider regeneration of Tottenham providing an important link between the other regeneration strategies in the area such as the Seven Sisters Corridor within the former New Deal for Communities area.

Harringay Green Lanes

7.2.15 Harringay Green Lanes District Centre provides for a rich diverse community with a thriving evening economy and good range of restaurants. Within the centre itself many of the shops are independently run by members of the Turkish and Kurdish communities. Over the life of the Local Plan there is the potential to create a cultural quarter around Harringay Green Lanes strengthening the identity of the area and building on its diverse community.

Hornsey Town Hall

7.2.16 Hornsey Town Hall and its associated buildings are located in a prominent position with The Broadway (A103) adjacent to the prime retailing thoroughfare of the Crouch End District Centre. The site is also bounded by residential premises on Weston Park to the north, residential and garage accommodation to the east, Hornsey Library and Haringey Park to the south, residential premises in Hatherley Gardens to the south west and The Broadway's commercial and retail premises to the west. The Town Hall and associated buildings fall within the Crouch End Conservation Area and the Town Hall is a Grade II* listed building. The Council and the local community place a high degree of significance upon the Town Hall and associated buildings. This is principally due to their architectural importance and the prominent position that they occupy within Crouch End District Centre.

STAGE 2 AMENDS

7.2.17 The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.

Tottenham Hotspur Cultural Quarter

7.2.18 As part of the wider regeneration of Northumberland Park, there is the potential to create a cultural quarter around Tottenham Hotspur football stadium. Further details on how the Council sees this develop will be set out in the Northumberland Park Area Action Plan.

Sports and leisure facilities

7.2.19 Haringey has the fifth highest population of people under the age of 24 years old in London, with 40 per cent within this age range in Seven Sisters alone. Haringey's Strategic Partnership has placed a strong emphasis on youth, in particular on creating opportunities for young people to contribute to economic and social life and on actions to divert young people from crime. Involvement in arts, sports and formal and informal play can have a positive role in helping to address these issues through providing a sense of self worth, belonging and personal empowerment. Increasing participation in physical activity amongst school children has been identified as a specific priority in light of increasing levels of child obesity. In Haringey, 37% of year 6 children were considered to be overweight or obese compared to 31.3% nationally, with wards in the east of the borough showing higher proportions of overweight and obese children, e.g., 27.2% to 31.9% in Tottenham Green and White Hart Lane wards compared with 4.3% to 7.2% in Highgate, Muswell Hill, Fortis Green and Alexandra wards.



Park Road Leisure Centre, Hornsey

7.2.20 Celebrating and supporting Haringey's diversity is one of the key drivers for the Council's Sports and Physical Activity Strategy 2005. Moreover, participation in sports has been accepted as an outcome for making communities healthier as identified in the Health White Paper: Choosing Health. The Council's Sports Scholarship Programme aims to produce Olympic stars of the future providing funding, coaching advice and pastoral support to the most talented young athletes in the borough. The programme aims to ensure that at least two of the scholars will compete in the 2012 London Olympics and Paralympics and at least half of them represent their country in their chosen sport.

STAGE 2 AMENDS



Figure 7.3: *Leisure Facilities*

7.2.21 The Council operates four sports and leisure facilities at Tottenham Leisure Centre, Park Road Pools, White Hart Lane Community Sports Centre and Finsbury Park Track and Gym. There are six public swimming pools on two sites at Tottenham Green and Park Road Pools, with one other at Northumberland Park Community School which provides restricted access and four primary schools with swimming pools.

7.2.22 The Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified 15 facilities with large sports halls operated through main leisure providers and secondary schools, with additional provision of 79 community venues or smaller sports facilities across the borough. There are also seven sports halls located outside the borough which are used by Haringey residents, including Sobell Sports Centre in Islington and the Ashmole Centre in Barnet.

7.2.23 In terms of outdoor sports provision, there are a total of 119 clubs identified as operating within the borough. Of these, football is the most popular sport. There are also three full AstroTurf pitches currently in use, all of which are floodlit. These are located at Northumberland Park Sports Centre, White Hart Lane Community Sports Centre and Hornsey School for Girls. AstroTurf pitches are also being developed at Fortismere, White Hart Lane and Highgate Wood. Some 21% of pitch sites are owned and managed by the voluntary sector within Haringey, in comparison with 6% for London as a whole.

7.2.24 However, the Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified deficiencies and gaps in provision in relation to sports facilities across the borough and the quality of playing pitch provision is uneven within Haringey, for example a lack of accessible indoor football facilities, poor quality and lack of pitches, and ancillary facilities, and a shortage of indoor tennis facilities. Total provision in numerical terms is below the national and London averages per head of population. Some 22% of pitches do not have access to changing facilities and 60% of pitches do not have social facilities. A particular concern is that participation rates in Haringey for outdoor sports are below the national average, which is significant. 28% of football clubs, 30% of cricket club, and 20% of hockey clubs draw more than half their members from outside of the borough.

Provision of leisure and sports facilities

7.2.25 Haringey is relatively well served by a range of community facilities and infrastructure. Deficiencies in community facilities are identified in the Infrastructure Delivery Plan from which initial findings show a need for a new district level combination swimming pool and leisure centre to meet the predicted population growth. A prime location for this pool would be the central part of the borough, possibly in Wood Green. Further details are set out in Appendix 4 Infrastructure Delivery Plan.

STAGE 2 AMENDS



Park View

STAGE 2 AMENDED

INDICATORS

Monitoring

7.2.26 SP15 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix3. The key infrastructure which will support the delivery of SP15 are set out in Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

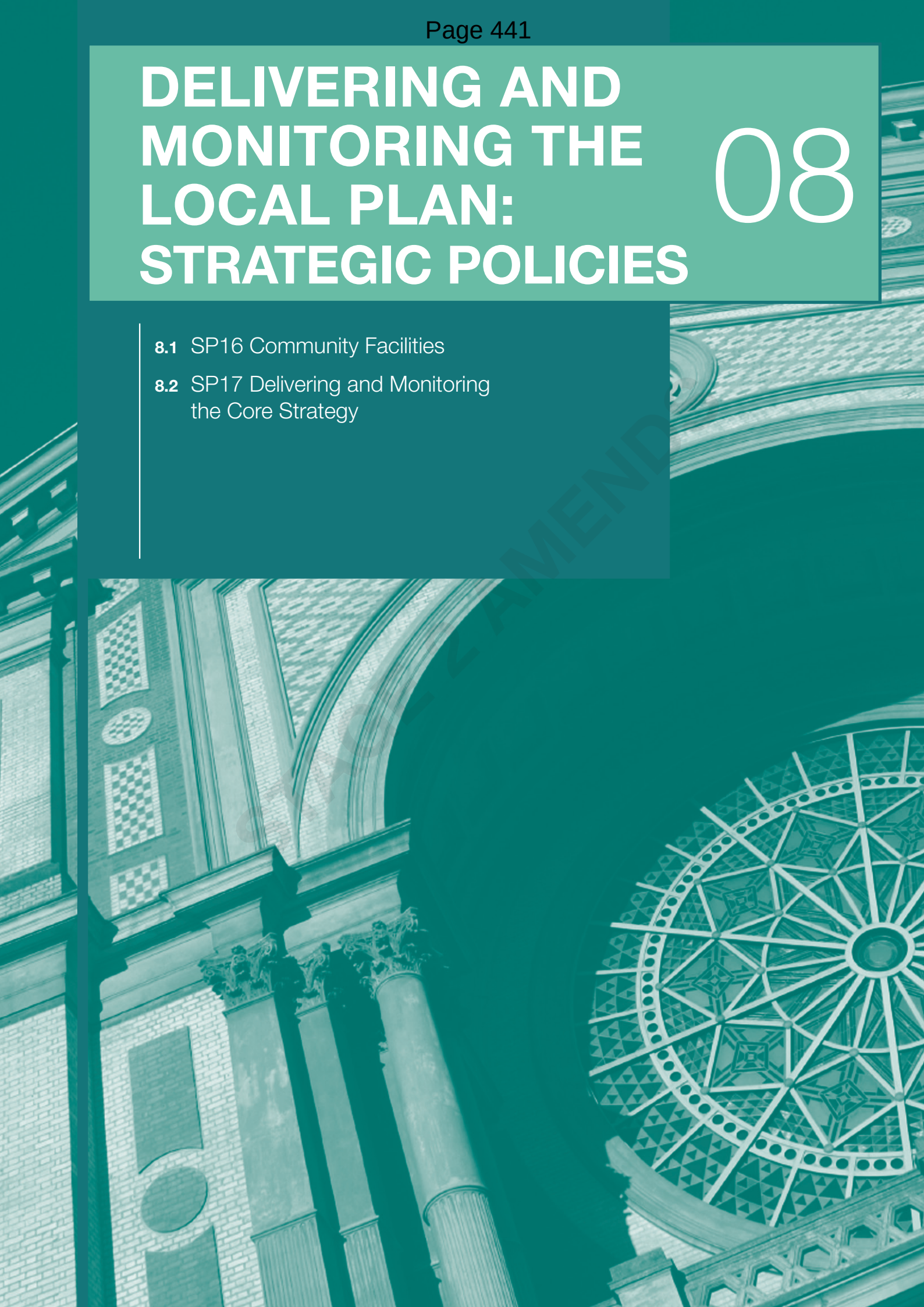
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Sport and Physical Activity Strategy, London Borough of Haringey 2005
- Planning Policy Guidance 17: Planning for open space, sport and recreation, Department of Communities and Local Government 2004
- The London Plan, Mayor of London 2011
- London Cultural Strategy: Realising the Potential of a World Class City, Mayor of London 2004
- Cultural Metropolis - The Mayor's Priorities for Culture 2009-2012, Mayor of London 2008
- 2012: A Legacy for Haringey, London Borough of Haringey 2009

DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

08

8.1 SP16 Community Facilities

8.2 SP17 Delivering and Monitoring the Core Strategy



CAMDEN AMENDED

8.1 SP16 COMMUNITY FACILITIES

8.1.1 Community facilities provide people with opportunities to meet, learn, socialise and develop skills and interests and, by doing this; help improve their quality of life. A key part of the Council's strategy for managing Haringey's growth is making sure that the services, facilities and infrastructure to support the local community and visitors are provided in suitable locations to meet the increasing demand of our growing population. The provision of community facilities also plays a key role in meeting the Haringey Sustainable Community Strategy priority of improving health and community well-being.

8.1.2 Strategic Policy 16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough. For the purpose of this policy, community facilities include education and childcare, health facilities (also covered in SP14), community halls, post offices, places of worship and criminal justice facilities. Libraries, culture and art, pubs and sports facilities are covered in SP15 and parks and open spaces are covered in SP13.

SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote community cohesion;
- Improve supporting facilities, services and infrastructure; and
- Create a positive future for our children and young people.

SP16: COMMUNITY FACILITIES

The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

This will be based on the programming, delivery, monitoring and updating of the Infrastructure Delivery Plan and Schedule which cover projects for:

- Health (see also SP14);
- Education;
- Social care;
- Libraries and Museums (see also SP15);
- Open Spaces and environmental improvements (see also SP13);
- Community and youth facilities;
- Play facilities (see also SP13);
- Leisure (see also SP15);
- Emergency Services;
- Transport (see also SP7);
- Waste (see also SP6);
- Water Supply and Sewerage (see also SP5);
- Towards a low carbon borough (SP4); and
- Energy and Telecommunication Services.

The Council will:

- Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and
- Promote the efficient use of community facilities and the provision of multi-purpose community facilities.

PAGE 2 AMENDS

Community facilities and development

8.1.3 As Haringey continues to grow and diversify it is vital that we provide the right quantity and quality of infrastructure to ensure that facilities can be easily accessed by all groups in the borough, in line with the London Plan. Promoting cohesion will lie at the heart of our approach to supporting neighbourhoods and communities. To ensure that we continue to meet the demand for community facilities, developments will be expected to contribute to the provision for new facilities, or improvements to existing facilities. This will help to meet the needs of new residents and mitigate the impacts of the new development on the existing community.

8.1.4 Community facilities can provide a range of services in one location, e.g. a community hall can be used for meetings, exercise classes, performances, exhibitions and other uses. As such, grouping facilities together allows a greater number of services to be provided in a single place, makes best use of existing buildings, makes efficient use of land, and encourages links between the facilities and services. Haringey will support multi-purpose community facilities that can provide a range of services and facilities to the community at one location. The Council will also encourage the use of existing community facilities for more than one use, and support the use of other types of premises for community use, i.e. those buildings which already have some public use. The Council and other service providers must work closely together to ensure the services provided are accessible and that the buildings are well maintained. Further detail on provision of community facilities will be included in the Development Management Policies.

Providing community facilities

8.1.5 Haringey has a good range of community facilities that are provided by the Council or the voluntary sector. Haringey's voluntary and community sector consists of approximately 1,400 organisations which employs approximately 5,100 people, and relies on 3,100 volunteers to carry out the services. As well as the important economic impact, the Third Sector has extensive social impacts and benefits for Haringey. The protection of existing community facilities in the borough, the delivery of new infrastructure and assuring that there is no net loss of community facilities will address deficiencies and play a key role in improving the lives of residents in Haringey, in line with the London Plan. The Council will support the community and voluntary sector by enhancing and protecting, where possible, the facilities and premises required.

Education and training facilities

8.1.6 Haringey aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and childcare providers (Figure 8.1). We will also work with our partners, such as the further education colleges, neighbouring boroughs and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.

STAGE 2 AMENDS



Alexandra Palace



Bruce Castle



Eden Primary School

Primary Schools

8.1.7 Haringey has a mix of one and two tier primary schools. There are six infant and six junior schools operating with individual head teachers and governing bodies, four sets of infant and junior schools operating as a 'hard federation' (one head and one governing body), which is very similar to an 'all through' primary school. There are also 43 primary schools that combine and cover the age ranges represented by infant and junior schools. For 2009/10, there were 19,613 school places (reception to year 6). The Council's Primary Strategy sets out the borough's aspirations for primary aged children over the period of the National Children's Plan to 2020. In line with DfE guidance, the Council's Children and Young People's Service will seek to provide, where possible, new primary schools of no less than two forms of entry, and will actively support the federation of schools where applicable to help give each school the capacity to meet the borough's aspirations . Overall, the most urgent need for primary school places has been in Alexandra, Muswell Hill and Fortis Green wards, although this is now being addressed by a decision to expand Rhodes Avenue Primary School by one form of entry. The Council's Children and Young People's Service is also responding to the possible impact of emerging legislation on effective school place planning in the borough in the coming years.

8.1.8 It is anticipated that by September 2014 additional school capacity will be required at Tottenham Hale to respond to new housing developments. The child yield assessment for Hale Village concluded that there will be an increase in demand for an additional 60 reception places and 210 primary school places, despite some current surplus capacity across the six local primary schools.

8.1.9 There will be a need to either expand an existing school, or create an additional primary school to meet the demand from predicted new housing growth in Haringey Heartlands. One possibility is the expansion of a nearby school and to expand this school, additional land of approximately 1,500m^2 would be required.

8.1.10 While immediate demand can be addressed, scope for expansion in the north east of the borough is very limited within the schools in Northumberland Park. Redevelopment of Tottenham Hotspur Football Club to include a new stadium and 285 housing units will require the provision of additional school places.

8.1.11 Work is ongoing within Children and Young People's Service to identify sites/schools that will be used to address the increased demand for school places in the Council's growth areas.

8.1.12 It is recommended that sites for future primary school expansion or development be identified at these locations to meet demand arising from delivery of housing targets. As the London Plan provides housing growth figures, it is possible that the expansion and replacement thresholds will be reached earlier than anticipated.

Secondary schools

8.1.13 The majority of Haringey's 12 secondary schools range in size from six to ten forms of entry, although The John Loughborough Seventh Day Adventist School operates at two forms of entry. The borough also has a sixth form college, the Haringey Sixth Form Centre.

STAGE 2 AMENDS



Risley Avenue Primary School, White Hart Lane

8.1.14 The expected rise in demand for secondary places has been addressed in part by the provision of a new six form of entry secondary school in the middle of the borough, Heartlands High School that opened in September 2010. In addition, Haringey's Building Schools for the Future (BSF) programme is seeing a roll out of more than £200 million on improving our secondary schools and ensuring that they are fit to meet the requirements of a 21st Century agenda. Haringey's Strategic Business Case (SBC) for BSF sets out how and where we will spend our money. The BSF programme is already well underway, with some of the work completed.

8.1.15 The Infrastructure Delivery Plan in Appendix 4 provides more detail on planned education schemes.



Neighbourhood Resource Centre, Northumberland Park

Higher and further education

8.1.16 In 2009, the College of North East London located in Tottenham Green merged with Enfield College to become the College of Haringey, Enfield and North East London (CHENEL). This is the only College in Haringey. At Tottenham there are over 2,000 full time 16-19 year old students and 9,000 adult learners of which 2,800 are full time. The Enfield site is in the Ponders End area of eastern Enfield which is six miles north of the Tottenham site. The College also offers extensive training in the workplace for 4000 individuals, including apprenticeships, with 500 employers. The College employs over 700 (550 FTE) staff. The College Strategic Development Plan covering the period up to 2013 commits the College to the development of both its Tottenham and Enfield Centres. Haringey recognises the importance of the higher and further education sector and will seek to support its requirements by continuing to work with its partners across the sub-region.

STAGE 2 AMENDMENTS

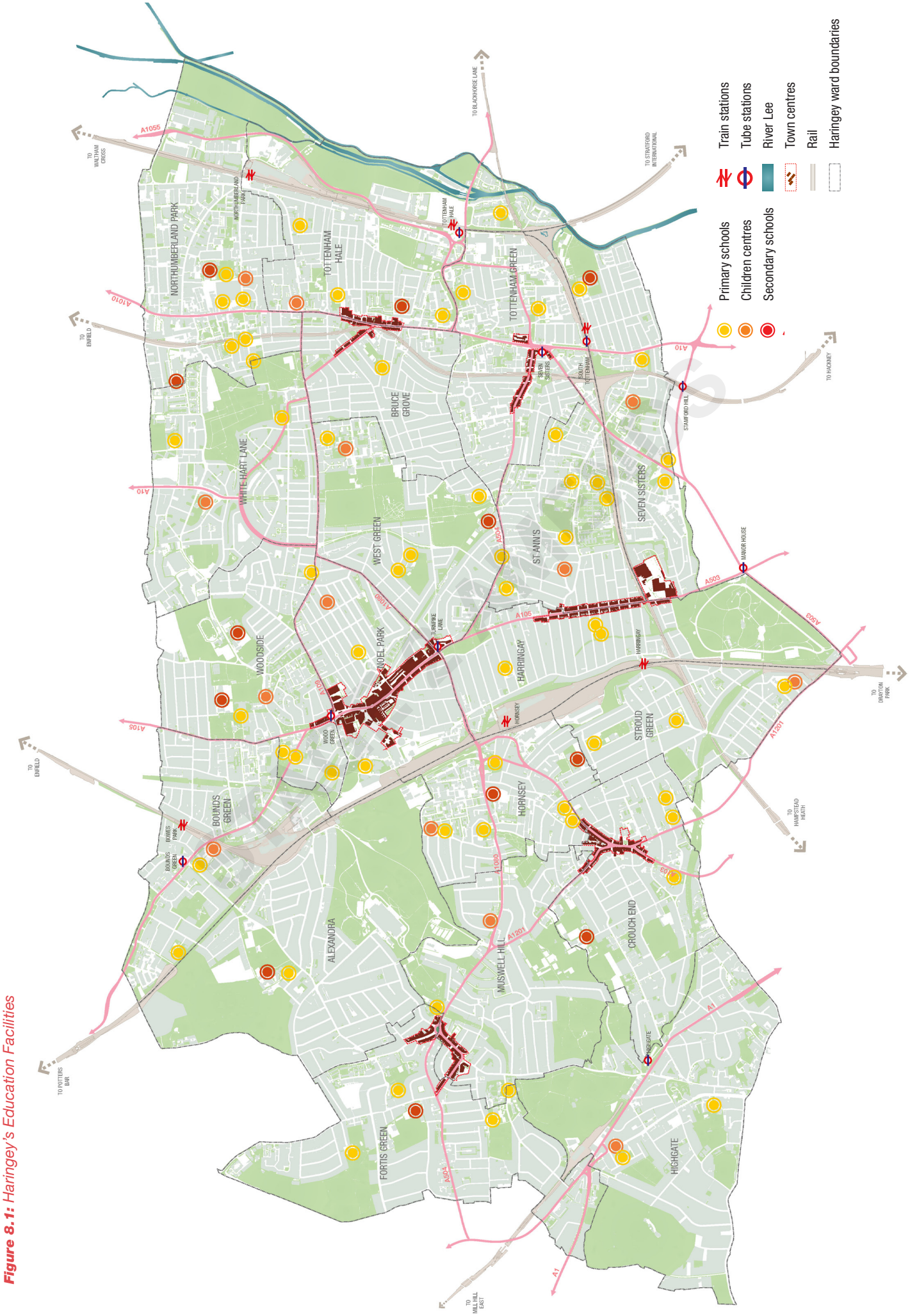


Figure 8.1: *Haringey's Education Facilities*

Facilities for children and young people

8.1.17 Haringey will aim to make sure that children and young people receive the services and support they need by working with our partners, including schools, the voluntary and community sector, parents and carers, and the children and young people themselves.

8.1.18 Haringey's Childcare Sufficiency Assessment (2008, updated 2009 and 2010) is a measure of the nature and extent of the need for and the supply of childcare within each local area. It helps the Council identify where there are gaps in the market and plan how to support the market to address those gaps. The supply of childcare varies across the borough, both in terms of the number of places available, and in the pattern and combination of types of care. The Council has 17 children's centres which bring together a range of services for children under five, including family support, health and education.

8.1.19 Child care provision is critical in supporting parents and carers to pursue work, training and education opportunities. While the local authority is not responsible for the provision of childcare, they will provide at least a proportion of child care in the form of free nursery places for three and four year olds (up to 15 hours per week), and longer periods of childcare through the provision of children's centres. They also have a duty to secure sufficient childcare to enable parents to work or take up education or training. Please see SP9 for more information on how the Local Plan supports schemes that encourage Haringey residents into training and jobs.

Facilities for older people

8.1.20 In 2008, it was estimated there were 20,800 people aged 65+, making up approximately 9.2% of the total population (2006 Mid-Year Population Estimates, POPPI). The population of Haringey is expected to increase in age over the next 25 years, to 24,200 people aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% (3,600 residents), while the number of those aged 40 to 69 years will grow by 22.4% (15,200 residents).

8.1.21 There are a number of strategies and policies that help guide and inform the provision of facilities for older people including Haringey's Older People's Housing Strategy 2011-2021, the Assessment of Older People's Needs in Haringey (phase 1 August 2009), the Older Persons Housing and Support Needs Analysis, the Housing Investment Plan 2009 - Priorities for Older People, and the Commissioning Plan for Services for Older People. The Council will work with its partners to continue to provide more informal services and facilities such as lunch clubs, learning opportunities, exercise classes, networking groups and meeting places.

Meeting spaces and places of worship

8.1.22 Haringey has many meeting places, churches, synagogues, community facilities and prayer centres that cater for a range of community organisations and faith and belief groups. The Council will seek to support community organisations and religious groups to help them to meet their need for specific community facilities.

PAGE 2 AMENDS



Alexandra Palace

STAGE 2 AMEN

Policing and emergency services

8.1.23 Policing services in Haringey are managed by the Metropolitan Police at a London-wide level and by the Safer Neighbourhoods Team at a local level. There are five police stations in Haringey, with 807 police officers and 147 police staff. The Haringey Metropolitan Police Asset Management Plan (2007) sets out future trends and implications for asset management in Haringey. The new long term provision aims to separate functions which are currently delivered in multi function buildings, as well as a review of back office facilities for command, management and support functions. A potential building near Wood Green has been identified as suitable for these functions. This will accommodate staff currently located in Hornsey, Tottenham and Muswell Hill police stations. Haringey will work with the Police to help deliver their planned improvements once they have been agreed.

8.1.24 The London Fire Brigade (LFB) have no plans for restructuring existing facilities in Haringey as a result of population growth. The LFB will continue to work with boroughs on the need to make adequate provision through the planning system for the provision of suitable facilities for the fire service. The Infrastructure Delivery Plan in Appendix 4 provides more details on the planned policing and emergency services schemes.

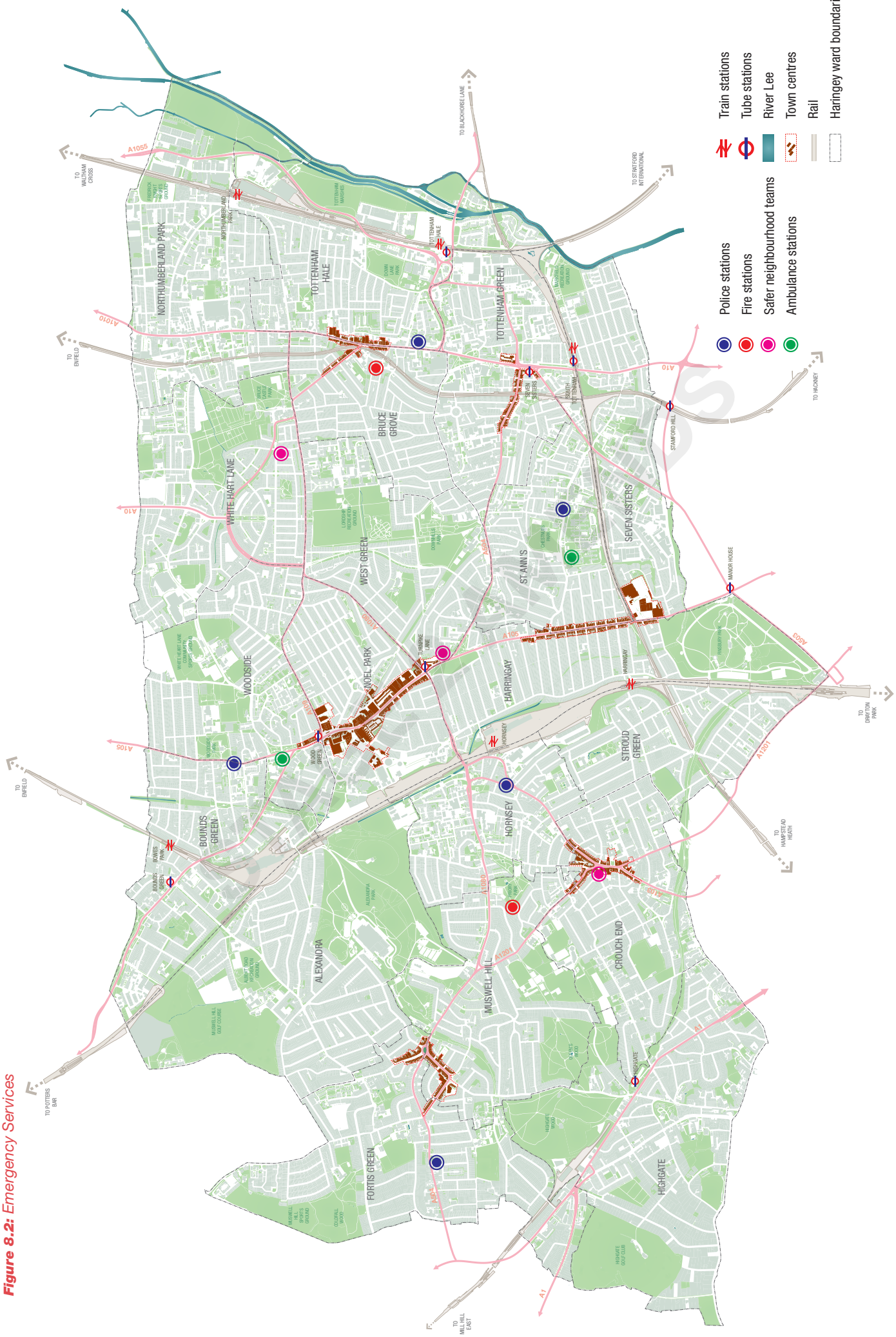


Figure 8.2: *Emergency Services*



Home Zone, Linden Road, West Green

INDICATORS

Monitoring

8.1.25 SP16 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The 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. The key infrastructure which will support the delivery of SP16 are set out in Appendix 4 (Infrastructure Delivery Plan).

Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12, London Borough of Haringey 2009
- Haringey's Sustainable Community Strategy 2007-2016, Haringey Strategic Partnership 2007
- Haringey's Childcare Sufficiency Assessment, London Borough of Haringey 2008 (updated 2009)
- Older People's Needs Assessment, Haringey Strategic Partnership 2009
- Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- National Planning Policy Framework 2012
- The London Plan, Mayor of London 2011

8.2 SP17 DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

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 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 Authority Monitoring Report.

STAGE 2 AMENDS

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 Local Plan, 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.

STAGE 2 AMENDS



Muswell Hill

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.

STAGE 2 AM

Development management

8.2.12 Together with the London Plan, the Local Plan 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 Local Plan 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 Government policy and legislation, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used where it is:

- 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.

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
- 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.

STAGE 2 AMENDS

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 new tariff which the Council will apply to 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 adopted a Community Infrastructure Levy charging schedule 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 has taken 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 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.

STAGE 2 AMENDS

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 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 Authority Monitoring Report (AMR). Local Plans 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; and
- Make sure the context and evidence behind our Local Plan is still relevant.
- 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 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.

INDICATORS

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 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
- Haringey's Monitoring Framework, London Borough of Haringey
- Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014
- Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014
- The London Plan, Mayor of London, 2015
- Draft Further Alterations to the London Plan, Mayor of London, 2014
- National Planning Policy Framework, Department for Communities and Local Government, 2012

STAGE 2 AMENDS

APPENDICES 09

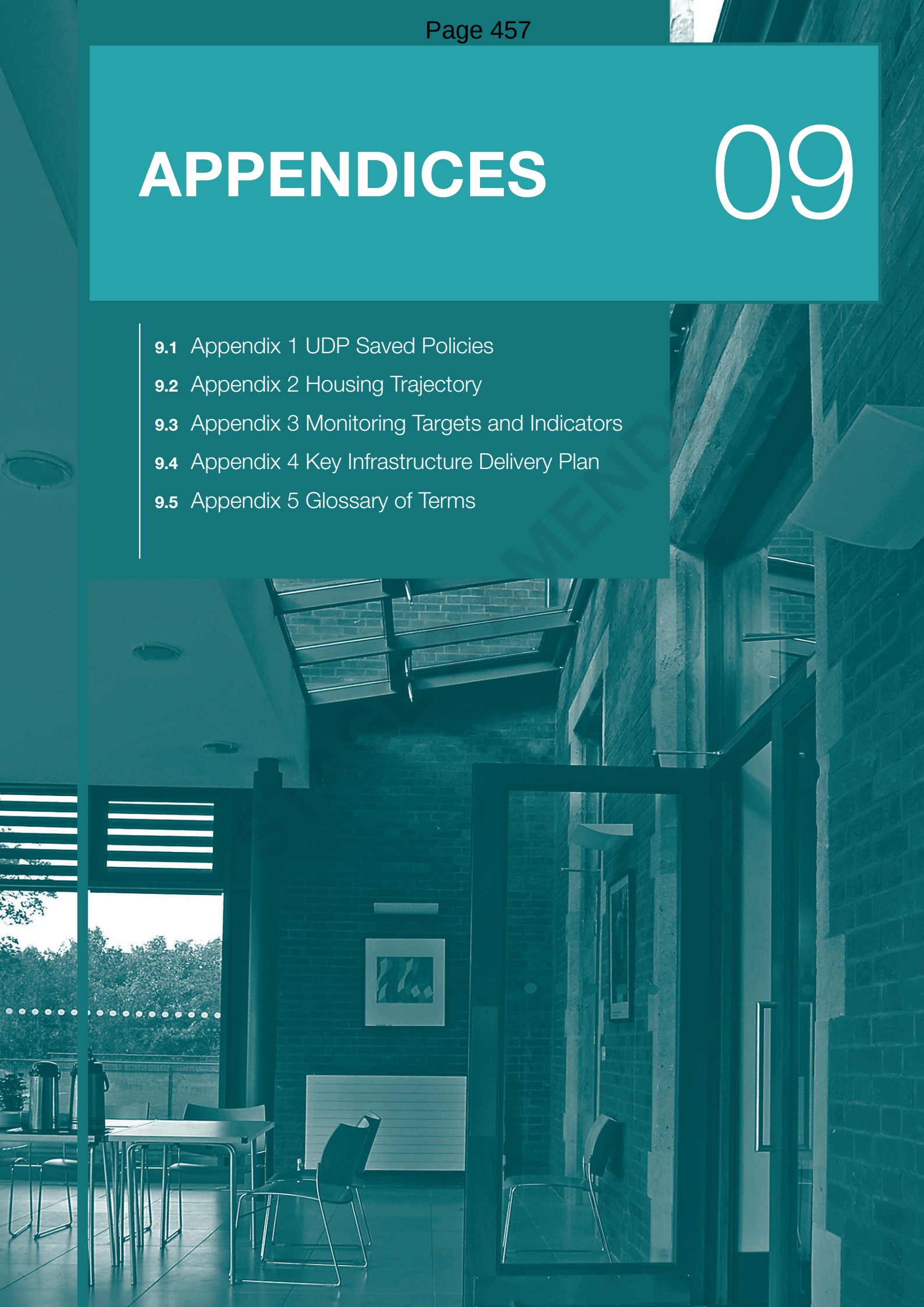
9.1 Appendix 1 UDP Saved Policies

9.2 Appendix 2 Housing Trajectory

9.3 Appendix 3 Monitoring Targets and Indicators

9.4 Appendix 4 Key Infrastructure Delivery Plan

9.5 Appendix 5 Glossary of Terms



9.1 APPENDIX 1 UDP SAVED POLICIES

9.1.1 The table below shows which policies within the Local Plan replace those within Haringey's Unitary Development Plan (2006) and which ones are 'saved'.

9.1.2 The remaining UDP policies will continue to be used until they are replaced by policies in the Development Management Policies Document. Schedules 1 – 13 of the 2006 UDP will also continue to apply.

STAGE 2 AMENDS

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
STRATEGIC POLICIES		
G1	Environment	SP4, SP5, SP6, SP7
G2	Development and Urban Design	SP1, SP11
G3	Housing Supply	SP2
G4	Employment	SP8, SP9
G5	Town Centre Hierarchy	SP10
G6	Strategic Transport Links	SP7
G7	Green Belt, Metropolitan Open Land and Green Chains	SP13
G8	Creative, Leisure and Tourism	SP15 SP10
G9	Community Well-being	SP14, SP16
G10	Conservation	SP12
G11	Implementation	SP17
G12	Priority Areas	SP1
CORE POLICIES		

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
AREAS OF CHANGE		
AC1	The Heartlands/Wood Green	SP1
AC2	Tottenham International	SP1
AC3	Tottenham High Road Regeneration Corridor	SP1
AC4	The Bridge – New Deal for Communities	SP1
AC5	Finsbury Park	SP1 and SP13
DEVELOPMENT AND URBAN DESIGN		
UD1	Planning Statements	SAVED
UD2	Sustainable Design and Construction	SP4, SP11
UD3	General Principles	SAVED
UD4	Quality Design	SP11
UD5	Strategic Views	SP12
UD6	Mixed Use Developments	SP1, SP10, SP14, SP7
UD7	Waste Storage	SAVED
UD8	Planning Obligations	SP17
UD9	Locations for Tall Buildings	SP11
UD10	Advertisements	SAVED
UD11	Telecommunications Equipment	SAVED
ENVIRONMENT		
ENV1	Flood Protection: Protection of the Floodplain and Urban Wastelands	SP5
ENV2	Surface Water Run-off	SP5
ENV3	Water Conservation	Policy deleted – replaced by SP5
ENV4	Enhancing and Protecting the Water Environment	SP5
ENV5	Works affecting the Water Course	SAVED
ENV6	Noise Pollution	SAVED
ENV7	Air, Water and Light Pollution	SAVED
ENV8	Facilities for Alternative Refuelling Infrastructure	SP7
ENV9	Mitigating Climate Change: Energy Efficiency	Policy deleted –replaced by SP4
ENV10	Mitigating Climate Change: Renewable Energy	Policy deleted –replaced by SP4
ENV11	Contaminated Land	SAVED
ENV12	Development at or near premises involving use or storage of hazardous substances	SAVED
ENV13	Sustainable Waste Management	SP6
HOUSING		
HSG1	New Housing Developments	SP1, SP2
HSG2	Change of Use to Residential	SAVED
HSG3	Protecting Existing Housing	SP2
HSG4	Affordable Housing	SP2
HSG5	Hostel Accommodation	SAVED
HSG6	Houses in Multiple Occupation (HMO)	SAVED
HSG7	Housing for Special Needs	SAVED
HSG8	Gypsies and Travellers	SP3
HSG9	Density Standards	Policy not replaced. Use London Plan (2011) Table 3.2
HSG10	Dwelling Mix	SP2
HSG11	Restricted Conversion Areas	SAVED

STAGE 2 AMENDS

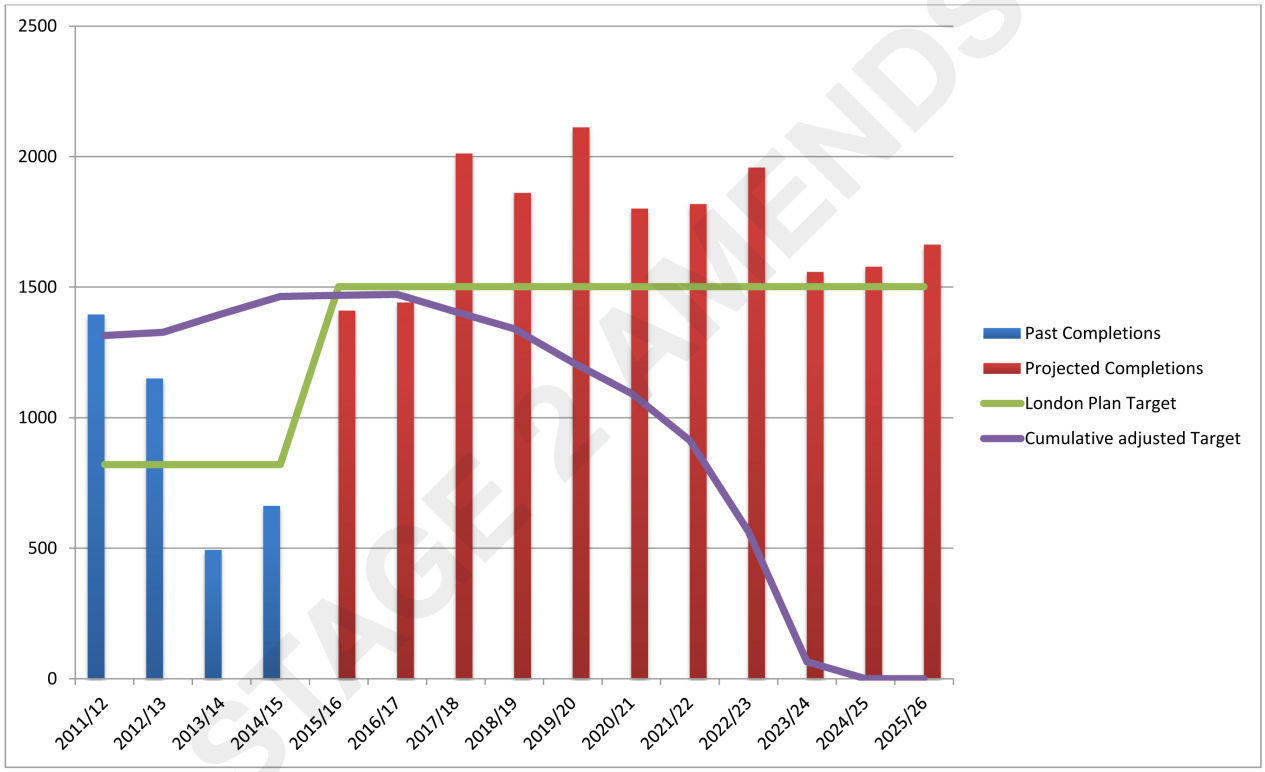
UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies	
EMPLOYMENT			
EMP1	Defined Employment Areas – Regeneration Areas	SP8	
EMP2	Defined Employment Areas – Industrial Areas	SP8	
EMP3	Defined Employment Areas – Employment Locations	SP8	
EMP4	Non Employment Generating Uses	SAVED	
EMP5	Promoting Employment Uses	SAVED	
EMP6	Car Repairs Workshops, Garages and Car Washes	SAVED	
EMP7	Live/Work Units	SAVED	
TOWN CENTRES & RETAILING			
TCR1	Development in Town and Local Shopping Centres	SP10	
TCR2	Out of Town Centre Development	SAVED	
TCR3	Protection of Shops in Town Centres	SAVED	
TCR4	Protection of Local Shops	SAVED	
TCR5	A3 Restaurants and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaways	SAVED	
MOVEMENT			
M1	Improvement	Policy not replaced	
M2	Public Transport Network	SP7	
M3	New Development Location and Accessibility	SP7	
M4	Pedestrians and Cyclists	SP7	
M5	Protection, Improvement and Creation of Pedestrian and Cycle Routes	SP7	
M6	Road Hierarchy	SP7	LIP
M7	Road Schemes	SP7	LIP
M8	Access Roads	SAVED	
M9	Car-Free Residential Developments	SAVED	
M10	Parking for Development	SAVED	
M11	Rail and Waterborne Transport	SP7	
M12	Mini Cabs	SAVED	

STAGE 2 AMENDS

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
OPEN SPACE		
OS1	Green Belt	SP13
OS2	Metropolitan Open Land (MOL)	SP13
OS3	Significant Local Open Land (SLOL)	SAVED
OS4	Alexandra Park and Palace	SAVED
OS5	Development Adjacent to Open Space	SAVED
OS6	Ecologically Valuable Sites and their Corridors	SP13
OS7	Historic Parks, Gardens and Landscapes	SP12, 13
OS8	Heritage Land	SAVED
OS9	Lee Valley Regional Park	SP13
OS10	Other Open Space	SP13
OS11	Biodiversity	SP13
OS12	Allotments	SP13
OS13	Playing Fields	SP13
OS14	Burial Space	SP13
OS15	Open Space Deficiency and New Developments	SP1, SP13
OS16	Green Chains	SP13
OS17	Tree Protection, Tree Masses and Spines	SAVED
CREATIVE, LEISURE & TOURISM		
CLT1	Provision of New Facilities	SP16, SP17
CLT2	Protecting Existing Facilities	SP16
CLT3	Social Clubs	SAVED
CLT4	Hotels, Boarding Houses and Guests Houses	SAVED
CLT5	Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities	SP10, SP16
COMMUNITY WELL-BEING		
CW1	New Community/Health Facilities	SP16
CW2	Protecting Existing Community Facilities	SP16
CONSERVATION		
CSV1	Development in Conservation Areas	SP12
CSV2	Listed Buildings	SP12
CSV3	Locally Listed Buildings and Designated Sites of Industrial Heritage Interest	SP12
CSV4	Alterations and Extensions to Listed Buildings	SAVED
CSV5	Alterations and Extensions in Conservation Areas	SAVED
CSV6	Demolition of Listed Buildings	SAVED
CSV7	Demolition in Conservation Areas	SAVED
CSV8	Archaeology	SAVED
IMPLEMENTATION, MONITORING & REVIEW		
IMR1	Enforcement	SP17

STAGE 2 AMENDS

9.2 APPENDIX 2 HOUSING TRAJECTORY



STAGE 2 AMENDS

Table 3.1 Housing Trajectory Table

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Completions (including notable schemes)					
Lymington Avenue N22 6JB (HGY/2012/0770)	Delivered	65	65		
25 Watson Rd (HGY/2008/0152)	Delivered	60	60		
Small sites	Delivered	60	60		
Sites with Planning Permission					
Clarendon Square (SA22) (HGY/2009/0503)	Not started	1,080		280	800
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	Not started	174		174	
Small sites	Under con-struction	2		2	
Small sites	Not started	7		7	
Site Allocations					
LBH Civic Centre (SA5)		108			108
Green Ridings House (SA6)		106			106
Wood Green Bus Garage (SA7)		310			310
Station Road Offices (SA8)		241			241
Mecca Bingo (SA9)		191			191
Morrison's Wood Green (SA10)		239			239
Wood Green Library (SA11)		358			358
Bury Road Car Park (SA13)		99			99
16-54 Wood Green High Road (SA14)		334			334
L/b Westbury & Whymark Avenue (SA15)		95			95
Turnpike Lane Triangle (SA16)		48			48
Wood Green Cultural Centre (North) (SA18)		89			89
Wood Green Cultural Centre (South) (SA19)	Pre-app	355		355	
Wood Green Cultural Centre (East) (SA20)		124			124
Clarendon Gateway (SA21)	Pre-app (Part)	195		100	95
Clarendon Road South (SA23)		154			154
NW of Clarendon Square (SA24)		29			29
Land Adjacent to Coronation Sidings (SA25)		87			87
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS		4,610	185	918	3,507
TOTTENHAM HALE GROWTH AREA (5,080 units)					
Completions (including notable schemes)					

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	Partially Delivered	2,423	2,170	253	
1-13 Herbert Rd	Delivered	11	11		
Stainby Rd (HGY/2010/2025)	Delivered	22	22		
193-197 Broad Lane (HGY/2010/1428)	Delivered	29	29		
Small sites	Delivered	0			
Sites with Planning Permission					
Small sites	Under construction	0		0	
Small sites	Not started	0		0	
Site Allocations					
Station Interchange (TH2)		138		138	
Tottenham Hale Retail Park (TH3)		992			992
Station Square West (TH4)	Part Pre-app	297		297	
Station Square North (TH5)	Part Pre-app	213		213	
Ashley Road South (TH6)	Part pre-app	444		222	222
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	
Fountayne Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium (HGY/2015/3000)	Not started	585		585	
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under con-struction	2		2	
Small sites	Not started	11		11	
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate Renewal (NT4)		1,929			1,929
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann's Police Station (HGY/2015/3729)		28		28	
Ward's Corner (HGY/2012/0915) (SS3)		163		163	
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under con-struction	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)		386 40 64 40 101 141		386 40 64 40 101 141	
Crusader Industrial Estate (SA31)					
Omega Works (SA32)					
Vale/Eade Roads (SA33)					
Overbury & Eade Roads (SA34)					
L/b Seven Sisters Road & Tewkesbury Road (SA35)		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House (2013/2465)	Delivered	50	50		
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 0AA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA (HGY/2012/0563)		13		13	
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
AREAS OF LIMITED CHANGE (4,260 units)					
Completions (including notable schemes)					
52 Bounds Green (HGY/2014/0278) Cert Lawful & (HGY/2014/1561)	Delivered	17	17		

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Roden Court (HGY/2007/2509)	Delivered	38	38		
308 West Green Rd (HGY/2008/0092)	Delivered	43	43		
Gilson Place (HGY/2011/1833)	Delivered	39	39		
18 Belmont Road (HGY/2014/1495) Cert Lawful	Delivered	12	12		
673 Lordship Lane (HGY/2011/1597)	Delivered	16	16		
R/o 34-52 Gt. Cambridge Rd	Delivered	13	13		
Former Hornsey Central Hospital (HGY/2009/0219)	Delivered	56	56		
Small sites	Delivered	1,052	1,052		
Sites with Planning Permission					
Hornsey Depot (SA46) (HGY/2013/2019)	Under construction	438		438	
Highgate Magistrates Court (SA45) (HGY/2014/2464)	Under construction	82		82	
Hornsey Town Hall (SA48) (HGY/2010/0500)		123		123	
St Luke's Hospital (SA50) (HGY/2013/2379)	Under construction	156		156	
56 Muswell Hill (HGY/2013/2069)	Under construction	28		28	
30 Muswell Hill N10 3TA (HGY/2013/1846)	Under construction	12		12	
77 Muswell Hill (HGY/2013/1212)		27		27	
586 - 588 Green Lanes (HGY/2013/1868) Prior Approval		18		18	
14a Willoughby Road (HGY/2014/2271)		25		25	
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)		15		15	
159 Tottenham Lane (HGY/2014/0484)	Under construction	18		18	
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)		42		42	
191-201 Archway Rd (HGY/2015/2517)		25		25	
Beacon Lodge (HGY/2015/1820)		15		15	
Raglan Hall Hotel (HGY/2105/3730)		18		18	
500 White Hart Lane (HGY/2016/0828)		144		144	
Small sites	Under construction	136		136	
Small sites	Not started	265		265	

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Site Allocations					
Hawes & Curtis (SA26)	Pre-app	73		73	
Wightman Road (SA27)		48			48
Finsbury Park Bowling Alley (SA36)		71			71
18-20 Stoud Green Road (SA37)		63			63
460-470 Archway Road (SA38)		72			72
Gonnermann Antiques (SA39)		37		37	
Highgate Bowl (SA42)		31			31
Summersby Road (SA43)		45			45
Hillcrest (SA44)		34			34
Cross Lane (SA47)	Pre-app	40			40
Park Road & Lynton Rd (SA49)		41			41
Cranwood Care Home (SA51)	Pre-app	35		35	
Coppets Wood Hospital (SA54)	Pre-app	21		21	
Park Grove & Durnsford Road (SA55)		160		160	
Red House, West Green Rd (SA57)	Pre-app	28		28	
Haringey Professional Development Centre (SA58)		49		49	
Keston Centre (SA59)	Pre-app	70		70	
Barber Wilson (SA60)		66			66
The Roundway (SA63)		56			56
Leabank and Lemsford Close (SA64)		65			65
Small Sites SHLAA[1]		N/A	N/A	765	1,200
AREAS OF LIMITED CHANGE TOTALS		5,943	1,286	2,825	1,832
TOTALS		24,006	4,571	8,211	11,224

STAGE 2 AMENDS

(Footnotes)

1 Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

STAGE 2 AMENDS

9.2.1 In accordance with Policy SP8, a net increase of 23,800m² of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.2: Employment Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	2,156m²		2,156m²
	SA6	Green Ridings House	1,855m²		1,855m²
	SA8	Station Road Offices	4,823m²		4,823m²
	SA17	North of Hornsey Rail Depot	980m²	980m²	
	SA18	Wood Green Cultural Quarter (north)	3,061m²		3,061m²
	SA19	Wood Green Cultural Quarter (south)	12,243m²	12,243m²	
	SA20	Wood Green Cultural Quarter (east)	4,285m²		4,285m²
	SA21	Clarendon Square Gateway	6,734m²	3,367m²	3,367m²
	SA22	Clarendon Square	700m²	350m²	350m²
	SA23	Clarendon Road South	5,390m²		5,390m²
	SA24	NW of Clarendon Square	1,005m²		1,005m²
	SA25	Land Adjacent to Coronation Sidings	3,015m²		3,015m²
	SA27	Wightman Road	840m²		840m²
	SA29	Arena Retail Park	5,390m²		5,390m²
	SA30	Arena Design Centre	1,386m²	1,386m²	
	SA31	Crusader Industrial Estate	2,218m²	2,218m²	
	SA32	Omega Works	1,386m²	1,386m²	
	SA33	Vale/Eade Road	3,465m²	3,465m²	
	SA34	Overbury & Eade Roads	4,851m²	4,851m²	
	SA35	L/b Seven Sisters & Tewkesbury Roads	490m²		490m²
	SA38	460-470 Archway Road	1,260m²		1,260m²
	SA42	Highgate Bowl	616m²		616m²
	SA43	Summersby Road	784m²		784m²
	SA47	Cross Lane	1,386m²		1,386m²
	SA49	Lynton & Park Road	718m²		718m²
	SA57	Red House	332m²	332m²	
	SA63	The Roundway	1,940m²		1,940m²
		Sub-total	73,309m²	30,578m²	42,731m²

STAGE 2 AMENDS

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Tottenham Area Action Plan	SS2	Lawrence Road	1,390m²	1,390m²	
	SS4	Gourley Triangle	6,570m²		6,570m²
	TG3	Tottenham Police Station and Reynardson Court	1,230m²	1,230m²	
	BG2	Bruce Grove Station	100m²	100m²	
	BG4	Tottenham Delivery Office	370m²		370m²
	NT3	Northumberland Park North	340m²		340m²
	NT4	Northumberland Park Estate Renewal	1,550m²		1,550m²
	NT5	High Road West	4,350m²	2,175m²	2,175m²
	NT7	Tottenham Hotspur Stadium	730m²	730m²	
	TH3	Tottenham Hale Retail Park	13,900m²		13,900m²
	TH5	Station Square North	7,350m²	7,350m²	
	TH6	Ashley Road South Employment Area	15,300m²	7,650m²	7,650m²
	TH8	Hale Village	4,000m²	4,000m²	
	TH9	Hale Wharf	3,200m²	3,200m²	
	TH11	Fountayne Road	3,900m²		3,900m²
	TH12	Herbert Road	2,300m²		2,300m²
	TH13	Constable Crescent	2,300m²		2,300m²
		Sub-total	68,880m²	27,825m²	41,055m²
		TOTAL	142,189m²	58,403m²	83,786m²

STAGE 2 AMENDS

9.2.2 In accordance with Policy SP8, a net increase of 23,800m² of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.3: Town Centre, including retail floorspace, Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	1,078m²		1,078m²
	SA7	Wood Green Bus Garage	2,412m²		2,412m²
	SA8	Station Road Offices	2,412m²		2,412m²
	SA9	Mecca Bingo	1,484m²		1,484m²
	SA10	Morrison's Wood Green	1,855m²		1,855m²
	SA11	Wood Green Library	2,783m²		2,783m²
	SA13	Bury Car Park	1,484m²		1,484m²
	SA14	16-54 Wood Green High Road	2,597m²		2,597m²
	SA15	L/b Westbury & Whymark Avenues	742m²		742m²
	SA16	Turnpike Lane Triangle	371m²		371m²
	SA22	Clarendon Square	920m²	460m²	460m²
	SA29	Arena Retail Park	5,390m²		5,390m²
	SA36	Finsbury Park Bowling Alley	550m2		550m2
	SA37	18-20 Stroud Green	490m2		490m2
	SA39	Gonnermans Antiques	284m²	284m²	
	SA42	Highgate Bowl	308m²		308m²
	SA57	Red House	332m²	332m²	
		Sub-total	25,492m²	1,076m²	24,416m²

STAGE 2 AMENDS

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Tottenham Area Action Plan	SS5	Ward's Corner	3,700m²	3,700m²	
	SS6	Apex House & Seacole Court	1,600m²	1,600m²	
	TG3	Tottenham Police Station and Reynardson Court	490m²	490m²	
	BG2	Bruce Grove Station	100m²	100m²	
	BG3	Bruce Grove Snooker Hall & Banqueting Suite	850m²		850m²
	NT3	Northumberland Park North	340m²		340m²
	NT4	Northumberland Park Estate Renewal	1,550m²		1,550m²
	NT5	High Road West	11,740m²	5,870m²	5,870m²
	NT6	North of White Hart Lane	1,000m²	500m²	500m²
	NT7	Tottenham Hotspur Stadium	36,600m²	36,600m²	
	TH2	Station Interchange	2,400m²	2,400m²	
	TH3	Tottenham Hale Retail Park	13,900m²		13,900m²
	TH4	Station Square West	5,200m²	5,200m²	
	TH8	Hale Village	6,100m²	6,100m²	
		Sub-total	85,570m²	62,560m²	23,010m²
		TOTAL	111,060m²	63,635m²	47,425m²

STAGE EXAMINATION

9.3 APPENDIX 3 LOCAL PLAN: STRATEGIC POLICIES MONITORING TARGETS 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 Authority Monitoring Report will use the targets and indicators to assess the performance of each policy. Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:

- Produce Supplementary Planning Documents to assist in policy interpretation and implementation;
- Allocating further land for a specific use or uses;
- Releasing land for alternative uses;
- Altering boundaries, frontages or designations;
- Revising the policies of the plan; or
- Re-assessing the planning requirements applicable to specific forms of development. 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)

STAGE 2 AMENDS

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 annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 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 and housing targets and distribution a) completions against indicative housing figures and phases in Table 3.1 b) five year housing land supply c)updated housing trajectory against cumulative strategic housing requirement 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

STAGE 2 AMENDS

STRATEGIC POLICY 2: HOUSING

Over the life time 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 annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 2015/16 – 2025/26. b. 40% of all residential developments delivering ten or more units will be affordable housing c. Of the 40% affordable housing delivered 60% will be social rented housing and 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 Housing Strategy and 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. i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey's Housing Strategy.	COI H1 Plan period and housing targets and distribution j. completions against indicative housing figures and phases in Table 3.1 k. five year housing land supply l. updated housing trajectory against cumulative strategic housing requirement 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 Strategy and relevant LDD) LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011. LOI 3b Number of additional student accommodation units for the reporting year and since 2011. 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 applications achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested 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 3: PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

The Local Plan will protect existing sites and pitches for Gypsies and Travellers, provide additional four pitches up to 2017, identify future needs and ensure provision of adequate and appropriate services and infrastructure.

Targets	Indicators
a. Delivery of additional pitches by 2017. b. Protect and maintain all existing authorised sites and pitches (currently 10 pitches).	COI H4 Net additional Gypsy and Traveller pitches

STAGE 4 AMENDS

STRATEGIC POLICY 4: WORKING TOWARDS A LOW CARBON HARINGEY

Over the life time of the Local Plan, the plan responds to the challenges posed by climate change by reducing energy use and CO_2 emissions from developments and working towards a low carbon borough.

Targets	Indicators
a. From 2011, all new residential development to achieve a minimum 44% reduction in total (regulated) CO_2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim at achieving Level 6. b. From 2011 onwards 100% of new non-residential development to be built to at least BREEAM "very good" standard and should aim at achieving BREEAM "excellent" or the current nationally agreed standard. c. 100% of new residential development to be zero carbon from 2016 onwards; 100% of new non-residential development to be zero carbon from 2019. d. Delivery of potentially nine decentralised energy hubs up to 2025. e. New developments to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration. f. Delivery of key energy infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI E3 Number of applications with renewable energy generation technology LOI 10 Number of relevant new infrastructure programmes completed LOI 11 Percentage of non –residential developments which achieve BREEAM "very good" standard and percentage which achieve "excellent" standard. LOI 12 Percentage of zero carbon residential developments completed (from 2016 onwards) LOI 13 Percentage of zero carbon non-residential developments completed (from 2019 onwards) LOI 14 Number of decentralised energy/district heating schemes approved LOI 15 Total reduction in CO_2 through energy refurbishments based on Energy Performance Certificate data LOI 16 Total reduction of CO_2 per capita LOI 17 Number of residents, businesses and organisations engaged in Haringey 40:20 SEI 10 Reduction in carbon dioxide emissions (tonnes/ annum), based on no. of applications against benchmark

STRATEGIC POLICY 5: WATER MANAGEMENT AND FLOODING

Over the life time of the Local Plan, the plan will respond to the challenges posed by flooding and water management through attenuation of rainwater and management of potential flooding from surface water and fluvial waters. Monitoring of this is to be carried out by the local planning authority and figures published in the AMR

Targets	Indicators
a. No planning permissions to be approved contrary to Environment Agency advice. b. Improvements to Blue ribbon Network. c. Delivery of key water supply infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI E1 Number of permissions approved contrary to Environment Agency Advice. LOI 10 Number of relevant new infrastructure programmes completed LOI 18 Number of development applications accompanied by a flood risk assessment LOI 19 Number and types of improvements to Blue Ribbon Network LOI 20 Number of Surface Water Management projects completed

STAGE 2 AMENDS

STRATEGIC POLICY 6: WASTE AND RECYCLING	
Over the life time of the Local Plan, the plan responds to national targets for sustainable waste management and regional requirements for site identification and policy development for waste management for the London Plan apportionment. Monitoring of these is to be carried out by the local planning authority and figures published in the AMR and fed into the North London Waste Plan.	
Targets	Indicators
a. 45% or more of municipal waste to be recycled or composted by 2015. b. 70% of commercial and industrial waste to be recycled or composted by 2020. c. Reduce overall waste generation. d. Delivery of key waste infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI W1 Capacity of new waste management facilities by Waste Planning Authority COI W2 Amount of municipal waste arising, and managed by Waste Planning Authority a. Percentage recycled and composted b. Percentage gone to landfill and incineration LOI 10 Number of relevant new infrastructure programmes completed LOI 21 Number, type and capacity of waste management facilities on existing, safeguarded or proposed sites lost to non-waste uses, with or without compensatory provision. LOI 22 Number, type and capacity of waste facilities approved and completed at: (i) safeguarded sites (ii) new sites identified; (iii) non-allocated sites. LOI 23 Number of additional household Waste Recycling Centres across North London. LOI 24 Number of waste facility developments granted contrary to Environment Agency advice on Flooding or Groundwater LOI 25 Number and proportion of new waste facilities approved / completed with waste education facilities built in. LOI 26 Number and capacity of hazardous waste facilities built. LOI 27 Amount of construction, demolition and excavation waste sent to landfill. LOI 28 Amount of waste generated per capita LOI 29 Number of Site Waste Management Plans submitted SEI 7 Percentage of households with kerbside collection of recyclables

STAGE 4 AMENDS

STRATEGIC POLICY 7: TRANSPORT	
The Local Plan will promote sustainable travel and aim to ensure all development is properly integrated with all forms of transport.	
Targets	Indicators
a. Promote public transport, walking and cycling (including minimum cycle parking standards). b. Delivery of 80 additional car club bays across the borough. c. Adopt maximum car parking standards. d. Minimise congestion and address the environmental impacts of travel. e. Promote road safety and pedestrian movement particularly in town centres and close to local services. f. Locate major trip generating developments in areas with good access to public transport. g. Mitigate the impact of road based freight and promote alternatives. h. Support measures to influence behavioural change. i. Require the submission of transport assessments and travel plans for large scale proposals. j. Delivery of key transport infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 10 Number of relevant new infrastructure programmes completed LOI 30 Number of planning applications accompanied by a transport assessment or travel plan LOI 31 Number of off-street and on-street cycle parking spaces LOI 32 Number of school pupils undertaking cycle training LOI 33 Number of car clubs and bays in the borough LOI 34 Number of on- and off-street electric vehicle charging points LOI 35 Mode of travel by residents for all journey purposes LOI 36 Non-car mode share (proportion of travel by means other than the car by London residents where trip origin is in Haringey). LOI 37 Cycling mode share (proportion of travel by bicycle by London residents where trip origin is in Haringey) LOI 38 Walking mode share (proportion of travel on foot by London residents where trip origin is in Haringey) LOI 39 Reduction in the number of people killed and seriously injured on the road LOI 40 Reduction in total number of casualties on the road LOI 41 Reduction in CO_2 emissions from ground based transport LOI 42 Reduction in the number of pedestrians injured LOI 43 Reduction in the number of children injured SEI 9 Percentage of non-residential developments complying with car parking standards

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 23,000 m^2 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 against the phasing within the employment trajectory set out at Appendix 2b 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

STAGE 2 AMENDS

STRATEGIC POLICY 9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

Targets	Indicators
a. The Council will encourage the provision and growth of educations and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment. b. Support new and expanding employment sectors such as green industries small and medium sized enterprises.	LOI 2 Number of new jobs created, by type LOI 46 Percentage of development contributions secured for training purposes and to support initiatives to reduce worklessness LOI 47 Percentage of people claiming out of work benefits LOI 48 Percentage of people with low or no qualifications LOI 49 Number of long term unemployed people entering into sustained work

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 m^2 gross comparison goods floorspace and an additional 11,133 m^2 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 11: DESIGN

The Council will ensure all development is of high quality, sustainable and accessible to create safe and attractive places.

Targets	Indicators
a. 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. b. 100% new housing development to be built to Lifetime Homes Standards. c. 10% of new residential development to be wheelchair accessible. d. Ensure major developments meet 'Secure by Design' standard.	COI H6 Percentage of residential developments assessed against BfL standards LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage applications approved for wheelchair accessible housing LOI 51 Resident satisfaction - street cleanliness LOI 52 Number of schemes and buildings short listed for design awards (local, regional or national) LOI 53 Number of residential developments that meet BfL Silver Standard LOI 54 Number of major developments meeting 'Secure by Design Standards' LOI 55 Reduction in fear of crime – Proportion of residents who feel safe during the day LOI 56 Reduction in fear of crime – Proportion of residents who feel safe after dark LOI 57 Number of major applications considered by Planning Committee that have been seen by the Design Panel LOI 58 Number of developments assessed against the Sustainable Design and Construction SPD

SACF 2 AMENDS

STRATEGIC POLICY 12: CONSERVATION	
The Council will protect and enhance buildings and areas of historical interest and importance, and their settings.	
Targets	Indicators
a. Protect all buildings and areas in Haringey included in the Historic Environment Record. b. Maintain, and where appropriate, increase the number of buildings with statutory listing (where there is proper justification and where they meet certain criteria). c. Reduce the number of buildings, structures Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk Register'. d. Ensure no change to the borough's strategic view.	LOI 59 Number of Conservation Area appraisals and Conservation Management Plans completed LOI 60 Change (increase/decrease) in the number of statutory listed buildings and structures in the borough LOI 61 Numbers of buildings, structures and Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register LOI 62 Any/type of change to the strategic view

STRATEGIC POLICY 13: OPEN SPACE AND BIODIVERSITY	
The Council will ensure all new development will protect and improve parks and open spaces in the borough.	
Targets	Indicators
a. No loss of any areas of open space. b. No loss of the 60 SINCS in the borough. c. Identify at least three new Local Nature Reserves. d. Enhance areas of identified open space deficiency. e. Delivery of key open space infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI E2 Loss and addition of areas of open space and biodiversity, by open space category a. Metropolitan Open Space (MOL) b. Significant Local Open Land (SLOL) c. Sites of Importance for Nature Conservation (SINCs) d. Allotments e. Green Chains LOI 10 Number of relevant new infrastructure programmes completed LOI 63 Amount of planning obligations and contributions allotted to the improvement of existing and new open spaces LOI 64 Public perception of parks and open spaces (% good and excellent) LOI 65 Number applications submitted within areas of identified open space deficiency (280m and 400m) with proposed measures to mitigate the deficiencies. SEI 8 Number of parks with Green Flag status

STAGE 2 AMENDS

STRATEGIC POLICY 14: HEALTH AND WELL BEING

The Local Plan will seek to improve the health and well being of all residents in Haringey. As a cross cutting policy SP14 will also be monitored through indicators relating to other policies including SP2, SP13, SP15.

Targets	Indicators
a. Deliver new health infrastructure, including that required in Haringey's growth areas and areas with GP deficiency against the benchmark. b. Review changes in NHS estate in primary and secondary care facilities against the benchmark. c. Work with Haringey NHS to provide health facilities to meet population growth, reduce health inequalities and reduce under-supply. d. Delivery of key health infrastructure programmes as set out in the Infrastructure Delivery Plan.	COI E2 Loss and addition of areas of open space and biodiversity, by open space category COI H5 Percentage of affordable Housing completions COI H6 Percentage of residential developments assessed against BfL standards LOI 2 Number of new jobs created, by type LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage applications approved for wheelchair accessible housing LOI 9 Percentage of non-decent homes LOI 41 Reduction in CO_2 emissions from ground based transport LOI 46 Percentage of development contributions secured for training purposes and to support initiatives to reduce worklessness LOI 49 Number of long term unemployed people entering into sustained work LOI 66 Number of residents per GP LOI 67 Reduction in health inequalities by area and vulnerable group LOI 68 Level of adult participation in sport and active recreation LOI 69 Level and type of sports and leisure usage LOI 70 Types and uptake of health care services LOI 71 Mortality rate from all cardiovascular disease (including heart disease and stroke) in persons less than 75 years of age LOI 72 Prevalence of healthy weight in 4-5 year olds LOI 73 Prevalence of healthy weight in 10-11 year olds

STAGE 2 AMENDS

STRATEGIC POLICY 15: CULTURE AND LEISURE

The Council will safeguard and promote Haringey's cultural heritage and encourage cultural industries and activities.

Targets	Indicators
a. Protect the established Cultural Quarter at Wood Green. b. Protect, expand and enhance existing culture and leisure facilities throughout the borough. c. Protect sporting facilities in areas of deficiency. d. Improve access to culture, leisure and sports facilities, especially in areas of deficiency. e. Delivery of key leisure infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 10 Number of relevant new infrastructure programmes completed LOI 61 Numbers of buildings, structures and Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register LOI 69 Level and type of sports and leisure usage LOI 74 Loss and gain of culture and leisure facilities LOI 75 Number of library visits per 1000 of the population LOI 76 Numbers of tickets sold/number of people attending cultural or leisure events across the borough (e.g. the bi-annual Green Lanes Food Festival)

STRATEGIC POLICY 16: COMMUNITY FACILITIES

The Local Plan aims to improve and enhance community facilities in the borough. As a cross cutting policy SP 17 will also be monitored through indicators relating to other policies including SP2, SP4, SP5, SP6, SP7, SP13, SP14, SP15.

Targets	Indicators
a. Provision of additional school places. b. Additional space for community use. c. Address deficiencies of community infrastructure. d. Delivery of key community infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 10 Number of relevant new infrastructure programmes completed LOI 77 Percentage of Haringey's children and young people attending schools in Haringey LOI 78 Percentage of residents in Haringey who believe people from different backgrounds get along well together in their local areas LOI 79 Percentage of residents in Haringey who are satisfied with their local area LOI 80 Number of new community facilities by type.

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. 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 Authority 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 Authority Monitoring Report (including review of LDS milestones) LOI 91 Number of reviews to strategic policies as a result of monitoring

STAGE 4 AMENDS

9.4 APPENDIX 4 INFRASTRUCTURE DELIVERY PLAN

STAGE 2 AMENDS

9.4.1 The Council's Local Plan guides development in the borough between 2011 and 2026. The spatial plan for Haringey is sustainable in the long term and ensures that the housing and population growth is supported by social, physical and community infrastructure.

9.4.2 The Infrastructure Delivery Plan, which accompanies the Local Plan, identifies service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It sets the basis for policies for developers' contributions to meet future need, and highlights, where applicable, the gaps in existing provision and form a platform for funding bids to relevant agencies. The infrastructure plan:

- supports the delivery of the outcomes envisaged in the Sustainable Community Strategy;
- forms the basis of a tariff system for defining developers' contribution to infrastructure needs which stem from housing growth;
- helps identify the possible need for financial contributions associated with individual planning applications;
- informs relevant partners of social infrastructure requirements associated with planned housing development and population growth; and
- creates a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy.

9.4.3 In Haringey we have collated information and carried out assessment where practical and relevant on the following community infrastructure areas:

- Health;
- Education;
- Social Care;
- Libraries and Museums;
- Open Spaces;
- Leisure Services;
- Emergency Services;
- Transport;
- Waste, Water Supply and Sewerage;
- Energy and Telecommunications Infrastructure; and
- Community Facilities including youth facilities.

(The Schedule below was examined in 2011, it is a 'live' document and will be subject to review with further consultationn and confirmation with Service providers.)

Key Messages

9.4.4 Our initial findings indicate that Haringey is relatively well served by a range of community infrastructure and facilities. We do not have any obvious major deficits in provision in key areas up to 2016. The Council has worked with key partners to inform the Infrastructure Delivery Plan and the resulting key infrastructure programmes and projects, which are identified in the following table. These ensure that the expectations which are set out are realistically deliverable, especially in this time of economic uncertainty.

The Purpose of the Schedule

9.4.5 The Council will maintain an 'infrastructure schedule' identifying key infrastructure projects required to support the delivery of the Local Plan. The Council will continue to give appropriate consideration to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed. The implementation schedule identifies contingency planning where this may be required. The Council has consulted with and had regard to, the investment and operational plans of relevant infrastructure and public service providers, ensuring that these bodies recognise their contributions and that the resources required to deliver the infrastructure to support the delivery of the Local Plan have been given due consideration and have a realistic prospect of being provided in the life of the Local Plan.

STAGE 2 AMENDS

Local Plan Key Infrastructure Programme and Projects

Infrastructure Delivery Plan 2011 - 2026

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
HEALTH INFRASTRUCTURE								
NHS Haringey extended or new GP premises.	To ensure health provision, (accessible services and buildings) that deliver good and equal health outcomes that meet the needs of the growing population in Haringey, especially in areas with future housing growth and undersupply. (GP numbers associated by population growth 2010-2026 is approximately 12 GPs, 8 of which associated with north east and south east, 2 with central Haringey)	SP1 SP14 SP16	Accessible services and premises	TBC- see below	NHS Haringey	2010-2026	NHS capital grant, LIFT funding/ Sc 106 agreement. CIL /NHS revenue	Contingency plan based on identifying appropriate sites. Some of these will be met by new primary care buildings (see below)
NHS Haringey collaborative primary and community health care network serving the north east of the borough, including Tottenham and Tottenham Hale development. Serving east of the borough (Tottenham)	Improvement of and access to public health, primary and community health care facilities.	SP1 SP14 SP16	Options under development include mix of redeveloped and new primary care facilities and resource centre(s) for local public health services and appropriate hospital and community care delivered closer to home. Based on Hornsey central model	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS capital Grant, LIFT funding/ Sc 106 agreements/NHS revenue, CIL, S106	Site options are being developed by NHS North Central London based on appraisal against care pathway plans under development with NHS Haringey's Commissioning Pathfinder.
NHS Haringey collaborative primary and community health care network serving the south east of the borough.	Improvement of and access to public health and primary health care and facilities.	SP1 SP14 SP16	Options under development including new primary care local public health services premises associated with the redevelopment of the St Ann's hospital site. These would be complementary to The Laurels and appropriate hospital and community care delivered closer to home.	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS Capital Grant, LIFT funding / S106 agreement, CIL// NHS revenue	Site options are being developed by NHS North Central London as above

STAGE 2 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Secondary care facilities Haringey NHS/Neighbouring boroughs' NHS	This is a demand- led estimate by the Local planning authority.	SP1 SP14 SP16	Potential for 28 – 40 additional hospital beds or equivalent appropriate alternative primary care facilities	£10 - £14.5m	NHS Haringey and/ or neighbouring boroughs' NHS	2015-6	TBD	As required by the Department of Health and NHS London, NHS Central London is developing a Quality Innovation Productivity and Prevention Plan and Medium Term Financial Plan extending the current plan assumption regarding secondary to primary activity shift by two years to 2014/15.
Modernisation of Mental Health Facilities	Long term plans to provide care in most appropriate/ least stigmatising environment with a focus on early intervention and community based care wherever possible.	SP1 SP14 SP16	Currently in discussion.	Currently in discussion.	Barnet Enfield Haringey MHT	Currently in discussion.	Currently in discussion.	This is linked with the redevelopment of facilities at St Ann's Hospital site
Primary School additional capacity	Expansion of Rhodes Avenue Primary School from 2fe to 3fe to respond to rising birth rates in the local area.	SP1 SP16	Capital investment	£8.5m	LB Haringey	2011	Capital grant from Department for Education using existing funding streams	
Primary School additional capacity Tottenham Hale	2fe primary in Tottenham Hale area to meet increased demand as a result of new housing. Also possible potential further provision as a result of development at the Greater Ashley Road	SP1 SP16	Sites and capital investment /S106 /CIL agreement	£11.5m	LB Haringey	2011-14	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106/CIL money)	Options on new school site(s) and increasing the capacity of existing schools to be considered during the planning phase.
Primary school additional capacity Haringey Heartlands	Provision of additional primary places in the Heartlands area of the borough to meet increased demand as a result of new housing and rising birth rates.	SP1 SP16	Sites and capital investment /s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106/CIL money)	Increasing the capacity of existing school(s) to be considered during the planning phase.

STAGE 2 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Primary school additional capacity Northumberland Park	Provision of additional places in the Northumberland Park area to meet the demand created by any redevelopment of Tottenham Hotspur's stadium and to respond to arising place demand and minimal existing local surplus capacity	SP1 SP16	Sites and capital/s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106 money/CIL)	Increasing the capacity of existing school(s) to be considered during the planning phase.
Primary School additional capacity Across the borough	Provision of additional reception places across the borough to meet a rising birth rate and demand for primary places	SP1 SP16	Sites and capital investment/S106/ CIL	A cost of £13,800 per place at existing schools, or £25k per place for new provision on a new site.	LB Haringey	2010 and ongoing	Capital grant from Department for Education using existing funding streams and additional funds to be agreed. Safety valve funding from the DCSF CIL and S106.	In the short term, an increase in capacity can be accommodated by the provision of one or more bulge classes or respond quickly to increased demand. In the longer term, increasing the capacity of existing schools is to be considered during the planning phase. Any additional provision outside of the local authority arising as a result of the provision of Free School(s) in the borough will feed into the place planning process.
Broad Water Farm Inclusive learning Campus – Major demolition and new build on existing site	This is part of a scheme to establish a primary and secondary learning campus (ILC) in the borough. The primary special school will be provided on the Broad Water Farm primary school campus. Potential decentralised energy link	SP16 SP7	Combining 3 schools including special needs school	£18.5m	LB Haringey	2013	Capital grant from Department for Education using existing funding streams and additional funds to be agreed.	
Provision of new Secondary School Haringey Heartlands	To respond to the increasing demand for secondary places in the borough	SP1 SP16	Capital investment	£40m	LB Haringey	2009 – 2012	Capital grant from Department for Education using existing funding streams and additional funds to be agreed	

STAGE 2 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Secondary school additional capacity	Provision of additional school places to meet the demand as a result of rising birth rate and new housing	SP1 SP16	Sites and capital investment	Average cost of £20,700 per place if expanding existing sites.	LB Haringey	2014-2017	Capital grant from Department for Education using existing funding streams and additional funds to be agreed, CIL and S106	Increasing the capacity of existing schools only, to be considered during the planning phase.
Further Education College of Haringey, Enfield and North East London	Aspirations of the College to modernise facilities	SP1 SP16	Capital investment	TBD	CHENEL	2017-2020	TBD	
SOCIAL CARE								
Bounds Green Day Care Centre	Modern day care facilities	SP16	2100sqm	£175k	LB Haringey	2010	LB Haringey	On course to be completed in 2010
Tottenham Coombes Croft library	Improve library facilities Rebuilding work is complete.	SP15 SP16	Extension and redevelopment	£794k	LB Haringey	2010	Lottery Fund -Community Libraries	Funding is secure
Upgrade to buildings for accessibility	Improve library facilities	SP15 SP16	Maintenance and access	£ dependent on type of improvement	LB Haringey	2012	LB Haringey maintenance budget	There is a risk if the improvements can only be funded by enabling development
Bruce Castle Museum	Upgrade. Still seeking external funding for the Museum update.	SP15 SP16	Improvements to the building	External funding bid is estimated as over £4m	LB Haringey	2016	External funding is sought	External funding may not be forthcoming. The museum will continue to operate as it currently does
Haringey Heartlands	Requirement to increase accessibility to existing open space from the Heartlands development Potential for deculverting of the River Moselle.	SP1 SP13	S106 agreement/CIL	£ dependent on type of improvement made	LB Haringey/ Developer	As the development rolls out	S106 agreement/ CIL	Identify improvements to accessibility required and negotiate with the developer during the planning phase. Alternative funding options are being explored

STAGE 3 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Tottenham Hale – Greater Ashley Road	Requirement to improve existing open space (and extend where possible) to serve new housing development	SP1 SP13	S106 agreement /Council land/CIL	£ dependant on type of improvement made	LB Haringey, Developer	As the development rolls out	S106 agreement/ Mayor's 10,000 trees funding and GAF3, LB Haringey/CIL	Identify improvements to accessibility required and negotiate with the developer during the planning phase. Alternative funding options are also being explored
Allotment infrastructure provision in the borough - Two sites (Risley Avenue N17 and Salisbury N15) have already been identified.	To address deficiencies in provision of allotments as identified in the Open Space Assessment.	SP13 SP14	Identify additional new sites in the borough as appropriate.	£ dependant on site(s) identified	LB Haringey / Local community groups	As the development rolls out and sites are found 2011-2026	LBH , S106 agreement/CIL , external funding	Two sites are already identified. Identification of further suitable land could pose a risk. Contingency includes bringing back disused sites into public use to ease the demand for plots, and innovative solutions such as use of roof spaces. Levels of demand for allotments will be monitored on an ongoing basis. 60 new growing spaces in the borough by 2012, working in partnership with Capital Growth.
Local Nature Reserves (LNR) Three sites have already been identified Tottenham Marshes, Coldfall Wood and Alexandra Park. They are all at various stages of development.	Regional and local standards indicate that Haringey is short of designated Local Nature Reserves	SP13	Three sites have already been identified as suitable for Local Nature Reserves. All three sites are deemed suitable to be designated now (pending consultation with Natural England) with no monetary implications to implement their designation. Legal agreements are required with Lee Valley Regional Park (Tottenham Marshes) and Alexandra Park as these sites are outside of Council ownership.	Minor.	LB Haringey	As development occurs 2011 - 2026	LB Haringey, S106 agreement/ CIL	Contingency plan based on identifying at least 3 suitable sites for LNRs. Sites have been identified. Principle risk is in respect of revenue funding where obtaining and sustaining LNR status necessitates increased costs. Contingency is to review timescales /availability of funding and re-programme if required
Green chains	The Haringey Open Space and Sports Assessment highlights the need to provide further linkages between presently remote green chains and sites.	SP13 SP14 SP15	Provision of additional green chains and walks and public open spaces by rivers.	£ dependant on site(s) identified	LB Haringey / Developers	As development occurs 2011-2026	London Borough of Haringey/S106 agreement/CIL	Contingency plan to look at creating links on a more strategic level, with surrounding boroughs, in order to create a green network for North London. Principle risks are lack of funding and multiplicity of land ownerships with different landowners potentially having conflicting objectives.

STAGE 2 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Lordship Lane Recreation Ground Starting on site in March 2011.	To enhance usage and benefits for residents within 1-2km catchment	SP13 SP14 SP15 SP5	River Moselle deculverting, environmental Centre and city Farm, extensive landscape works	£5.4m All funding received for the first stage. City Farm may be developed as a second phase of work subject to consultation	LB Haringey	2010-2012	Heritage Lottery Parks for People Funding and London Mayor's Priority Parks Initiative Lottery Funding, Environment Agency	The farm will be in a second phase of work post 2010. Funding for this scheme has been secured. Progression of the farm facility will be dependent upon it being sponsored and funded by a third party
Improving Access to Regional Park - Marsh Lane Pedestrian Link or similar Northumberland Park	To Improve existing pedestrian access to Lee Valley Regional Park	SP7 SP13 SP14 SP15	Safer routes for pedestrians	£50k	LB Haringey	2015-16	GAF 3 funding approved	To be developed as part of Marsh Lane Waste Management site scheme.
Improvements to existing Parks Borough-wide:	Upgrade and address deficiencies in provision across the borough to meet standards Masterplans for two parks are complete. Wood Green Common and Ducketts Common. Harrington, and Woodside Parks are on site. Further sites include White Hart Lane Recreation ground, Tower Gardens, Downhills Park, Stationers Park	SP13 Sp14 SP15	Facility, infrastructure and landscaping improvements	Dependant upon scope and quality of improvement	LB Haringey	2011-2015	S106/CIL, Playbuilder funding, LB Haringey	Progression will be dependent upon securing capital funds. The timetable for works may need to be extended if funding is not available within the timescale indicated
Muswell Hill Playing Fields	Upgrade Phase 1 complete. No further progress. There are indicative costs of £1.8m for phases 2 and 3 (at a cost of £750k).	SP13 SP14 SP15	Play, sports and physical activity and ancillary facilities	Estimated £750k	LB Haringey	2011-2015	S106/CIL, LB Haringey, Playbuilder, External funding	Phase 1 to value of £750k implemented. Remaining works will be dependent upon securing capital receipts, S106/CIL and external funding and may need to be reprogrammed if wider development in this area is delayed

STAGE - AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Bruce Castle Park	Upgrade/replacement Money secured and works are on site. £480k secured from the tennis Foundation and Government plus the LBH.	SP13 SP14 SP15	Play, sports, landscaping and infrastructure	£480k	LB Haringey	2010-2013	LB Haringey, Playbuilder, External funding	Play facilities improved in 2010. Subject to planning permission, funds secured for tennis improvements for 2011. Further works dependent upon funding and may need to be reprogrammed
Football provision Finsbury Park, White Hart Lane Community Sports Centre, Lordship Rec, Alexandra Park and Albert Road	To provide upgraded/ improved provision	SP13 SP14 SP15	Pitch and ancillary improvements	£7.8m	LB Haringey	2011-2017	LB Haringey, External funding, S106/CIL, private sector.	Funding for two schemes is secured. (Lordship and Alexandra Park). All other schemes will need to be reviewed in 2012 if no funding is available
Free to access outdoor recreation provision Borough wide	To provide upgraded/ improved provision	SP13 SP14 SP15	Multi use games areas in each borough ward	Dependant upon scope and quality of improvement	LB Haringey	As the development occurs	Sc106/ external funding	No specific funding is identified yet. This should be reviewed in 2012
LEISURE SERVICES								
Central area of the borough, possibly Wood Green area Swimming pool	Demand-led assessment. One additional combined swimming pool and leisure centre to meet demand from predicted growth	SP15 SP14	Identify site in the central part of the borough.	£7-10m approx but too early in the planning process to be specific.	LB Haringey	By 2026	LB Haringey/ Section 106/CIL /private sector partnership/ external funding	Principle risk is lack of funding. The project and the delivery timeline should be reviewed in 2012.
Community indoor sports hall provision equivalent to badminton courts. Borough wide	To address deficiencies identified in Haringey Open Space and Sports Assessment. Recent developments at HH School and the Sixth Form Centre have reduced deficiency to 34 courts.	SP14 SP15	Additional sports hall provision equivalent to 41 badminton courts or ten 4-court sports halls.	estimated £2.5m per hall and ancillary facility	LB Haringey	2011-2020	LB Haringey / S106/CIL/ external funding	Risk includes lack of revenue and capital funding. This should be reviewed in 2012 to identify if the funding situation has improved
White Hart Lane Community Sports Hub	Identified as a sub regional sports hub by London Playing Fields Assoc (LPFA) needs analysis	SP13 SP14	Demolition and new build to provide upgraded facilities	Estimated £6m	LB Haringey	2011-2017	LBH/S106/CIL/ External funding	This project has no public funding behind it. The Council is working with private sector to deliver the improvements in a different way.
EMERGENCY SERVICES (POLICE, FIRE, AMBULANCE SERVICES)								
Safer Neighbourhood bases Borough-wide	To provide permanent accommodation for Safer Neighbourhoods teams	SP14 SP16	Borough wide	Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities.

STAGE 3 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Front Counters, New Custody Centre, New Patrol Base, New Office Accommodation	Modernisation and consolidation of estate and relocation of facilities. A shift from an existing multi site custody cells to a centralised custody cells structure, one patrol centre, and one back office accommodation.	SP16		Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities and assess new sites where relevant.
Additional small site	Need to be confirmed (not yet identified as an essential requirement)	SP16	Small holding for a single ambulance	Pending further investigation	London Ambulance Service	2011 - 2016	London Ambulance Service	Continue to use existing facilities
TRANSPORT								
Tottenham Hale Gyratory/Bus interchange	To reduce environmental severance and support new development	SP1 SP7	Revert to two way traffic flow, improve cycle and pedestrian access and reconfigured bus station to improve interchange at Tottenham Hale station	£37 m	TfL	2010/12 & 2013/14	TfL & HCA (with up to £15m. from CIL to repay part of TfL/ HCA investment) Community Infrastructure Fund, Growth Fund, S106, LBH	Part of Mayor's Transport Strategy and North London Transport Plan
Tottenham Hale/High Road 'Green Link -	To provide new pedestrian./ cyclist route to link new development in Tottenham Hale to open space, community facilities & the High Road (include bridges over road, railway and River Lee)	SP1 SP7 SP14	Agreements with landowners, Network Rail, DfT, TfL, British Waterways and Env. Agency	£15m.	Council/ LDA	2016-2020	To be determined – CIL contribution required	Risk to funding Potential re-phasing
Interchanges	Additional capacity and connectivity	SP1 SP7	Strategic interchanges at Tottenham Hale, Seven Sisters/South Tottenham, Finsbury Park	No cost estimates available (*indicative cost for Tottenham Hale is £18-20m)	TfL	Tottenham Hale: Phase 1 2015+ (linked with THFC); TH Phase 2 & other Stns. post 2020	TfL	Part of North London sub regional transport plan and MTS
Interchanges Tottenham Hale and Finsbury Park	Step-free access improvements.	SP1 SP7	Access for All project at Tottenham Hale and Finsbury Park.	tbc	Network Rail	2012-2015	DfT	Access for All is a ring-fenced fund for station accessibility improvements under the government's ten-year Railways for All strategy. Station selection and prioritisation is made by the DfT.

STAGE 2 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
West Anglia lines- 4 tracking from Tottenham Hale to Broxbourne and Cheshunt	Capacity enhancement and service reliability improvements	SP1 SP7	Possible closure of level crossing at Northumberland Park and additional platforms at Tottenham Hale station	TfL estimate the cost at £540m but depends on the scheme final design.	Network Rail	2020	Not committed yet.	Identified as a priority investment in Mayor's Transport strategy. and draft Network Rail London and South East Route Utilisation Strategy and North London Transport Plan
West Anglia lines – New rolling stock	Capacity Enhancement	SP1 SP77	Train lengthening to Northumberland Park and Tottenham Hale	Office of Rail Regulation Determination of Network Rail funding 2009-2014	Network Rail	2014	DfT	This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
West Anglia lines – Seven Sisters, Bruce Grove and Northumberland Park wards.	Improvement of service	SP1 SP7	Turnback facility at Seven Sisters to allow shuttle service to Cheshunt in peak hours	No cost available	Network Rail	No date available.	DfT	included in draft Network Rail London and Southeast Route Utilisation Strategy
East coast mainline	Improvement of service	SP7	Part of Thameslink project, including additional platforms – Finsbury Park station	Office of Rail Regulation Determination of Network Rail funding 2009-2014	Network Rail	2015	DfT	This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
East Coast mainline	Improvement of service reliability	SP7	Additional track between Alexandra Place and Finsbury Park and amendment to Alexandra Park station.	Network Rail – no cost available.	Network Rail	2013	DfT	Identified in draft Network Rail London and South East Route Utilisation Strategy and commitment by DfT
London Overground - Barking to Gospel Oak line	Improvement to service and integration and West London lines	SP7	Train lengthening and electrification of the line with North London line	£ no cost available.	TfL/ Network Rail	2020	TfL/DfT	
Piccadilly Line upgrade including new trains, new signalling and new control centres – benefits to services at Bounds Green, Wood Green, Turnpike Lane , Manor House, and Finsbury Park stations	To provide enhanced capacity and reduced journey times	SP1 SP7	Part of TFL Business Plan	N/A	TfL	2014	TfL Business Plan 2009/10 – 2017/18	

STAGE 3 AMENDS

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Victoria Line upgrade including new trains, new signalling and new control centres benefit to services at Tottenham Hale, Seven Sisters and Finsbury Park	To provide enhanced capacity and reduced journey times	SP1 SP77	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	
Northern Line upgrade part 1 signalling, new control, centre at Highgate Station	To provide enhanced capacity and reduced journey times	SP7	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	
Cycle Superhighway - Improvements to Link 1 (Tottenham to Liverpool Street) and Link 12 (East Finchley to Angel	To improve cycle highways and encourage sustainable travel.	SP7 SP14	Part of TfL Business Plan	TfL Business Plan	TfL	2013 for Link 12 and 2014/5 for Link 1	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18
Greenways cycle and pedestrian routes - 4 links proposed borough wide	To improve cycle routes and encourage sustainable travel	SP7 SP14		Local Implementation plan delivery of all links dependant on future funding.	LB Haringey	2014	TfL	
Borough wide cycle parking	Cycle parking	SP7	To improve facilities for parking cycles	Local Implementation Plan – Delivery of scheme dependent on funding	LB Haringey	2014	TfL/S106/CIL	
Haringey Heartlands east/west cycle routes	To encourage cycling as a means of transport	SP1 SP7 SP14	Improvement of cycle routes	TBD	LB Haringey	2012	S106 Agreement (not yet drawn up) or CIL	Outline planning application for the proposal submitted
Borough wide car clubs	To encourage the use of car clubs	SP7	Delivery of up to 100 bays.	Local Implementation Plan - £50k between 2011 and 2013	LB Haringey	2013	TfL	Funding identified
Borough wide electric charging points -	To encourage and sustain the use of electric vehicles	SP7	To be provided in a mixture of on and off street locations	Local Implementation Plan - £60k between 2011 and 2014	LB Haringey/ Private	2016	TfL	Funding identified

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Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Borough wide transport improvements - Sustainable Transport - Local road safety schemes - Smarter travel - Community transport - Cycle training and parking - Environmental Improvements - Improving roads and bridges	Local Implementation Plan (LIP) specifies funding requirements	SP7 SP14 SP10	LIP specifies funding requirement	£4 million a year approximately	LB Haringey / TfL and other partners across the public and private sector	2011 - 2014	TfL, LBH, and other public and private investors	
Wood Green Town Centre Major Scheme	Regeneration of Metropolitan Town Centre	SP7 SP10 SP14	Public realm, road safety improvements, pedestrian and cycle enhancements	£3.9m subject to funding from TfL	LB Haringey	2014	TfL	Included in Local Implementation Plan
Chelsea- HACKNEY LINE	Improving access to areas poorly served by underground and potential relief of Victoria, Northern and Piccadilly lines depending on alignment.	SP7	New underground alignment	N/A	TfL/DfT	2020	To be confirmed	Included in Mayor's Transport Strategy and North London Transport Plan
North Circular Road - The NCR between Bounds Green and Green Lanes	Improvement of road safety and appearance	SP7	Safety and environmental improvements	TfL Business Plan	TfL	2012	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18
Better management of road network	Reduce congestion and improve journey reliability	SP7	Improved traffic control; improved management of interventions	N/A	TfL/ Borough	2012 and onwards	TfL/Borough	Included in MTS and North London Transport Plan
WASTE								
Marsh Lane N17	To establish a modern and centralised waste management /green industry centre for the borough	SP6	Sources of funding to be secured	Acquisition and construction £18 million	LB Haringey	TBD	LB Haringey, GAF III Other sources of funding being investigated	Alternative is to remain on existing sites.
New Waste management facilities and land	North London Waste Plan (draft)	SP6 SP17	Sites across North London		NLWA	TBD		

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Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
WATER SUPPLY AND SEWERAGE								
Water supply upgrades for trunk mains and mains replacement	Improvements to water supply network	SP6		Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	
Sewer upgrades and combined sewer overflow studies	Improvements to sewage system	SP6		Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	
ENERGY INFRASTRUCTURE								
Decentralised Energy networks Tottenham Hale CCHP	Developments to connect to existing CCHP Policy Requirement	SP4	Connection to phased development	£ dependant on site(s) identified	ESCo	2010-2016	Private	In place with capacity to provide heat and power to over 1000 units
Broadwater Farm DE connections	Existing networked boiler to be connected to the primary school complex nearby	SP4	Connection to three primary schools	£ dependant on site(s) identified	LB Haringey/ ESCo	2010-2013	Capital grant from Department for Children, Schools and Families, LB Haringey	LDA feasibility study is currently being carried out
Potential decentralised CHP/ CCHP / DE Networks at central, south, west and northeast of the borough	Policy requirement	SP4	CHP/CCHP plants and networks	£ dependant on site(s) identified	£dependant on site(s) identified	£dependant on site(s) identified	£dependant on site(s) identified	To be detailed through Area Action Plans and in opportunity sites in line with policy requirement
A Community use space	Aspirational need by HAVCO	SP16	2000m^2	This is aspirational	HAVCO	TBD	This is aspirational	
Community Infrastructure throughout the borough to address deficiency.	As need arises.	SP16	Further assessment is needed	TBD	TBD	TBD		

STAGE 2 AMENDS

9.5 APPENDIX 5 GLOSSARY OF TERMS

STAGE 3 AMENDS

- **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.
- **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, 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 is part of the Local Plan and reviews progress on the preparation of the Council's Local Plan.
- **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 polices 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 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.

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- **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.
- **Development Management (formerly Development Control):** 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 Plan 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.
- **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.

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- **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.
- **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.

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- **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 Plan:** 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 Plans:** 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. The term includes old policies.
- **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.

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- **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 predominantly 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.
- **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.
- **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 Local Plan 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:** Rented housing owned and managed by local authorities or private registered providers. A key function of social housing is to provide accommodation that is affordable to people on low incomes. Guideline target rents are determined through the national rent regime.
- **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

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- **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 stormwater 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.
- **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.
- **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 Local Plan will eventually replace Haringey's UDP 2006.
- **View Corridor:** Strategic important views designated in the London Views Management Framework.

STAGE 2 AMENDS

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Shqip

Politikat Strategjike të Planifikimit lokal do t'i japin formë vendndodhjes dhe shkallës së zhvillimit në Haringej nga tani deri në vitin 2026. Për më shumë informata dhe për të marrë një përkthim të këtij dokumenti, ju lutem plotësoni dhe na e postoni apo dërgoni me email formularin e mëposhtëm.

Polski

Dokument 'Lokalny plan - strategie działania' będzie podstawą do podejmowania decyzji dotyczących lokalizacji oraz skali inwestycji rozwojowych w Haringey do roku 2026. Aby uzyskać więcej informacji lub tekst dokumentu w języku polskim należy wypełnić formularz poniżej i wysłać go emailem lub pocztą.

Français

Les Politiques stratégiques de planification locale définiront les lieux ainsi que l'étendue du développement de Haringey jusqu'en 2026. Pour des informations supplémentaires et pour obtenir des traductions de ce document, veuillez remplir et renvoyer par e-mail ou poster le formulaire ci-dessous.

Soomaali

Siyaasadaha istraatiijiyadda qorshaha mandaqadda (Local Plan Strategic Policies) ayaa qaabayn doonta oo qiyaasi doona horumarka Haringey marka imminka laga bilaabo ill 2026. Wixii macluumaad dheeraad iyo si aad tarjamad warqaddan ah u hesho, fadlan buuxi oo email ku soo dir ama boosta ku soo dir foomka hoose.

Kurdî Kurmancî

Polîtîkayên Stratejîk ên Plana Herêmê wê cîh û mezinbûna avadanîya li Haringey a ji nuha û heta 2026an pêk bîne. Ji bo bêtir agahîyê û bidestxistina wergera vê dokumentê, ji kerema xwe forma jêrîn tije bikin û bi email an postê bişînin.

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STAFF SAMPLES

Haringey
LONDON

Site Allocations DPD

Adopted July 2017

STAGE 2 AMENDS



www.haringey.gov.uk

London Borough of Haringey
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Foreword



to be updated.

Matt to supply

STAGE 2 AMENDS

It is with great pleasure that I am able to present this, the first document of the Council's Local Plan. The Local Plan Strategic Policies will shape the location and scale of development in the borough from now until 2026.

Great care and attention has been taken in setting out responses to the plethora of challenges and opportunities that exist in Haringey. The Local Plan, as the spatial planning document, tasked with fulfilling the aims of the Council's Sustainable Community Strategy, has a key role in shaping the future of the borough, and fulfilling the Council's vision of creating a place for diverse communities that people are proud to belong to.

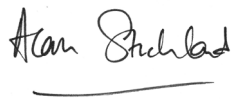
This Plan has been shaped by ongoing consultation and engagement involving local people, businesses and communities, as well as service providers and key stakeholders. Through this engagement, the Council will continue to build on these relationships to help deliver the aims of sustaining and improving the life chances of our residents, especially those who are most vulnerable, and in developing a borough which is a good place to be born, learn, work, have fun and grow old.

The Local Plan will enable the regeneration of the growth areas at Tottenham and Haringey Heartlands, while protecting the amenity and appearance of the borough's conservation areas. It sets out how and where new development can be accommodated to deliver the housing challenge facing the borough. New infrastructure has been identified to deliver high quality services to existing and future residents. The land to create opportunities for local businesses has been safeguarded, and the future shopping needs of local residents' planned for. A commitment to sustainable design and a low carbon future has been made.

It is hoped that over the lifetime of this Plan, the borough will flourish as a place to live, work, and visit and that through the positive impacts of new development, local resident's quality of life will grow. Further work is necessary now to ensure that the policies set out here are put into place effectively, with a complementary Development Management Policies document, and a range of topic based supplementary documents, coming forward in the near future. Together these will ensure that Haringey remains a place for diverse communities that people are proud to belong to.

Cllr Alan Strickland

Cabinet Member for Housing Regeneration and Planning



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Haringey's Local Plan
Sources of sites
Preparation of the Site Allocations DPD
Structure of the document
Overarching designations

CHAPTER 01

Introduction

01

Haringey's Local Plan

1.1 The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD). The Site Allocations development plan document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate the development needs of those parts of the borough outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). Both the Site Allocations DPD and the Tottenham AAP amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.

1.2 This document does not set out all of the sites that will be developed in the borough over the plan period, as many developments can be satisfactorily managed using policies set out in the Strategic Policies DPD and the Development Management DPD. Generally only sites which are over 0.25 hectares have been identified in this document.

1.3 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.

1.4 Development in Haringey is currently guided by planning policies including those set out in:

- The National Planning Policy Framework (NPPF) (2012);
- The London Plan;
- Haringey's Strategic Policies Local Plan (2017); and
- Haringey's Saved Unitary Development Plan Policies (2013).

1.5 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 policies in 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. Haringey's Local Plan documents must be in general conformity with the London Plan.

1.7 Local planning decsions are informed by the following local policy documents:

- Alterations to Haringey's Strategic Policies Local Plan;
- Development Management DPD;
- Tottenham Area Action Plan (AAP); and
- Wood Green Area Action Plan (AAP).

1.8 The Site Allocations DPD enables the Council to determine planning applications and make interventions on sites in line with the allocations.

1.9 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.

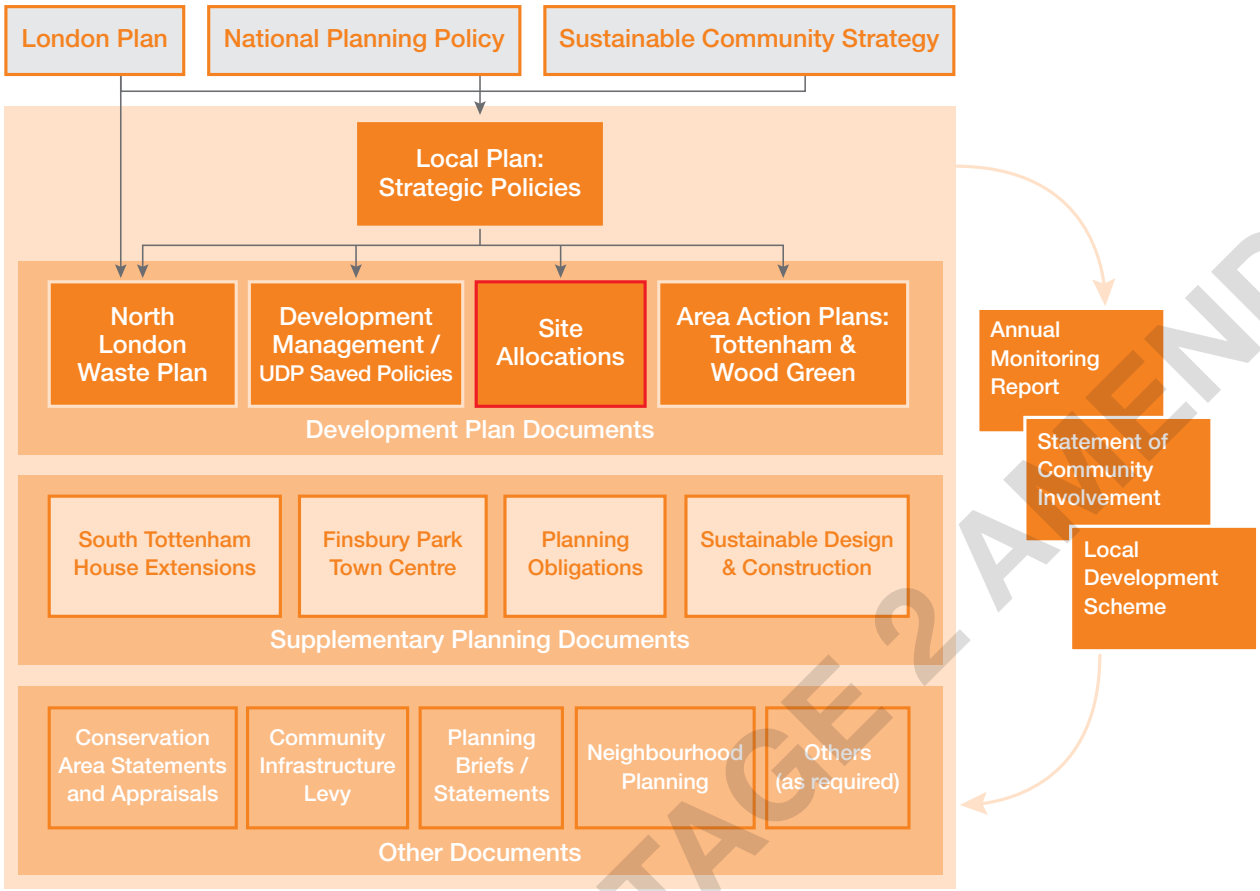
Sources of Sites

1.10 The sources of the sites in this document include:

- 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.

STAGE 2 AMENDS

FIGURE 1.1 Local Plan Diagram



STAGE 2 AMENDS

1.11 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.

1.12 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.

1.13 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.

1.14 The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government's revised definition of need. The study is programmed to be completed by the end of 2017 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.

Preparation of the Site Allocations DPD

Consultation

1.15 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.

1.16 Following this a draft "Preferred Option" document was prepared and consulted from January to March 2015. Consultation responses were considered and used to inform the Pre-Submission version of the document, which was subject to public examination in summer 2016 and found to be sound by the Inspector.

Supporting documents

1.17 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.

1.18 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.

1.19 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 the document

1.20 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.

1.21 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.

1.22 For each site, expectations relating to land use, urban design, infrastructure and delivery are set out in the policy box. In addition, there is a list of site requirements, to be read as part of the policy to ensure a policy-compliant proposal. The 'Development Guidelines' offers further guidance on the most appropriate development on each of the sites.

1.23 Leading use(s) and supporting uses are specified to direct the nature of the acceptable mix of uses for each 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 those 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.

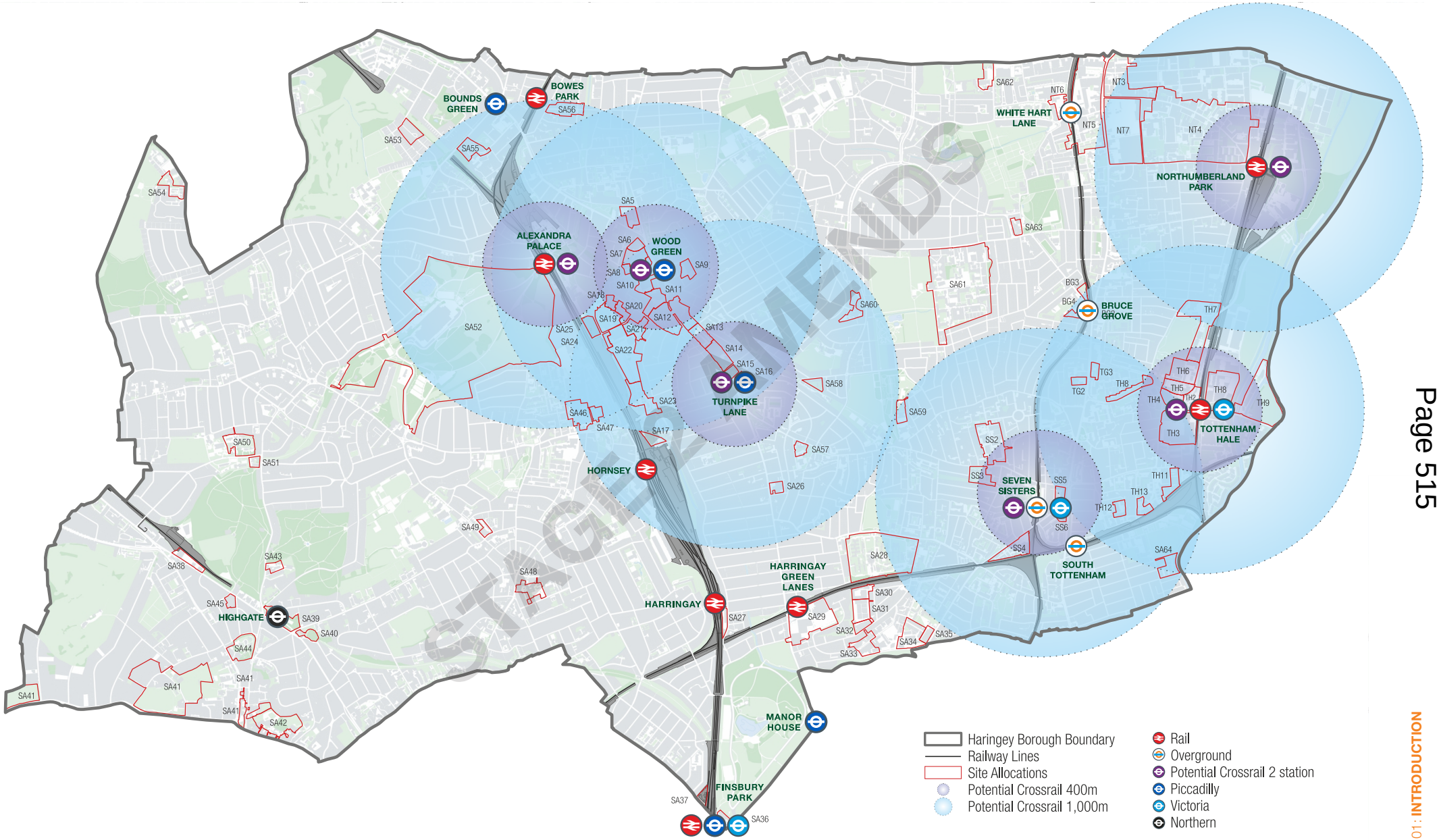
Overarching Designations

SA1: INDICATIVE CROSSRAIL 2 AREAS

- Sites required for the construction and operation of Crossrail 2 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.

STAGE 2 AMENDS

FIGURE 1.2 Indicative Crossrail 2 Areas



STAGE 3 AMENDMENTS

Reasoned Justification

1.24 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.

1.25 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.

1.26 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.

1.27 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.

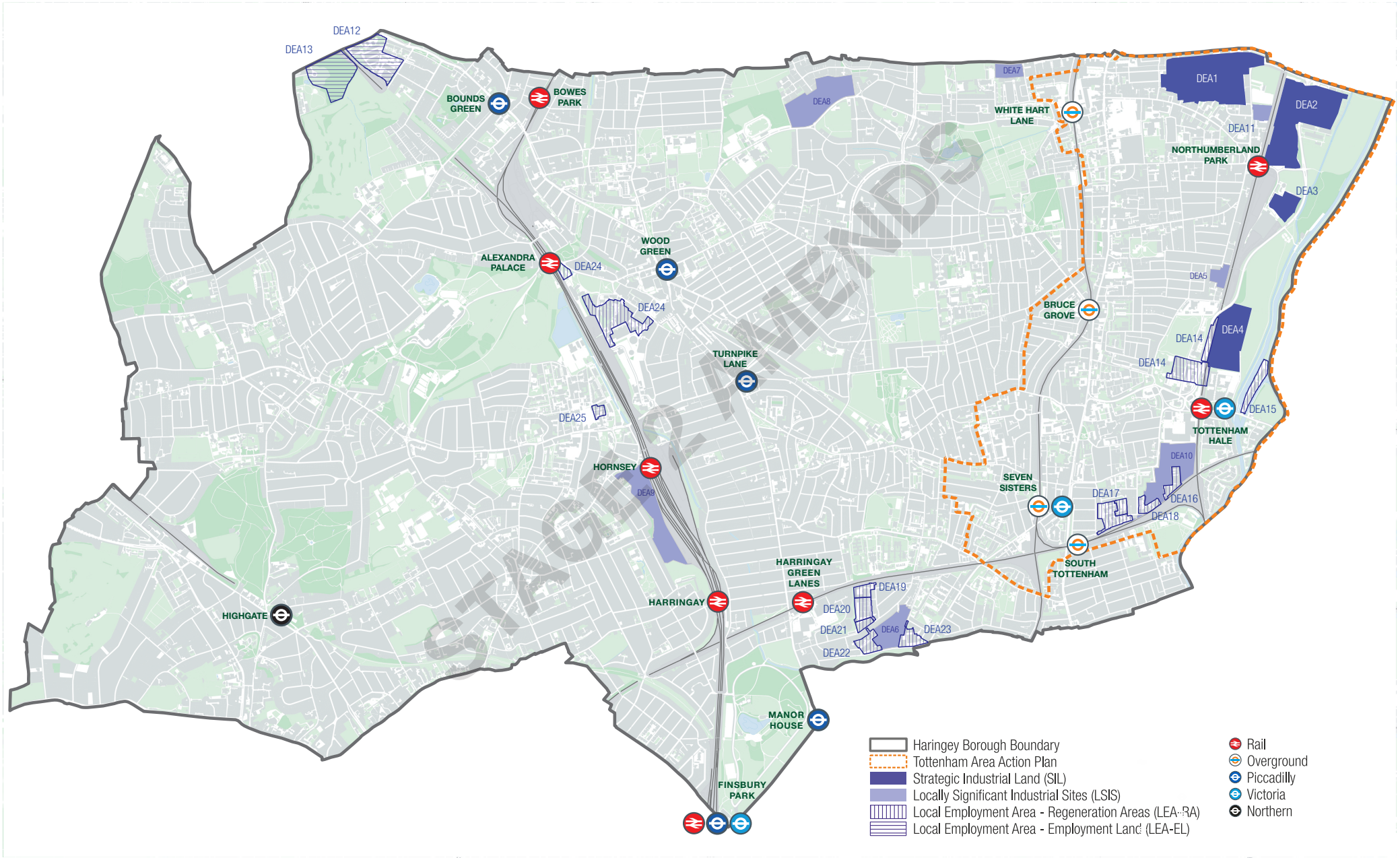
TABLE 1: Employment Land

DEA	Name of Site/Area	Level of Designation
DEA 1	Brantwood Rd, N17	Strategic Industrial Land
DEA 2	North East Tottenham, N17	Strategic Industrial Land
DEA 3	Marsh Lane, N17	Strategic Industrial Land
DEA 4	Millmead & Lockwood, N17	Strategic Industrial Land
DEA 5	Lindens/Roseberry Works	Locally Significant Industrial Site
DEA 6	Vale/Tewkesbury Rd, N4	Locally Significant Industrial Site
DEA 7	Queen St, N17	Locally Significant Industrial Site
DEA 8	White Hart Lane, N17	Locally Significant Industrial Site
DEA 9	Cranford Way, N8	Locally Significant Industrial Site
DEA 10	South Tottenham, N15	Locally Significant Industrial Site
DEA 11	Willoughby Lane, N17	Locally Significant Industrial Site
DEA 12	Bounds Green Industrial Estate, N11	Local Employment Area: Employment Land
DEA 13	Pinkham Way, N11	Local Employment Area: Employment Land
DEA 14	Ashley Rd, N15	Local Employment Area: Regeneration Area
DEA 15	Hale Wharf, N15	Local Employment Area: Regeneration Area
DEA 16	Fountayne Rd, N15	Local Employment Area: Regeneration Area
DEA 17	Rangemoor Rd/Herbert Rd, N15	Local Employment Area: Regeneration Area
DEA 18	Constable Crescent, N15	Local Employment Area: Regeneration Area
DEA 19	Arena Design Centre, N4	Local Employment Area: Regeneration Area
DEA 20	Crusader Industrial Estate, N4	Local Employment Area: Regeneration Area
DEA 21	Omega Works, N4	Local Employment Area: Regeneration Area
DEA 22	Vale/Eade Rd, N4	Local Employment Area: Regeneration Area
DEA 23	Eade/Overbury Rd, N4	Local Employment Area: Regeneration Area
DEA 24	Wood Green, N22	Local Employment Area: Regeneration Area
DEA 25	Cross Lane, N8	Local Employment Area: Regeneration Area

Additional changes to designated employment areas are included in the Tottenham AAP.

STAGE 2 AMENDS

FIGURE 1.3 Employment Land



Reasoned Justification

1.28 The London Plan 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.

1.29 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.

1.30 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 reglation of these areas, 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

1.31 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 DPD.

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:

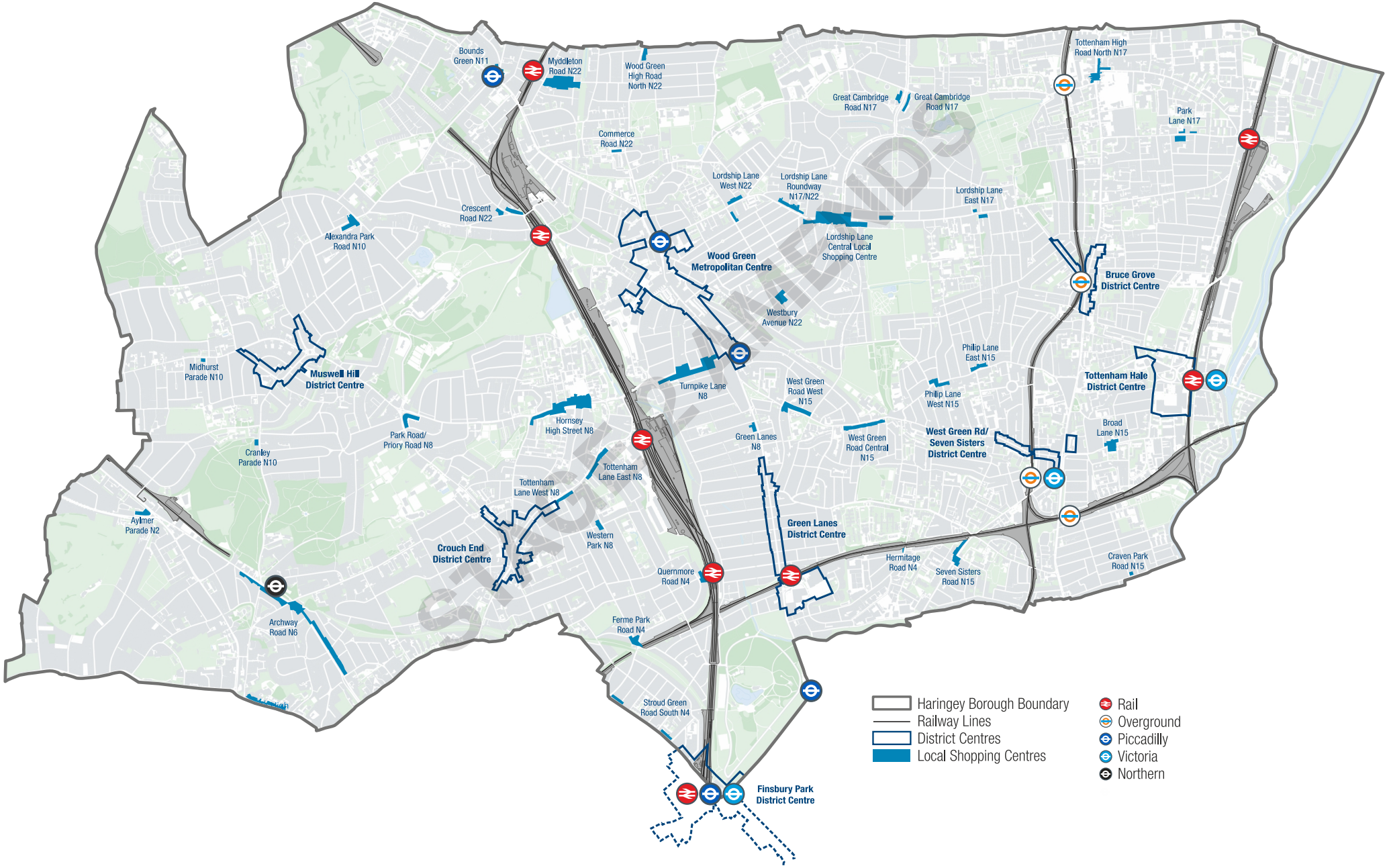
- Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Centre at Dovecote Rd, 7 Cheapside & Lymington Avenue through SA 13.
- Creation of new secondary frontages on Wood Green High Rd at SA 7: Wood Green Bus Garage, and SA 8: Station Rd Offices.
- Creation of new primary 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.
- 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 as a blue dotted area on the following maps.

1.32 A schedule of addresses for primary and secondary frontages, primary shopping areas, and town centre boundaries is set out in Appendix C of the Development Management DPD.

STAGE 2 AMENDS

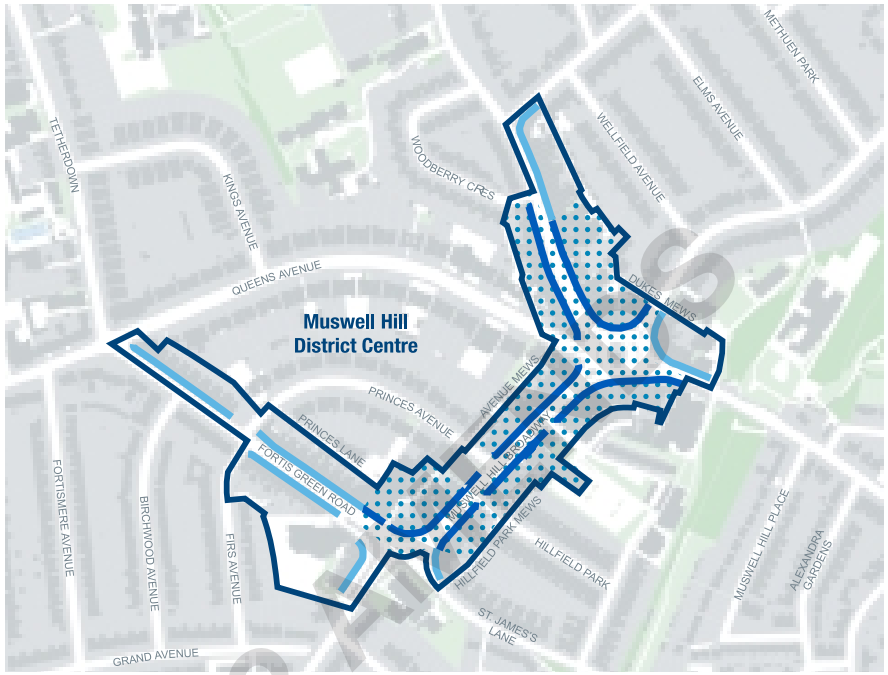
FIGURE 1.4 Haringey District and Local Centre Boundaries



DRAFT PROPOSALS

FIGURE 1.5

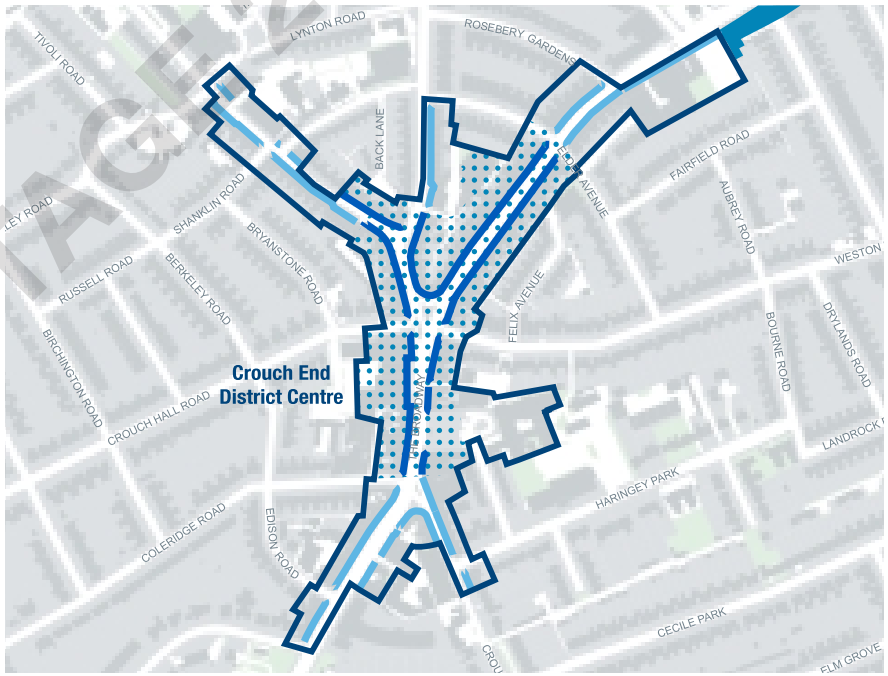
Muswell Hill District Centre



- Primary Frontage
- Secondary Frontage
- District Centres
- Primary Shopping Areas

FIGURE 1.6

Crouch End District Centre

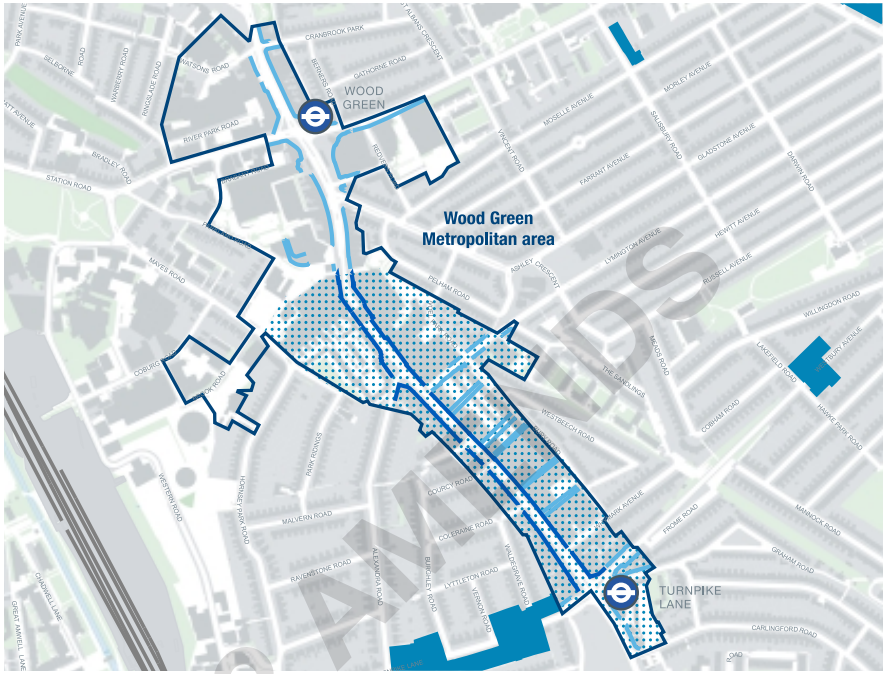


- Primary Frontage
- Secondary Frontage
- District Centres
- Primary Shopping Areas
- Local Shopping Centres

STAGE 2 PROPOSALS

FIGURE 1.7

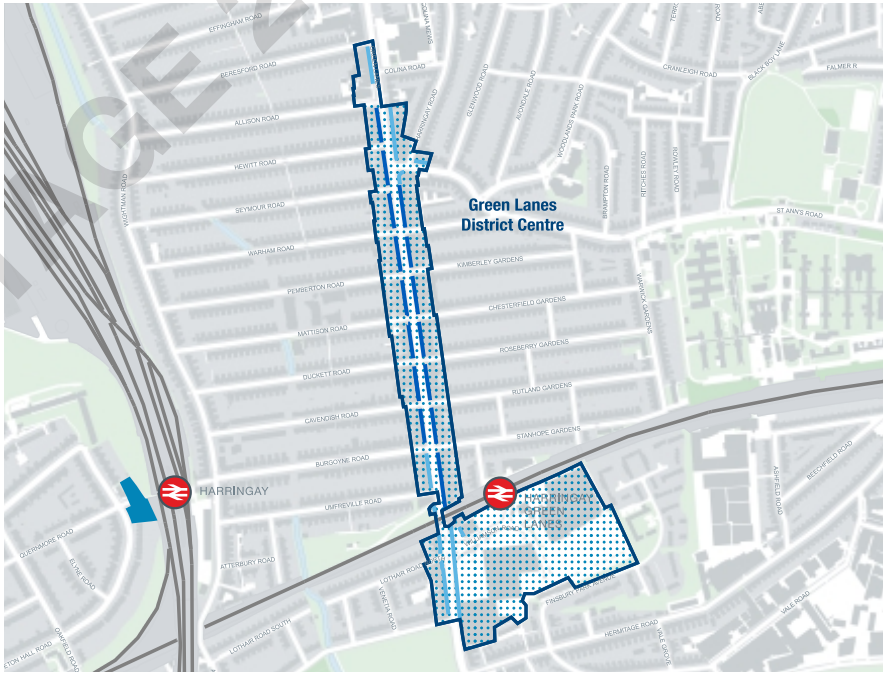
Wood Green Metropolitan Centre



Railway Lines
Piccadilly
Primary Frontage
Secondary Frontage
District Centres
Primary Shopping Areas
Local Shopping Centres

FIGURE 1.8

Green Lanes District Centre

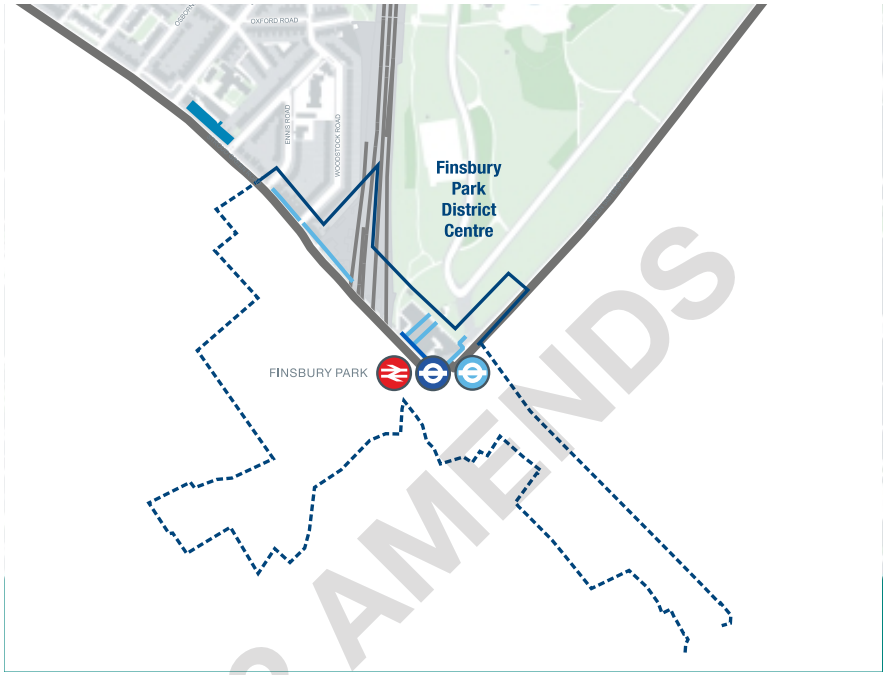


Railway Lines
Rail
Primary Frontage
Secondary Frontage
District Centres
Primary Shopping Areas
Local Shopping Centres

STAGE 2 AMENDS

FIGURE 1.9

Finsbury Park District Centre



STAGE 2 AMENDS

SA4: SAFEGUARDED WASTE SITES

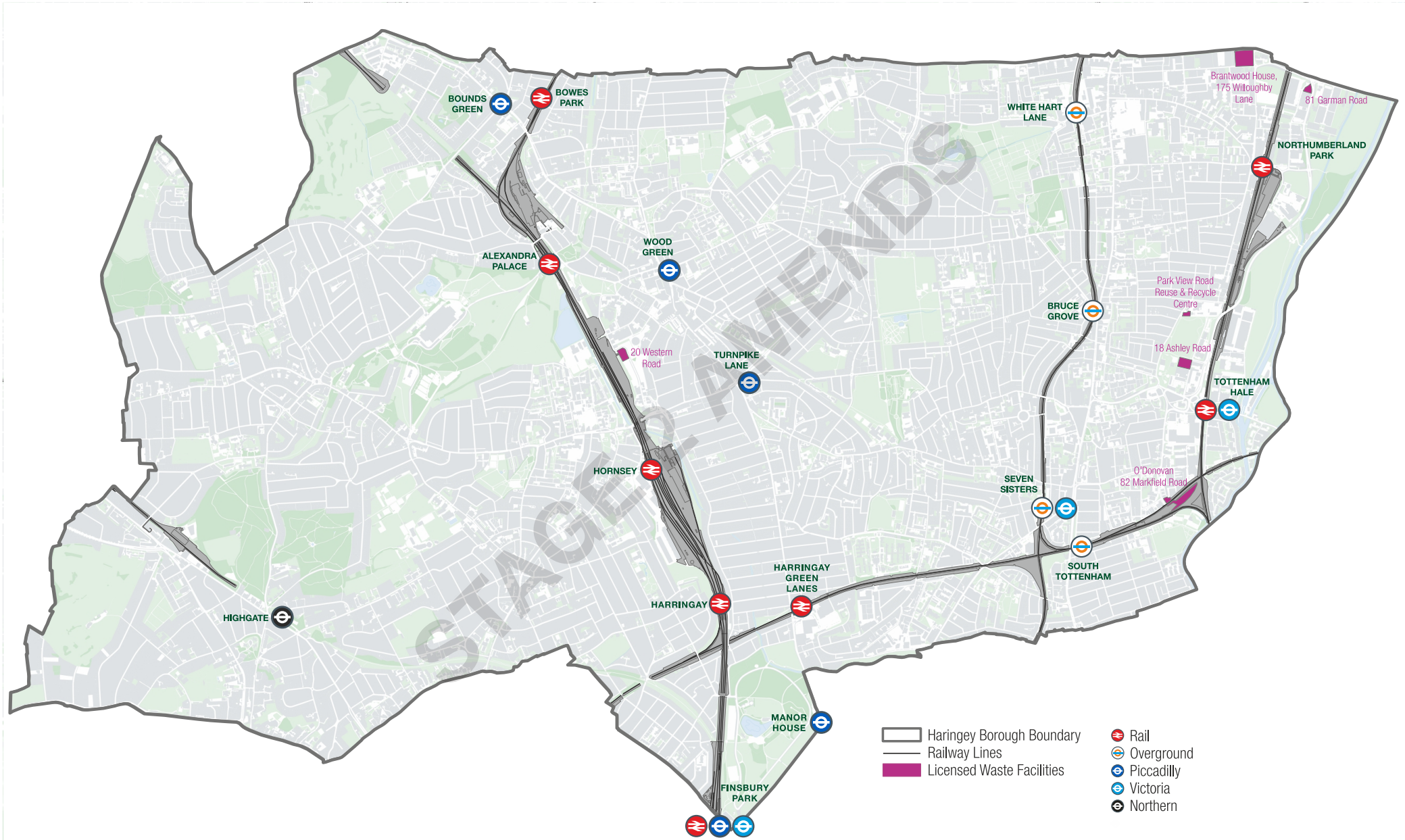
The waste sites identified in the schedule below, will be safeguarded for waste until alternative provision has been made.

TABLE 2: Safeguarding Existing Waste Sites

Site and address	Size (Ha)	Current use	Maximum throughput capacity (tonnes/ annum)
Western Road Depot, Wood Green N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non-Hazard-ous Waste Transfer Station	2,526
81 Garman Road, Tottenham, N17	0.2	A11: Household, Commercial & Industrial Waste Transfer Station	39,773
O'Donovan, 100a Markfield Road, Tot-tenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	11,143
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	60,000
O'Donovan, 82 Markfield Road, Tot-tenham, N15	0.1	A11: Household, Commercial & Industrial Waste Transfer Station	31,460
Civic Amenity Site, Park View Road, Tot-tenham, N17	0.1	A13: Household Waste Amenity Site	6,326
Restore Commu-nity Projects, unit 18 Ashley Road Tot-tenham Hale London N17 9LJ	0.2	Recycling (Metals)	2,215

STAGE 2 AMENDS

FIGURE 1.10 Safeguarded Waste Sites



STAGE 2 AMENDS

The Site Allocations

Borough wide site allocations and areas
Sites in Wood Green Metropolitan Centre
Sites in the South of the Borough
Sites in Highgate
Sites in the West of the Borough
Sites in the East of the Borough

CHAPTER 02

The Site Allocations

02

2.1 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.

TABLE 3: Borough wide Areas

Sites in Wood Green Metropolitan Centre and it's heartland (pp 21—67)
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 68—95)
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 96—113)
In recognition of the emerging Highgate Neighbourhood Plan, a section for sites in this area has been created.
West of the Borough (pp 114—133)
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 134—155)
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.



Green Lanes



Wood Green

STAGE 2 AMENDS

FIGURE 2.1 Borough wide Site Allocations and Areas

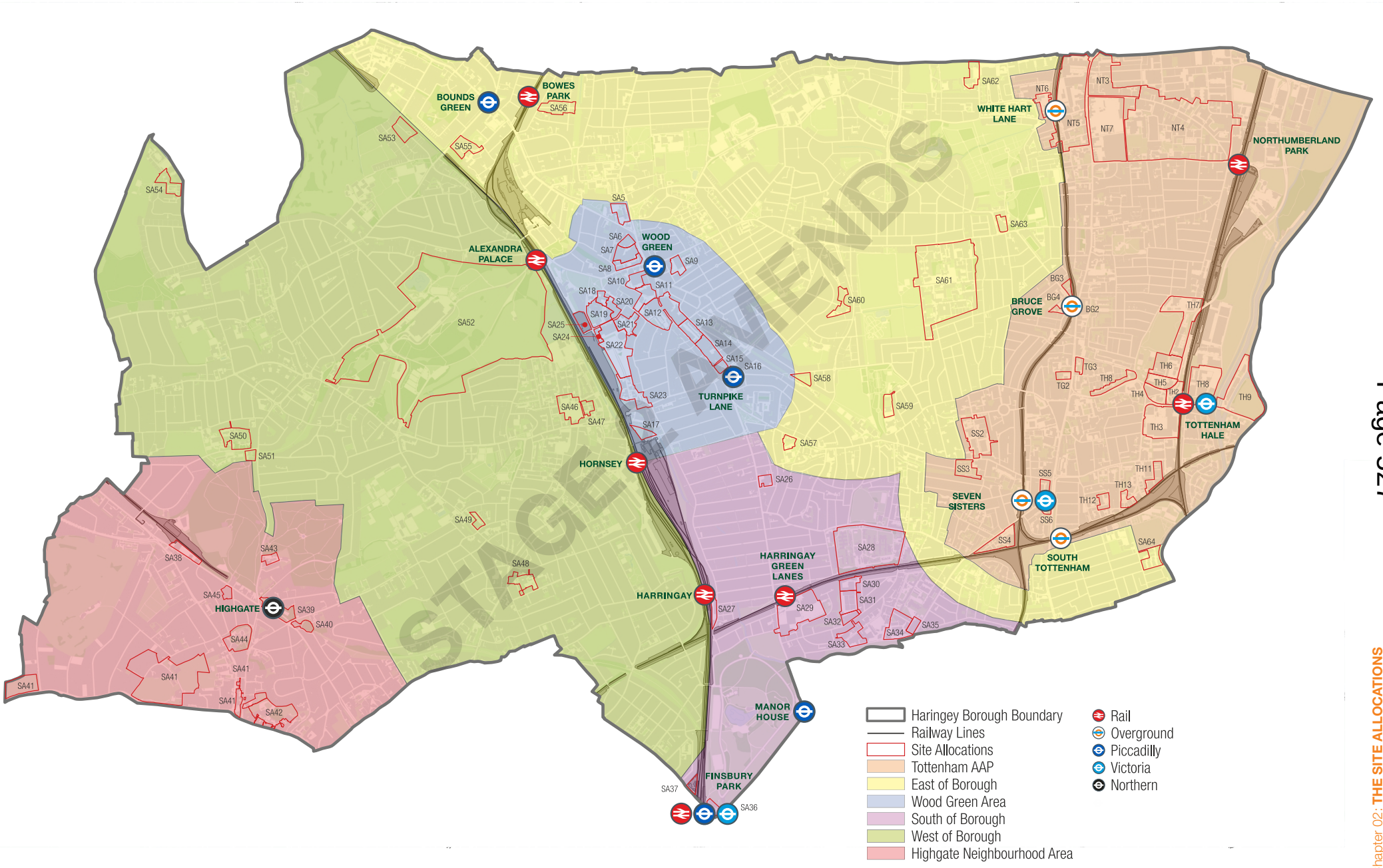


TABLE 4: Borough wide Site Allocations and Areas

Ref	Site Name	Ward	Page
Sites in Wood Green Metropolitan Centre			
SA 5	LBH Civic Centre	Woodside	26
SA 6	Green Ridings House	Woodside	28
SA 7	Wood Green Bus Garage	Woodside	30
SA 8	Station Rd Offices	Woodside	32
SA 9	Mecca Bingo	Noel Park	34
SA 10	Morrison's Wood Green	Noel Park	36
SA 11	Wood Green Library	Noel Park	38
SA 12	The Mall	Noel Park	40
SA 13	Bury Rd Car Park	Noel Park	42
SA 14	16-54 Wood Green High Rd	Noel Park	44
SA 15	L/b Westbury & Whymark Avenues	Noel Park	46
SA 16	Turnpike Lane Triangle	West Green	48
SA 17	North of Hornsey Rail Depot site	Harringay	50
SA 18	Wood Green Cultural Quarter (north)	Noel Park	52
SA 19	Wood Green Cultural Quarter (south)	Noel Park	54
SA 20	Wood Green Cultural Quarter (east)	Noel Park	56
SA 21	Clarendon Square Gateway	Noel Park	58
SA 22	Clarendon Square	Noel Park	60
SA 23	Clarendon Rd South	Noel Park	62
SA 24	NW of Clarendon Square	Noel Park	64
SA 25	Land Adjacent to Coronation Sidings	Noel Park	66
Sites in the South of the borough			
SA 26	Hawes & Curtis, Green Lanes	Harringay	70
SA 27	Wightman Rd	Harringay	72
SA 28	St. Ann's Hospital Site	St. Ann's	74
SA 29	Arena Retail Park	Seven Sisters	76
SA 30	Arena Design Centre	Seven Sisters	80
SA 31	Crusader Industrial Estate	Seven Sisters	82
SA 32	Omega Works	Seven Sisters	84
SA 33	Vale/ Eade Rd	Seven Sisters	86
SA 34	Overbury & Eade Rds	Seven Sisters	88
SA 35	L/b Seven Sisters & Tewkesbury Rds	Seven Sisters	90
SA 36	Finsbury Park Bowling Alley	Harringay	92
SA 37	18-20 Stroud Green Road	Stroud Green	94
Sites in Highgate			
SA 38	460-470 Archway Road	Highgate	98
SA 39	Former Highgate Rail Station	Highgate	100
SA 40	Gonnermann Antiques	Highgate	102
SA 41	Highgate School	Highgate	104
SA 42	Highgate Bowl	Highgate	106
SA 43	Summersby Road	Highgate	108
SA 44	Hillcrest	Highgate	110
SA 45	Highgate Magistrates Court	Highgate	112
Sites in the west of the borough			
SA 46	Hornsey Depot	Hornsey	116
SA 47	Cross Lane	Hornsey	118
SA 48	Hornsey Town Hall	Crouch End	120
SA 49	72-96 Park Rd & Lynton Road	Muswell Hill	122
SA 50	St. Luke's Hospital Site	Muswell Hill	124
SA 51	Cranwood Care Home	Muswell Hill/ Highgate	126
SA 52	Alexandra Palace	Alexandra	128
SA 53	Tunnel Gardens	Alexandra	130
SA 54	Coppetts Wood Hospital	Fortis Green	132
Sites in the east of the borough			
SA 55	Park Grove & Durnsford Rd	Bounds Green	136
SA 56	Myddleton Road Local Centre	Bounds Green	138
SA 57	Red House	St. Ann's	140
SA 58	Haringey Professional Development Centre	West Green	142
SA 59	Keston Centre	West Green	144
SA 60	Barber Wilson	West Green	146
SA 61	Broadwater Farm area	West Green	148
SA 62	The Selby Centre	White Hart Lane	150
SA 63	The Roundway	White Hart Lane	152
SA 64	Leabank and Lemsford Close	Seven Sisters	154

STAGE 2 AMENDS

Sites in Wood Green Metropolitan Centre

Wood Green Metropolitan Centre

2.2 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.

2.3 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.

2.4 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

2.5 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.

2.6 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 redesigning public spaces. It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018. The document is at an early stage of preparation, and will be subject to further consultation and refinement, but includes the following vision for Wood Green:

Wood Green will be north London's most prosperous liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.

FIGURE 2.2 Wood Green, including Turnpike Lane and its western heartland



STAGE 2 AMENDMENTS

Crossrail

2.7 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 Road.

2.8 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.

Potential tall buildings clusters

2.9 Wood Green is a suitable location for tall 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 tall building will need to be assessed for any potential townscape and views impact. Tall buildings are defined in the Strategic Policies Local Plan as being buildings 10 storeys and over.

2.10 Tall 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 tall building locations which can form a network of tall 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.

2.11 Taller buildings are defined as those that are two to three storeys higher than the prevailing surrounding building heights. Taller buildings are not Tall buildings. Policy requirements for Tall and Taller buildings are set out in DM Policy 6 Building Heights.

FIGURE 2.3 Wood Green Location Suitable for Tall Buildings



STAGE 2A

New Green Chain

2.12 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

2.13 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.



Alexandra Palace

FIGURE 2.4 New Green Chain



STAGE 1 AMENDS

The Western Heartland Area

Policy Context

2.14 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.

2.15 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

2.16 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

2.17 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

2.18 In 2012, 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.

2.19 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.

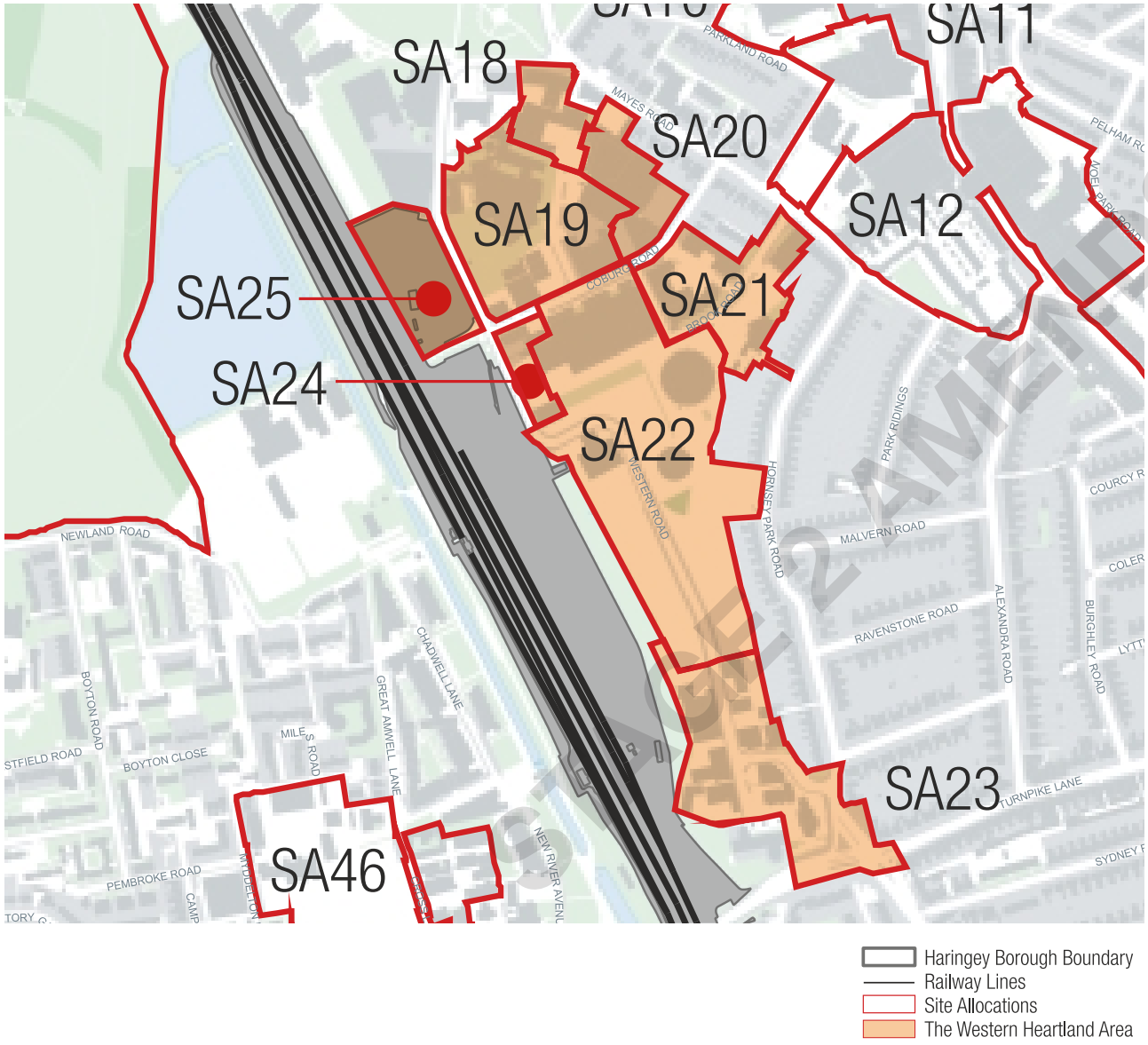
2.20 Buildings up to ten storeys were permitted in the 2012 permission for Clarendon Square. It may be possible to add a tall buildings cluster at the junction of Western and Coburg Roads to mark the entrance to Wood Green from Alexandra Park and the west of the Borough.



Wood Green Common

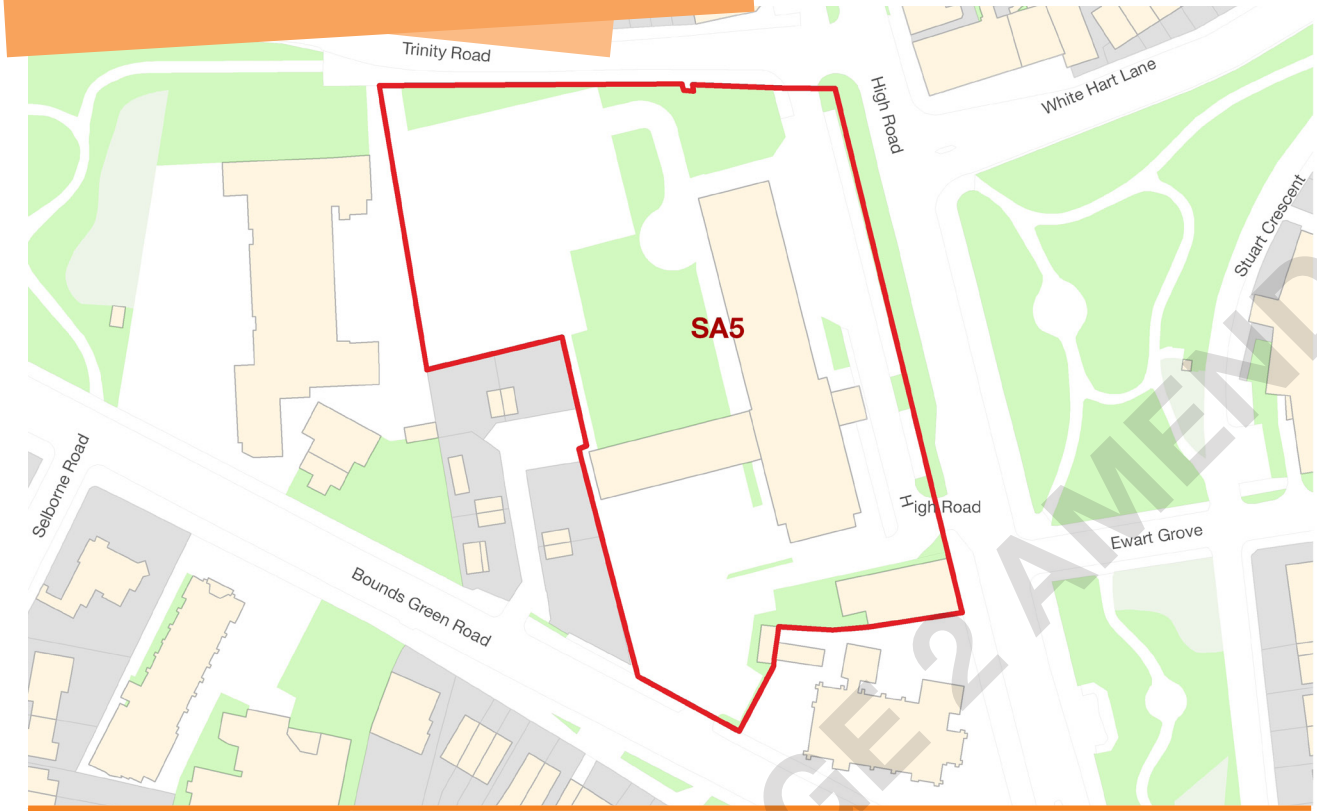
STAGE 2 AMENDS

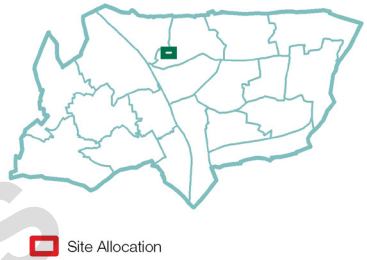
FIGURE 2.5 The Western Heartland Area



PROOF 2 AMENDS

SA5: 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

2.21 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 mixed-use development.

Commentary

2.22 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.

STAGE 2 AMENDS

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.



Trinity Gardens

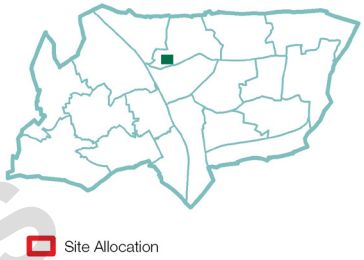
Development Guidelines

- 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 contribution may 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA6: GREEN RIDINGS HOUSE





STAGE 2 AMENDS

Address	Green Ridings House, Wood Green High Rd, N22		
Site Size (Ha)	0.55	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

2.23 Redevelopment of existing telephone exchange and offices for residential and employment mixed use development.

Commentary

2.24 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

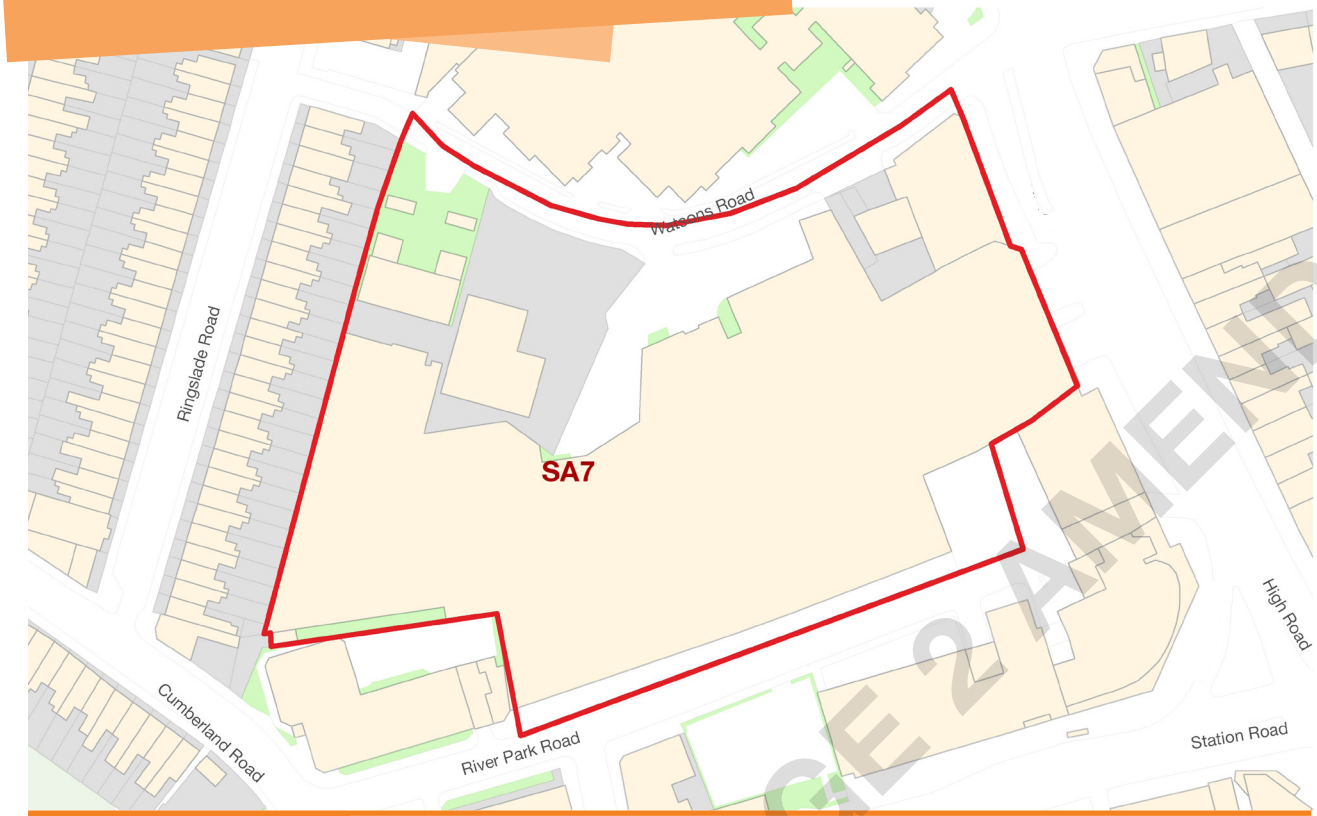
- No buildings need to be retained, but the open space to the front of the building should be retained and enhanced.
- The corner of Watsons Road and Wood Green High Road should have an active employment use, with the remainder of the site being residential.
- All development should contribute positively to the Trinity Gardens Conservation Area.

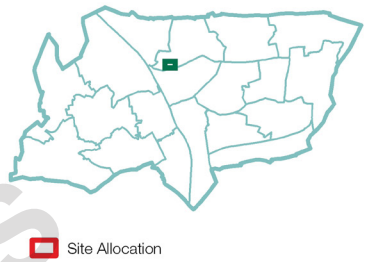
Development Guidelines

- 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 contribution may be required as set out in the Planning Obligations SPD.
- Opportunities to improve the public space fronting the site should be explored through any development.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.

STAGE 2 AMENDS

SA7: WOOD GREEN BUS GARAGE





Address	Wood Green bus garage and ancillary buildings, High Rd, N22		
Site Size (Ha)	1.34	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

2.25 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

2.26 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.

STAGE 2 AMENDS

Site Requirements

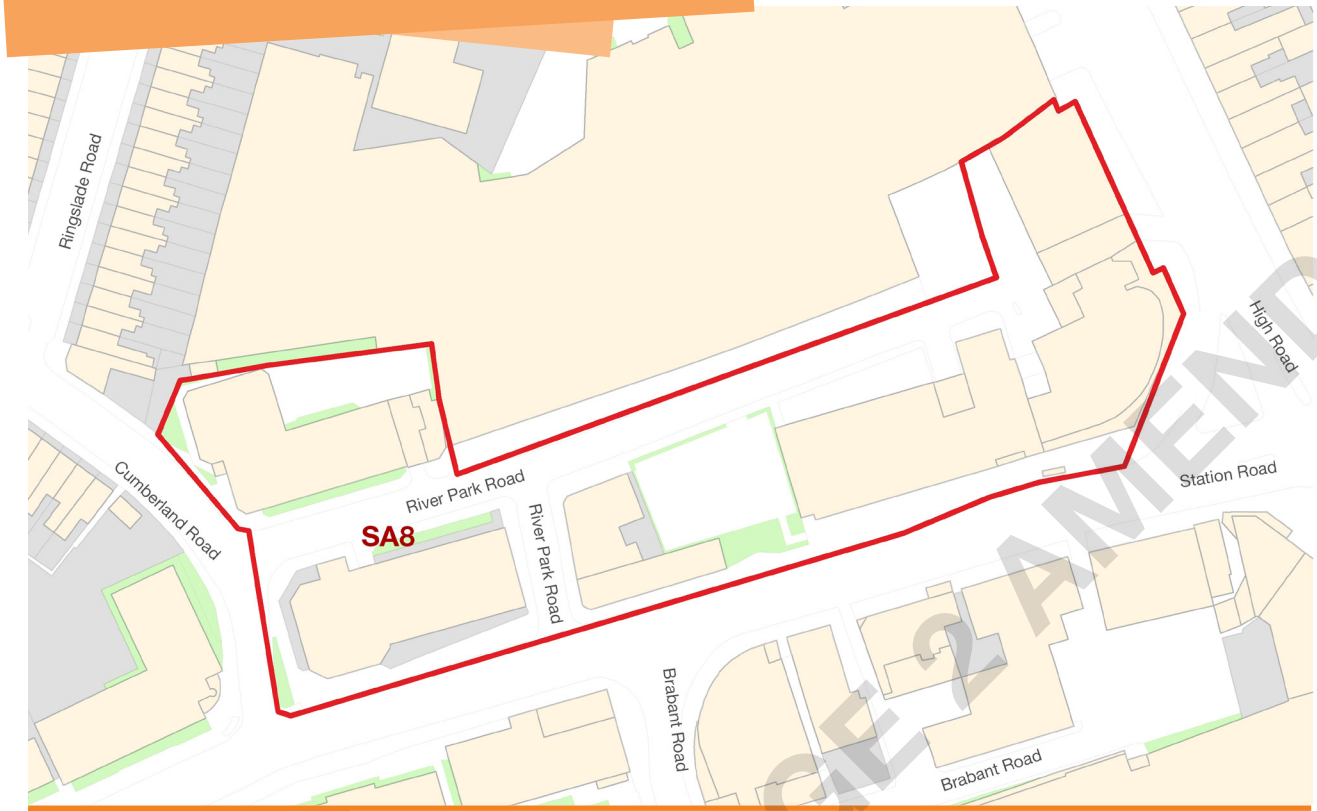
- Development should be masterplanned with the Wood Green Bus Garage site. A masterplan detailing how development on the Station Road site is complemented through any proposed design will be required. A masterplan detailing how development on the Wood Green bus garage site is complemented through any proposed design will be required in line with Policy DM55.
- 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.

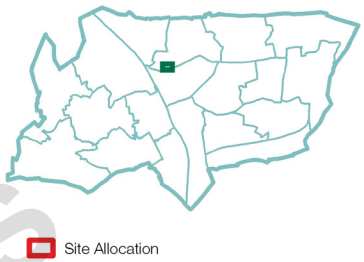
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.

STAGE 2 AMENDS

SA8: STATION ROAD OFFICES





Address	225 Wood Green High Rd, 10-48 Station Rd, 40 Cumberland Rd, Wood Green, N22		
Site Size (Ha)	0.87	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

2.27 Redevelopment of existing office buildings to create new residential led mixed use development with town centre uses at ground floor, replacement employment floorspace, and new public realm.

Commentary

2.28 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.

STAGE 2 AMENDS

Site Requirements

- Development should be in accordance with a masterplan which includes consideration of the potential redevelopment of the Wood Green Bus Garage site. Development should be in accordance with a masterplan which includes consideration of the potential redevelopment of the Wood Green Bus Garage in line with Policy DM55.
- 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).

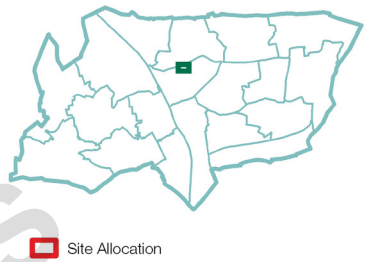
Development Guidelines

- A tall building 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, if redevelopment results in a net loss of employment floorspace, a financial contribution may 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA9: MECCA BINGO





Address	Mecca Bingo, Lordship Lane, Wood Green N22		
Site Size (Ha)	0.85	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

2.29 Redevelopment of bingo hall for town centre uses with residential above.

Commentary

2.30 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.

STAGE 2 AMENDS

Site Requirements

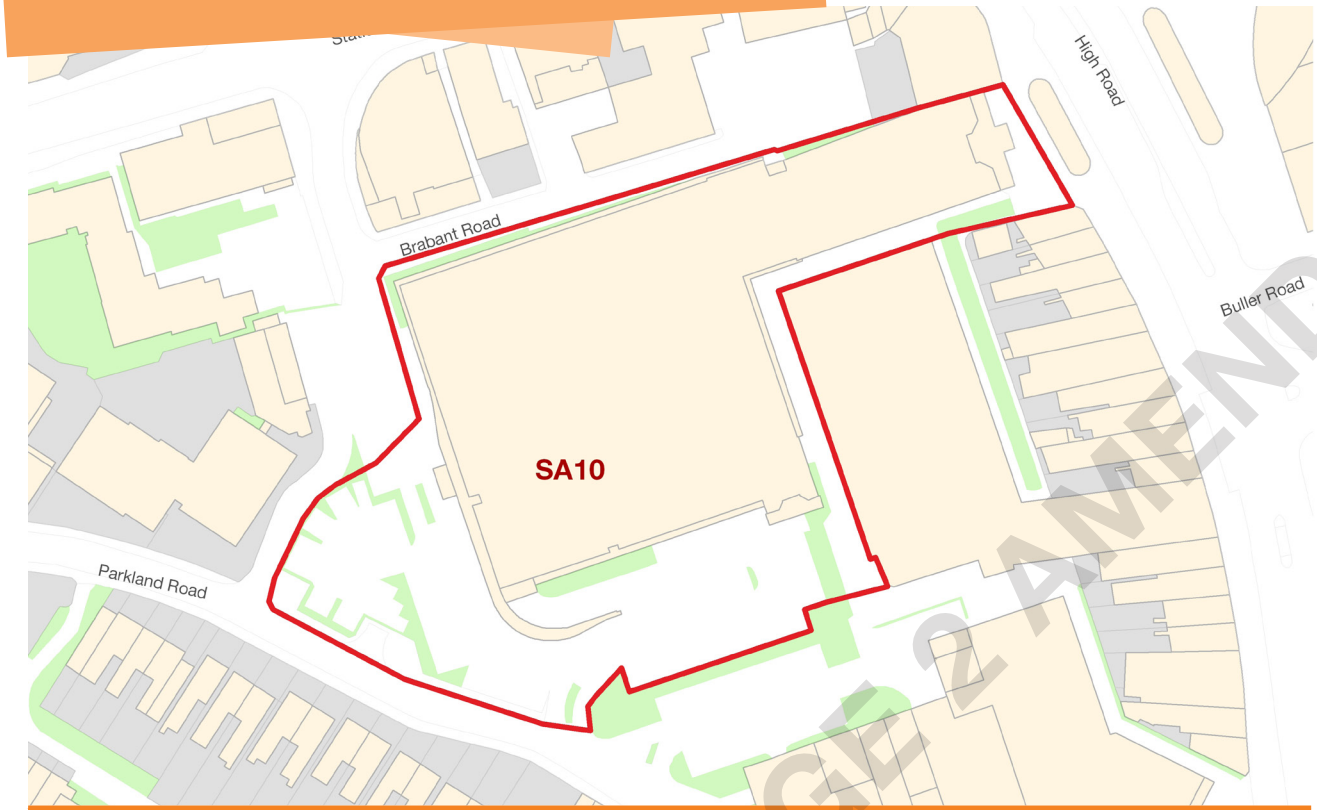
- No buildings need to be retained.
- The alignment of Wellesley Road will be extended, with townhouses provided on the southern side of the road.
- The ground floor uses fronting Lordship Lane will be secondary town centre uses.
- The Moselle runs in a culvert along the south edge of the site, and investigations around it's suitability for future use, and potential deculverting should be facilitated through any development.
- This site should preserve the setting of the adjoining Noel Park conservation area and its significance.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

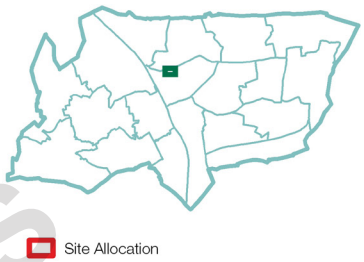
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA10: MORRISON'S WOOD GREEN





Address	Morrison's, Wood Green High Rd, N22		
Site Size (Ha)	1.02	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

2.31 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

2.32 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.

STAGE 2 AMENDS

Site Requirements

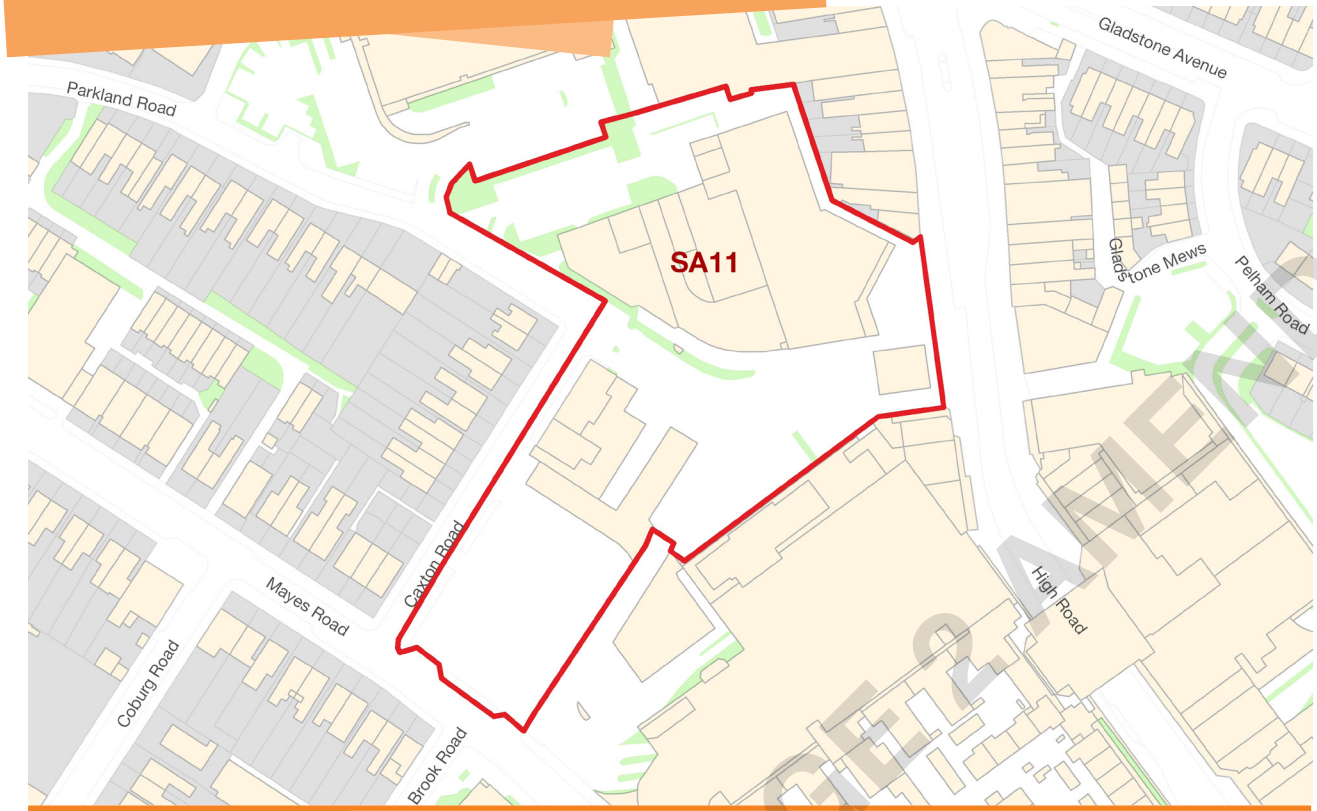
- Any planning application will be required to be accompanied by a site-wide masterplan showing how the development complements other development proposed and/or permitted on surrounding sites. Any planning application will be required to be accompanied by a sit-wide masterplan showing how the development complements other development proposed and/or permitted on surrounding sites in line with Policy DM55.
- 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.

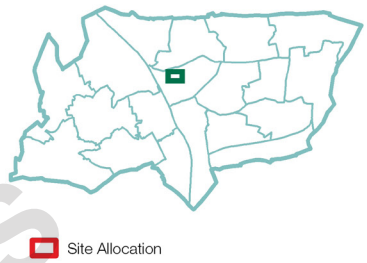
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA11: WOOD GREEN LIBRARY





STAGE 2 AMENDS

Address	Wood Green Library and Shopping Centre, Wood Green High Rd; Asian Centre, Caxton Rd, Wood Green, N22		
Site Size (Ha)	1.35	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

2.33 Subject to reprovision of the existing library use, redevelopment to create enhanced town centre uses, a new library, residential development, and a new urban square with pedestrian and cycle route linking Wood Green High Road to Alexandra Palace,

Commentary

2.34 The Wood Green Library site incorporates a number of uses including the small retail premises to the north of the Mall and the library itself which also has a retail function within it. The library is one of the best used in London, and this function must be reprovided within the Metropolitan Centre. Development will create an opportunity to deliver a new central public space with active uses to form a gateway to the redevelopment sites to the west and Alexandra Palace, and provide a key marker and destination on Wood Green High Road.

Site Requirements

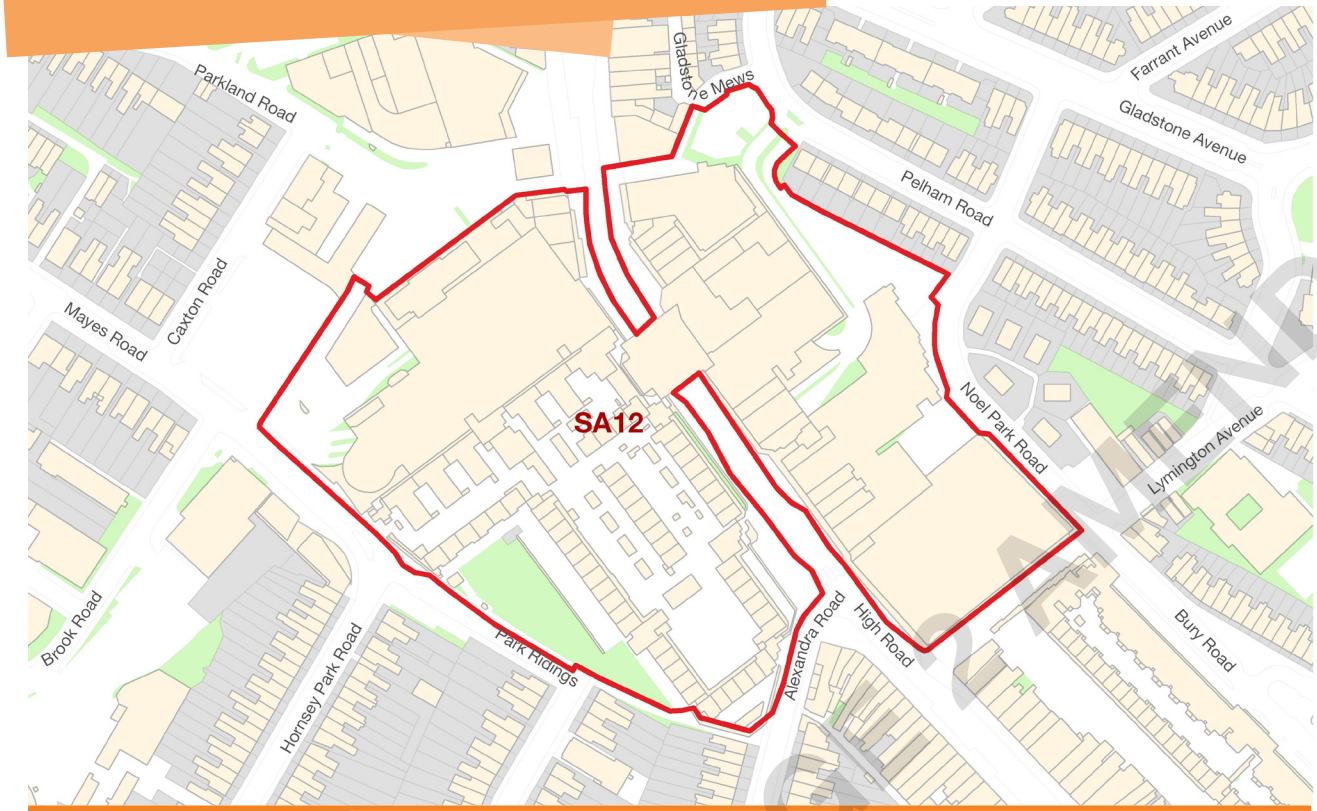
- No buildings need to be retained, but an enhanced library use and improved active frontages will be provided as part of the new development.
- A new urban square will be created, with primary town centre uses addressing the urban realm.
- A new connection through the site will be created establishing a clear, visible, link from Wood Green High Road, through the new urban square, to Wood Green's western heartland.
- Subject to the consideration of long range view, the site is considered a suitable location for a tall building.
- First and ground floor uses will be town centre uses (including the new library), with residential above.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

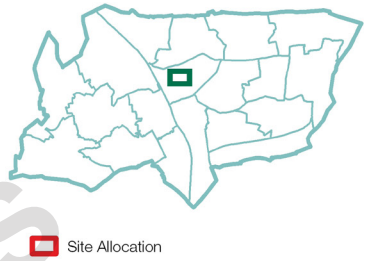
Development Guidelines

- The new urban square, including an entrance to a new library facility will serve as the new civic heart of Wood Green.
- Development heights on parts of the site directly opposite residential buildings on Caxton and Mayes Roads should respect their residential 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA12: THE MALL





Address	The Mall, Wood Green High Rd, N22		
Site Size (Ha)	4.2	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

2.35 Improvements to the public realm to improve visitor and resident amenity and the feel of Wood Green as a metropolitan centre.

Commentary

2.36 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.

STAGE 2 AMENDS

Site Requirements

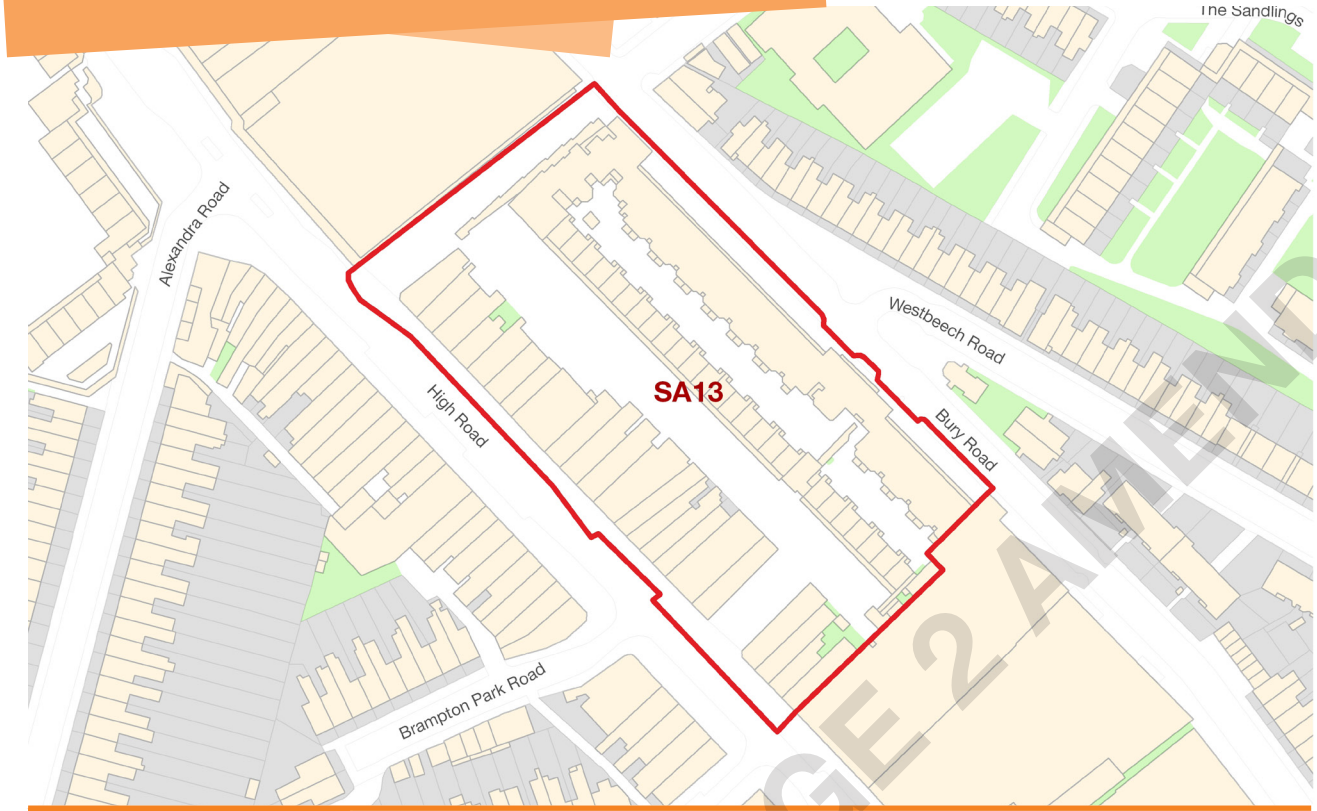
- Buildings will be retained on this site for their current uses over the plan period.
- Improved opportunities to make the site less dominating to its surrounds will be considered through improving the public realm around this site, particularly focusing on Wood Green High Rd and the new route connecting 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.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

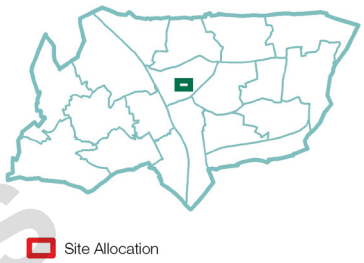
Development Guidelines

- 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. Proposals should reference the Council’s latest decentralised energy masterplan regarding how to connect, and the site’s potential role in delivering a network within the local area.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.
- 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.

STAGE 2 AMENDS

SA13: BURY ROAD CAR PARK





STAGE 2 AMENDS

Address	Bury Road Car Park, Bury Rd, Wood Green, N22		
Site Size (Ha)	1.24	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

2.37 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

2.38 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

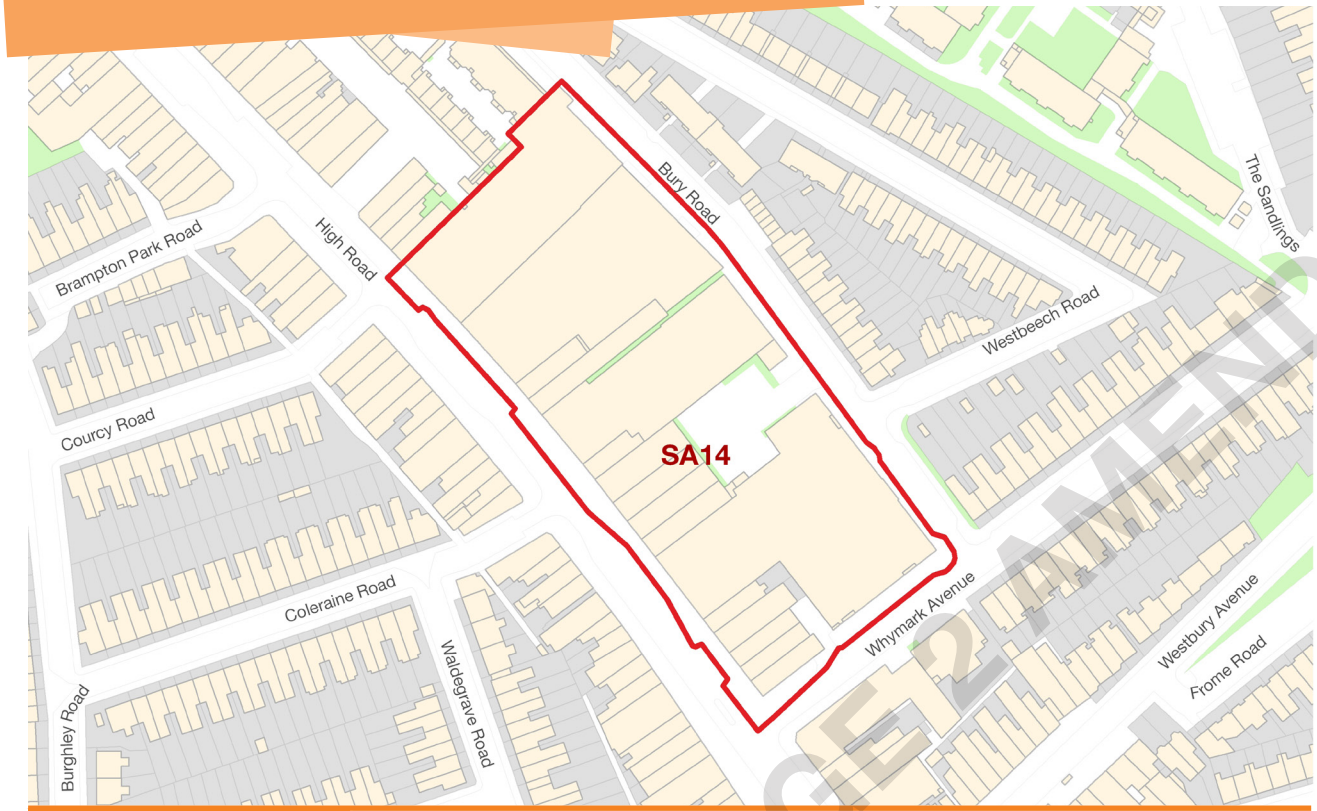
- Buildings fronting the High Road at this point are of significant conservation value, particularly the Cheapside Arcade, and will be retained. Any demolition should ensure that the existing High Road frontage buildings are unaffected, or the setting of the High Road is improved.
- Dovetail Avenue should 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.

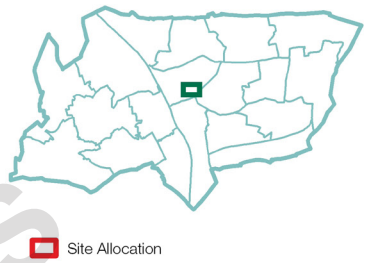
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA14: 16-54 WOOD GREEN HIGH RD





STAGE 2 AMENDS

Address	16-54 Wood Green High Rd, N22		
Site Size (Ha)	1.56	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

2.39 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

2.40 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. 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 in line with Policy DM55.
- 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/Westbury 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.

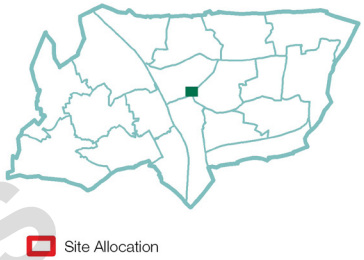
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Evidence will be required to ensure proposed uses contribute positively to the vitality of Wood Green Metropolitan Town Centre.

STAGE 2 AMENDS

SA15: WESTBURY & WHYMARK AVES





Address	Land between Westbury Avenue, Whymark Avenue, and the High Rd, Wood Green, N22		
Site Size (Ha)	0.45	PTAL Rating	6b
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Ground floor town centre uses with predominantly residential above.		
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

2.41 Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Station, with town centre uses at ground and first floor levels and residential above.

Commentary

2.42 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.

STAGE 2 AMENDS

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. 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 in line with Policy DM55.
- 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 Westbury 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.

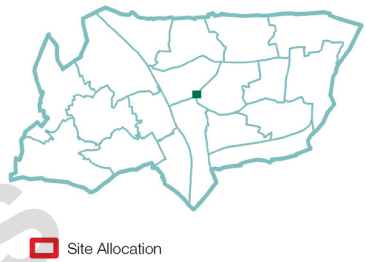
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA16: TURNPIKE LANE TRIANGLE





STAGE 2 AMENDS

Address	Triangular piece of land between Westbury Avenue, Langham Rd, Turnpike Lane, N22		
Site Size (Ha)	0.16	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

2.43 Comprehensive redevelopment creating a mix of town centre and residential uses adjacent to Turnpike Lane tube station.

Commentary

2.44 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.



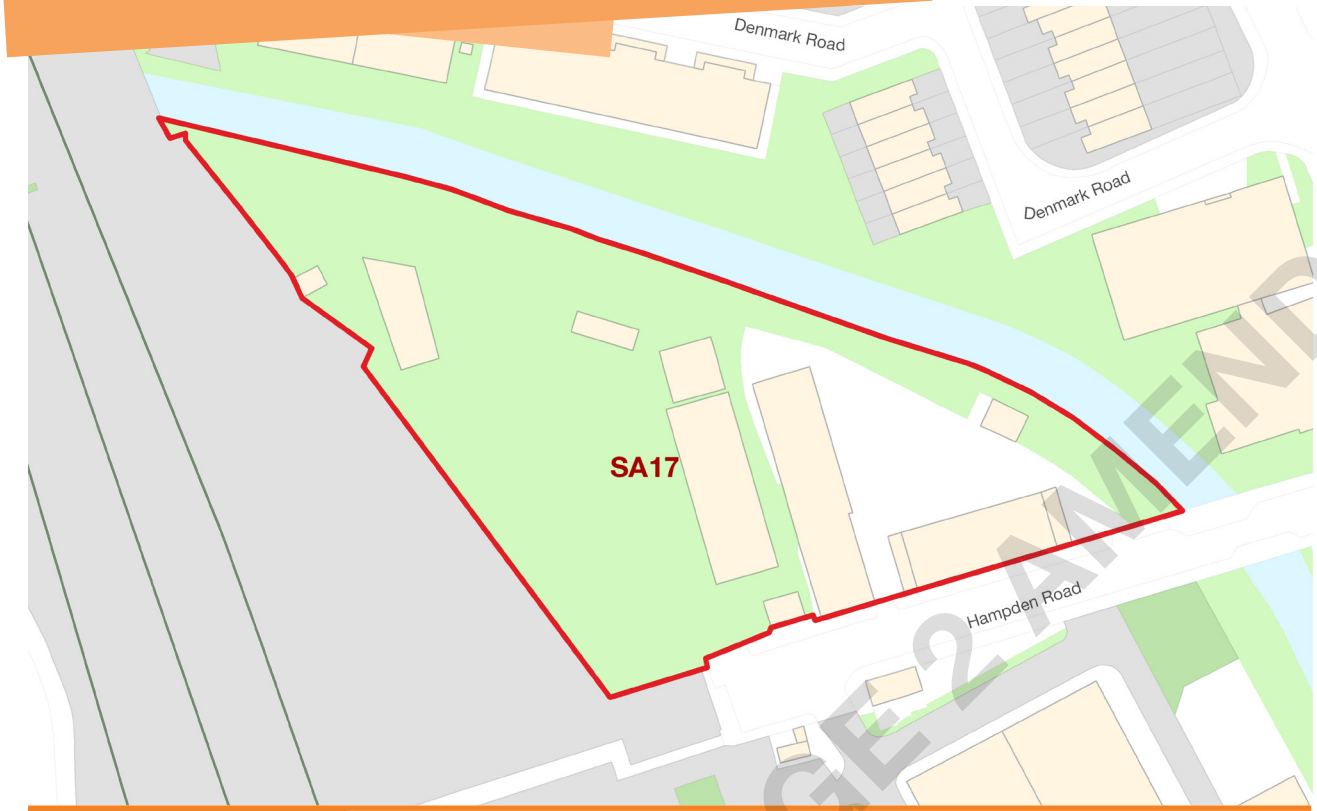
Turnpike Lane, Station

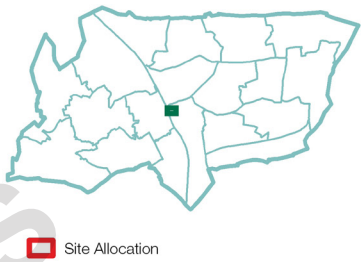
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA17: NORTH OF HORNSEY RAIL DEPOT





STAGE 2 AMENDS

Address	Land between the New River, the Great Northern Rail Line, and Hampden Road, Harringay N8		
Site Size (Ha)	0.68	PTAL Rating	4
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	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

2.45 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

2.46 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.
- Consult with Thames Water regarding enhancement of the New River path as part of the development.
- Residential development will be acceptable on this site.
- Engage in pre-application consultation with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.
- Development should enhance the currently poor quality ecological corridor on this site.

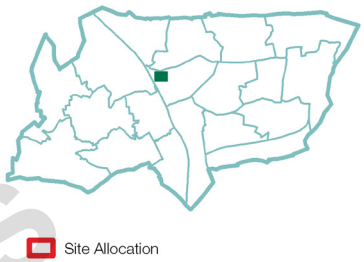
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

STAGE 2 AMENDS

SA18: WOOD GREEN CULTURAL QUARTER (NORTH)





STAGE 2 AMENDS

Address	Haringey job centre, Mayes Rd; and Guillemot Place, Clarendon Rd, Wood Green, N22		
Site Size (Ha)	0.52	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

2.47 Comprehensive redevelopment of the site for employment-led mixed use development with residential. Enhancement of the Wood Green Cultural/creative Quarter, including creation of a new north south link between Clarendon Rd and Wood Green Common.

Commentary

2.48 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 in the Borough through attractive and complementary employment uses with enabling residential use. Development will create a high quality public realm which supports opportunities to visit and gather. In order to facilitate a new connection from the Cultural Quarter towards Alexandra Palace Station, a new pedestrian/cycle link should be designed as part of comprehensive or otherwise phased development on this site to be delivered by a masterplan approach.

Site Requirements

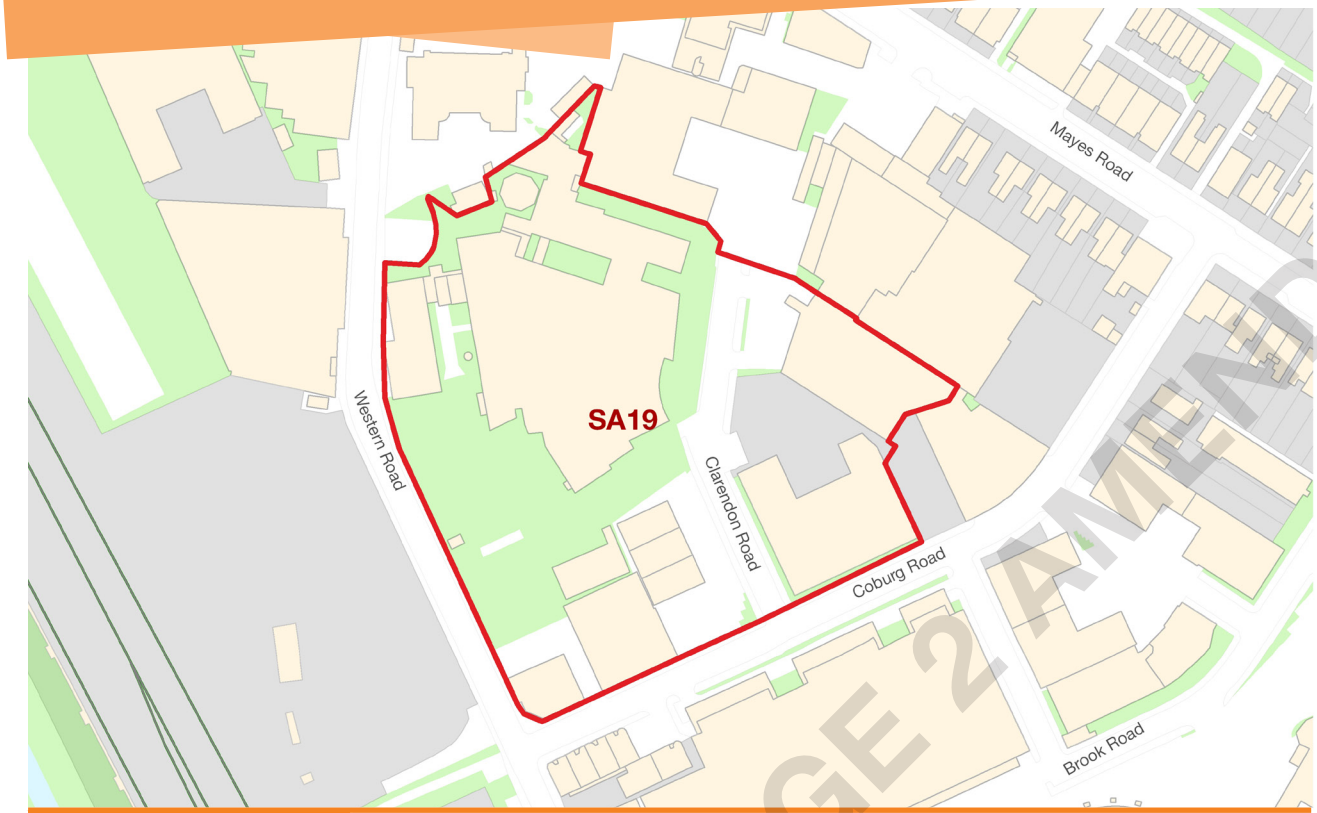
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation in line with Policy DM55.
- The Wood Green job centre and Guillemot Place are of limited architectural quality, and will be permitted for redevelopment.
- The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan.
- In collaboration with neighbouring sites SA19 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to 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 development should demonstrate that the maximum quantum of employment floorspace feasible should be provided on this site. has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 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 increase the viability of new workspace
- Development should have regard to the adjoining site allocations (SA19 & SA20) and follow the principles set out in any future Wood Green AAP.
- 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.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

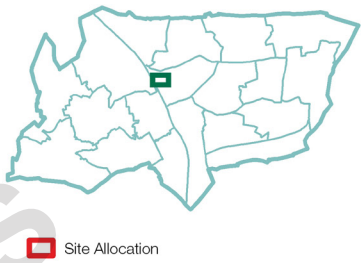
STAGE 2 AMENDS

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 connection of this route at Mayes Road, Western Road or the confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal and safe new connection to the existing road network, which is acceptable in highways terms, is created.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

SA19: 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)	1.97	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

2.49 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

2.50 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.

STAGE 2 AMENDS

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. 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 in line with Policy DM55.
- 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 development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- Uses that positively support the enhancement of the cultural quarter will be expected as part of any redevelopment.
- This site should preserve the setting of the adjoining Wood Green Common conservation area and its significance.
- In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north 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.
- 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.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

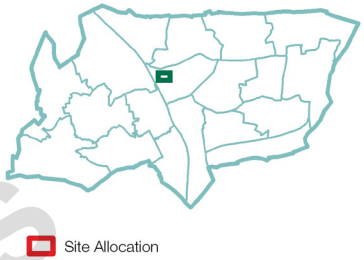
STAGE 2 AMENDS

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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

SA20: WOOD GREEN CULTURAL QUARTER (EAST)





STAGE 2 AMENDS

Address	105-107, and land rear of 83-103 Mayes Rd; and 2 Coburg Rd, Wood Green, N22		
Site Size (Ha)	0.68	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

2.51 Redevelopment of existing buildings to create employment-led mixed use development with residential.

Commentary

2.52 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. 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 in line with Policy DM55.
- The Chocolate Factory 2 building on Coburg Road should be retained, and secondary town centre uses protected.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- Development should follow the principles set out in any future Council-approved masterplan
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west 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.
- Development should have regard to the adjoining site allocations (SA18 & SA19) and follow the principles set out in any future Wood Green AAP.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

Development Guidelines

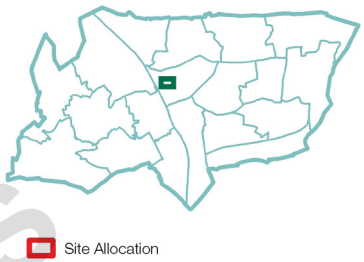
- Heights should be reduced to the north east of the site to minimise the effect on residential properties on Mayes Rd.
- New pedestrian links from Coburg Rd to the extended Clarendon Rd should be created through this site.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.


Wood Green

STAGE 2 AMENDS

SA21: CLARENDON SQUARE GATEWAY





STAGE 2 AMENDS

Address	Iceland and land behind and Bittern Place, Brook Rd, Wood Green, N22		
Site Size (Ha)	1.34	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

2.53 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

2.54 This site plays an important role in linking the Haringey Heartlands area to Wood Green High Rd. The future development will make viable a safe pedestrian and cycling link from Wood Green to Alexandra Palace Park via the Heartlands area, and Cultural Quarter.

2.55 New commercial and residential development will be permitted along this route.

Site Requirements

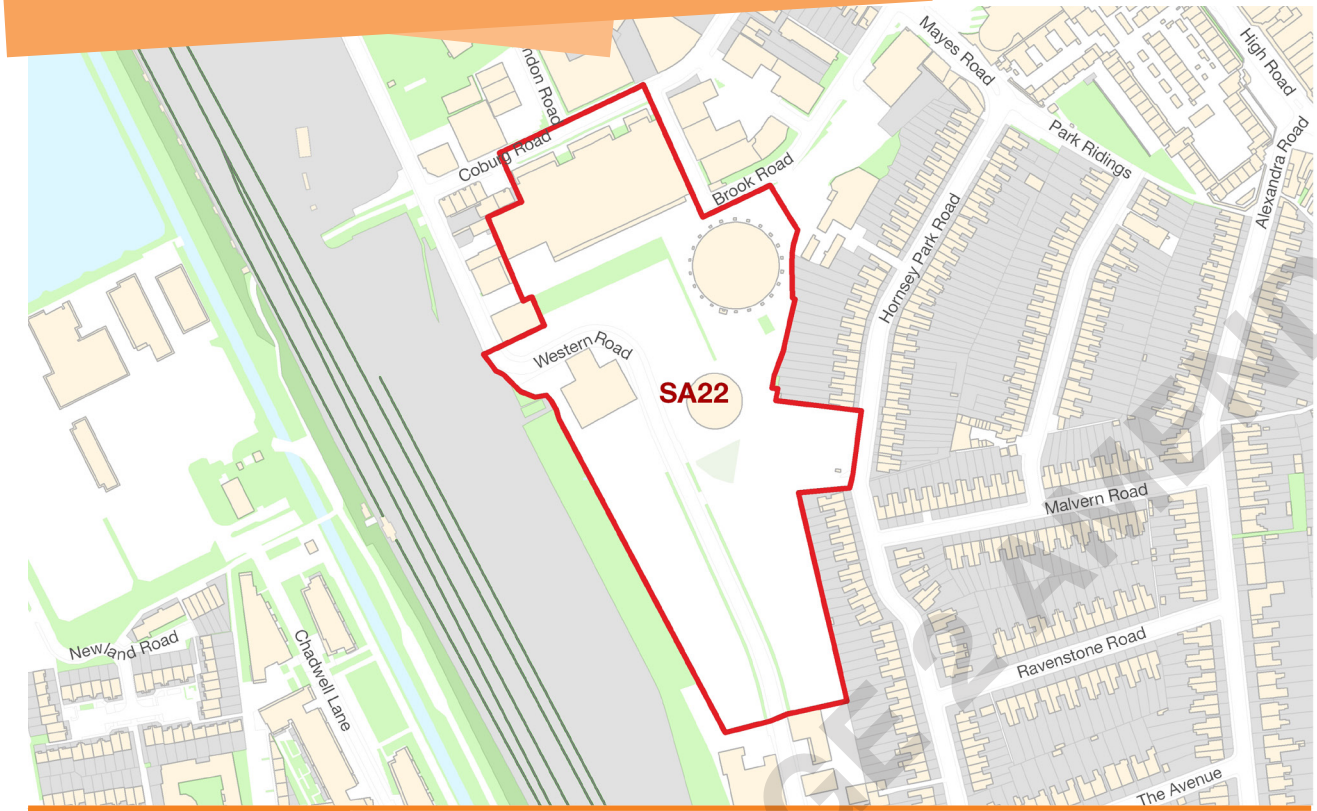
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation in line with Policy DM55.
- 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 development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- The frontages to the new east-west route should be active non-residential uses facing onto the street.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

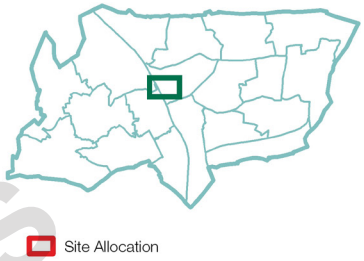
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- The east-west linkage should be as straight as possible between Wood Green High Rd and Clarendon Square.

STAGE 2 AMENDS

SA22: CLARENDON SQUARE





Address	Clarendon Square, Hornsey Park Rd, Mayes Rd, Clarendon Rd, N8		
Site Size (Ha)	4.66	PTAL Rating	4-6
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 m²	Town Centre m²	Other m²
	1,080	700	920	550

Development granted Permission (HGY/2009/0503)

2.56 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.

2.57 A Section 73 application relating to the enabling works to deliver this site including the dismantling of the gas holders was granted in 2014.

STAGE 1 ADOPTED

Proposed Site Allocation

2.58 Creation of employment, residential and education uses, a new urban square, and improved linkages through the area.

2.59 Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park Road will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.

Commentary

2.60 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. 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 in line with Policy DM55.
- 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.
- Any new planning application promoting an increased scale and density of development, beyond that already provided for by planning permission HGY/2009/0503, will be required to demonstrate that the proposal would not compromise the deliverability of development of the adjoining sites

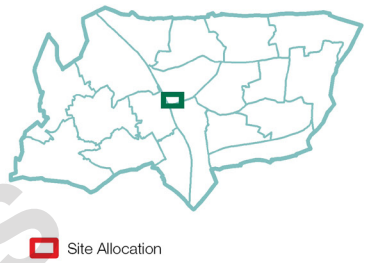
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA23: CLARENDON RD SOUTH





Address	27-33 & 9-70 Clarendon Rd, Wood Green, N22		
Site Size (Ha)	2.18	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

2.61 Realign Clarendon Rd and create employment-led mixed use development to complement the Clarendon Road Square development site.

Commentary

2.62 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.

STAGE 2 AMENDS

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. 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 in line with Policy DM55.
- 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 increase the viability of new workspace
- Alternative reprovision of the West Indian Cultural Centre will need to be agreed before development can proceed.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- 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.

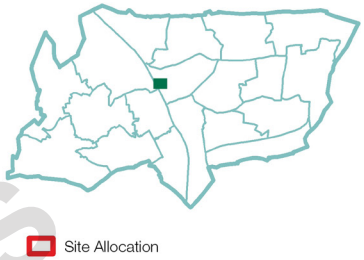
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- Business uses should respect adjacent residential.

STAGE 2 AMENDS

SA24: NW OF CLARENDON SQUARE





Address	70-89 Clarendon Rd & 57-77 Coburg Rd, Wood Green N22		
Site Size (Ha)	0.29	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

2.63 Redevelopment of existing buildings with new high density employment-led mixed use development with residential.

Commentary

2.64 This site represents an opportunity for intensification to complement the Clarendon Square redevelopment. Any proposals for redevelopment will need to secure new employment uses.

STAGE 2 AMENDS

Site Requirements

- No buildings need to be retained.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

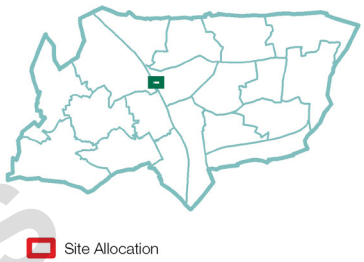
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

SA25: 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

2.65 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

2.66 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.

STAGE 2 AMENDS

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. This 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.
- The impacts on local views from and within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed.
- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.

STAGE 2 AMENDS

Sites in the South of the borough

Introduction to the area

2.67 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.

2.68 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.

2.69 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 (pp70-76)

2.70 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

2.71 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.

2.72 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

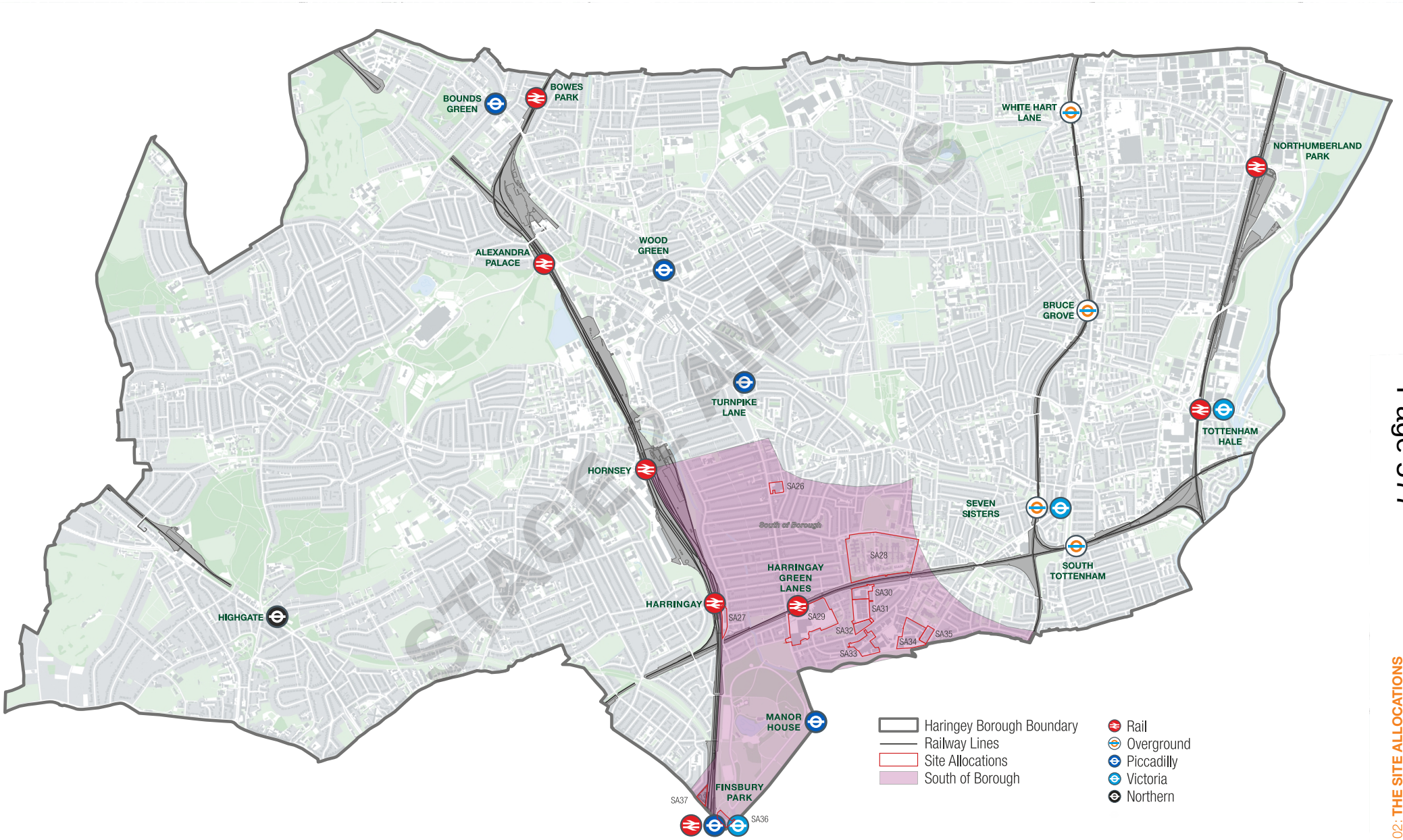
2.73 New town centre frontages are proposed to give Finsbury Park District Centre status, thus complementing its existing designation in LB Islington. The Site Allocations DPD, alongside the guidance included in the Finsbury Park Town Centre SPD will guide development in this area. Sites included in this area are:

SA 36: Finsbury Park Bowling Alley

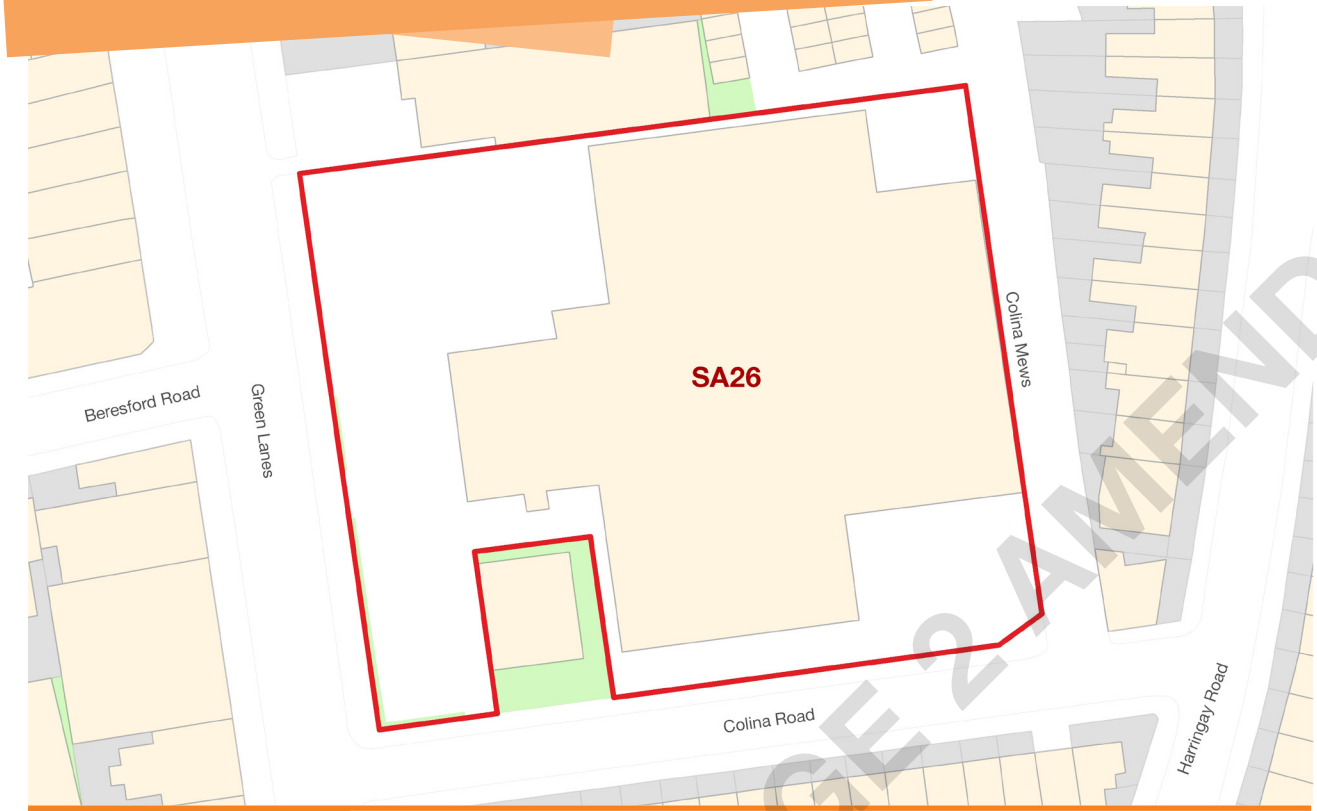
SA 37: 18-20 Stroud Green Rd

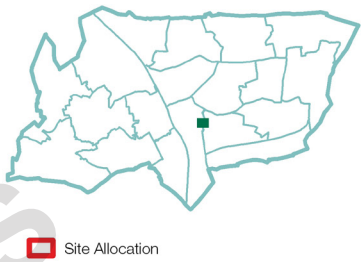
STAGE 8 AMENDS

FIGURE 2.6 Sites in the South of the Borough



SA26: HAWES & CURTIS, GREEN LANES





Address	Hawes & Curtis Outlet, Green Lanes, N8		
Site Size (Ha)	0.58	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

2.74 Mixed use redevelopment to create residential-led mixed use with a new medical facility.

Commentary

2.75 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.

STAGE 2 AMENDS

Site Requirements

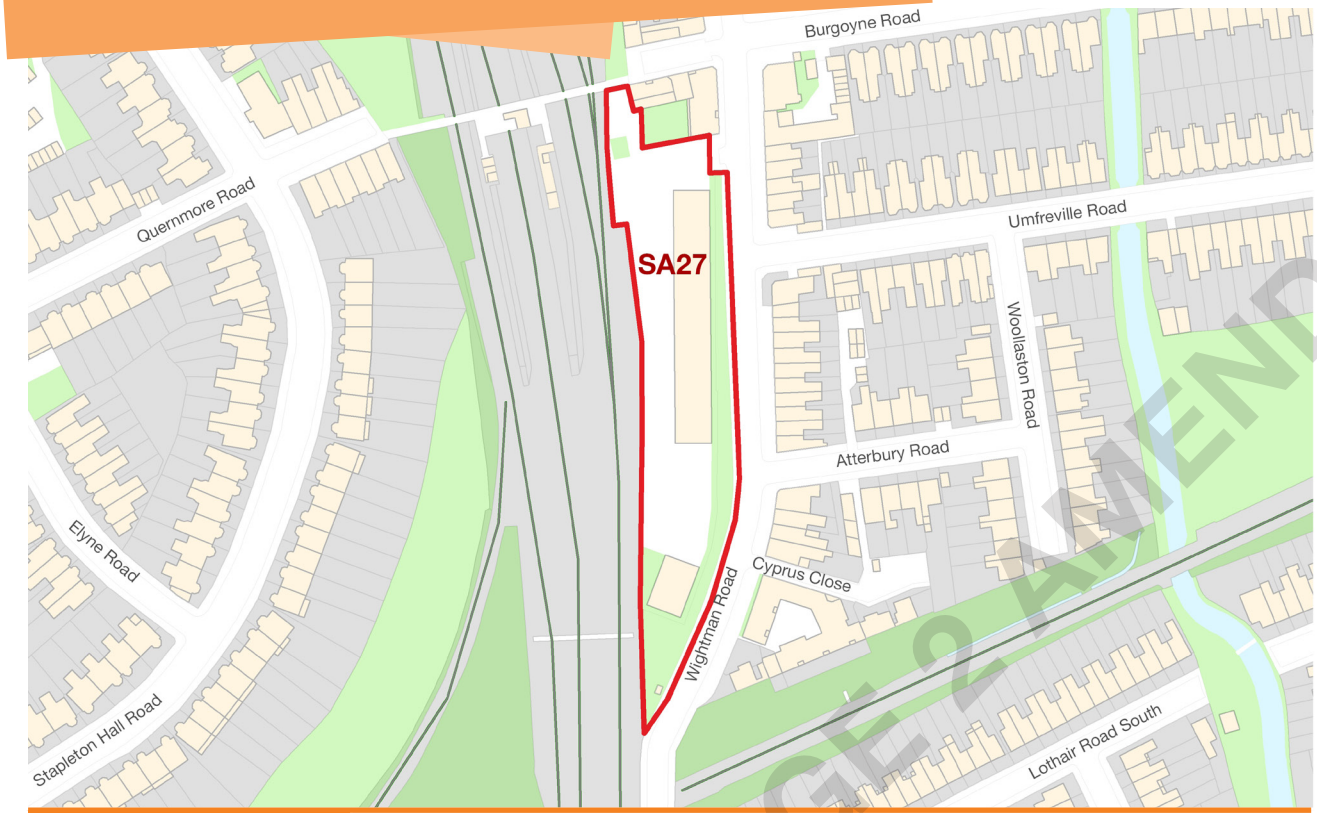
- London Underground Ltd will be consulted regarding the retention of the London Underground vent as part of the scheme.
- A new health centre at the ground floor use facing onto Green Lanes should be provided.
- Designs for this site should show how they do not prejudice a future development of the adjoining garages to the north of the site on Colina Mews.

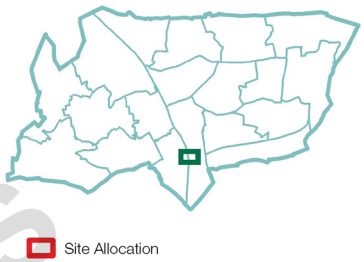
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.

STAGE 2 AMENDS

SA27: WIGHTMAN RD





Address	Jewson's builders yard, Wightman Road, N4		
Site Size (Ha)	0.59	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

2.76 Enabling residential development to improve east-west cycling connection along Burgoyne Rd.

Commentary

2.77 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.

STAGE 2 AMENDS

Site Requirements

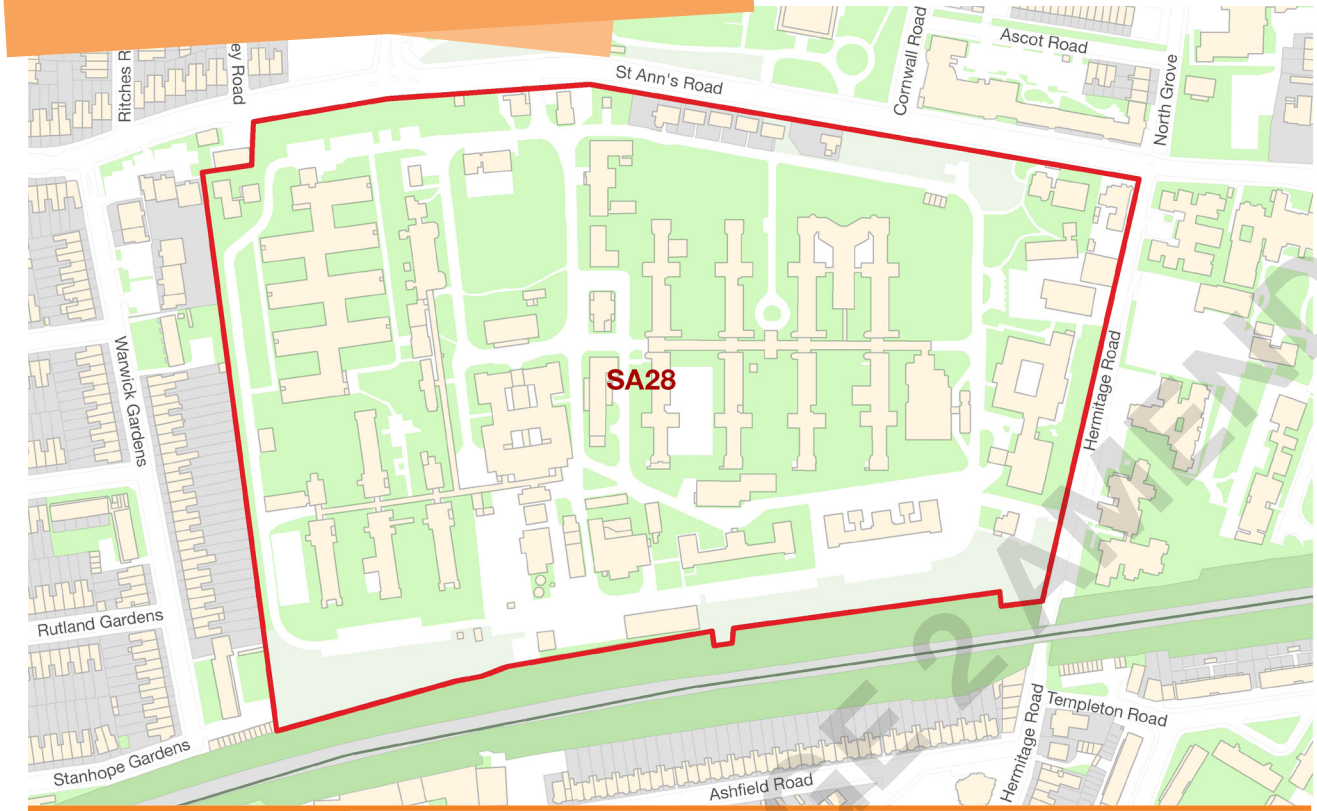
- No buildings are required to be retained.
- The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.
- The site will be residential.
- This development should investigate opportunities to improve 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.

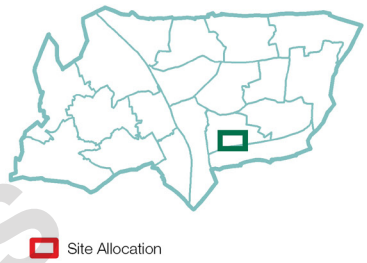
Development Guidelines

- 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 contribution may 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- Development should demonstrate how it will make a positive contribution to the setting of the Stroud Green Conservation Area to the west.

STAGE 2 AMENDS

SA28: ST. ANN'S HOSPITAL SITE





Address	St. Ann's Hospital, St. Ann's Rd, N4		
Site Size (Ha)	11.41	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 m²	Other m²
	456	148	5,100

Proposed Site Allocation

2.78 Enabling residential development to rationalise and improve the existing hospital site.

Commentary

2.79 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.

STAGE 2 AMENDS

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 the development should preserve and enhance the character of the conservation area, its significance, and its setting as per the statutory requirements.
- New open space should be provided on the site which complements the nearby Chestnuts Park.

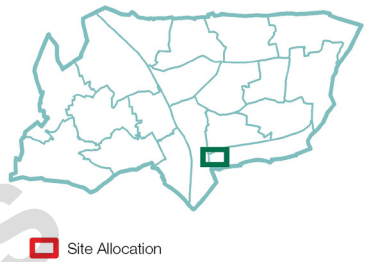
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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 a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA29: ARENA RETAIL PARK





Address	Arena Retail Park, Green Lanes, Harringay, N4			
Site Size (Ha)	5.49	PTAL Rating	3-6	
Timeframe for delivery	2011-2015	2015-2020	2020 onwards	
Current/Previous use	Vacant former gas works			
Ownership	Mix of public and private freeholds			
How site was identified	GLA SHLAA 2013			
Planning designations	Green Lanes District Centre Secondary frontage SINC borough grade II: Harringay Stadium Slopes Metropolitan Open Land			
Indicative Development Capacity	Net residential units	Employment m²	Town Centre m²	Other m²
	539	5,390	5,390	5,390

Proposed Site Allocation

2.80 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

2.81 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.

STAGE 4 AMENDS

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. 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 in line with Policy DM55.
- 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. Proposals should reference the Council’s latest decentralised energy masterplan regarding how to connect, and the site’s potential role in delivering a network within the local area.
- 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 a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.
- Evidence will be required to ensure proposed uses contribute positively to the vitality of Green Lanes District Centre.

STAGE 2 AMENDS

Harringay Warehouse District

Current Situation

2.82 The area covered by this set of policies is a collection of buildings commercial in nature and of a range of quality. The location and sites that fall within the Warehouse Living Area are set out in Figure 2.7. There is a strong link to the textile manufacturing trade, although there is a wide range of goods manufactured within the employment area. The area surrounding the industrial buildings consists of terraced housing, and in some parts industrial and resident uses sit side by side.

2.83 The site can be considered in two sections, 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.

2.84 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 Strategic Policies. Arena and Omega have mixed use site specific proposals identified in the 2006 Unitary Development Plan.

2.85 Warehouse living in the Haringey context, is proposed as a technical term, and 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.

2.86 Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m^2 of gross new commercial floorspace.

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.

STAGE 2 AMENDS

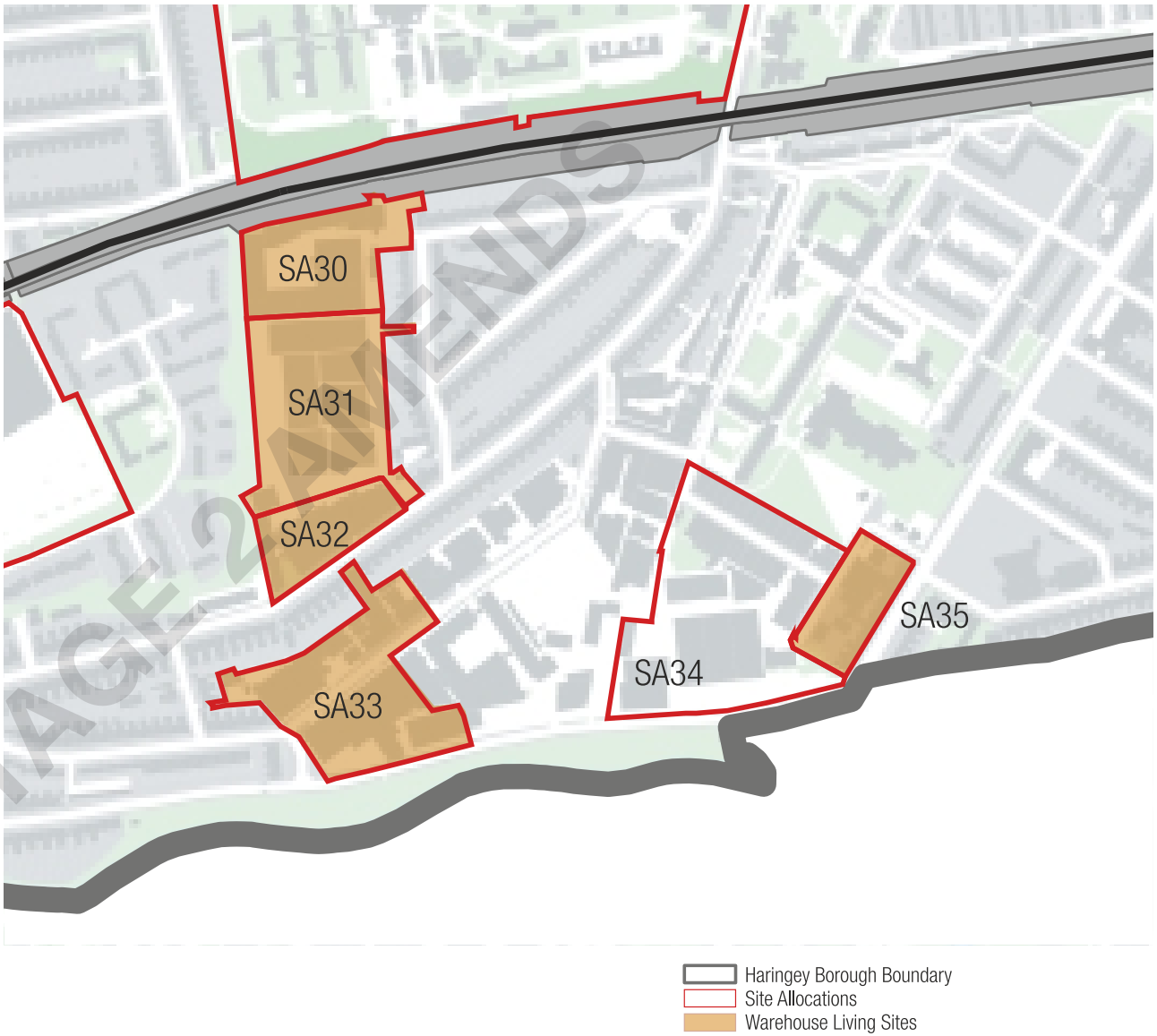
FIGURE 2.7 Harringey Warehouse District vision

- 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 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

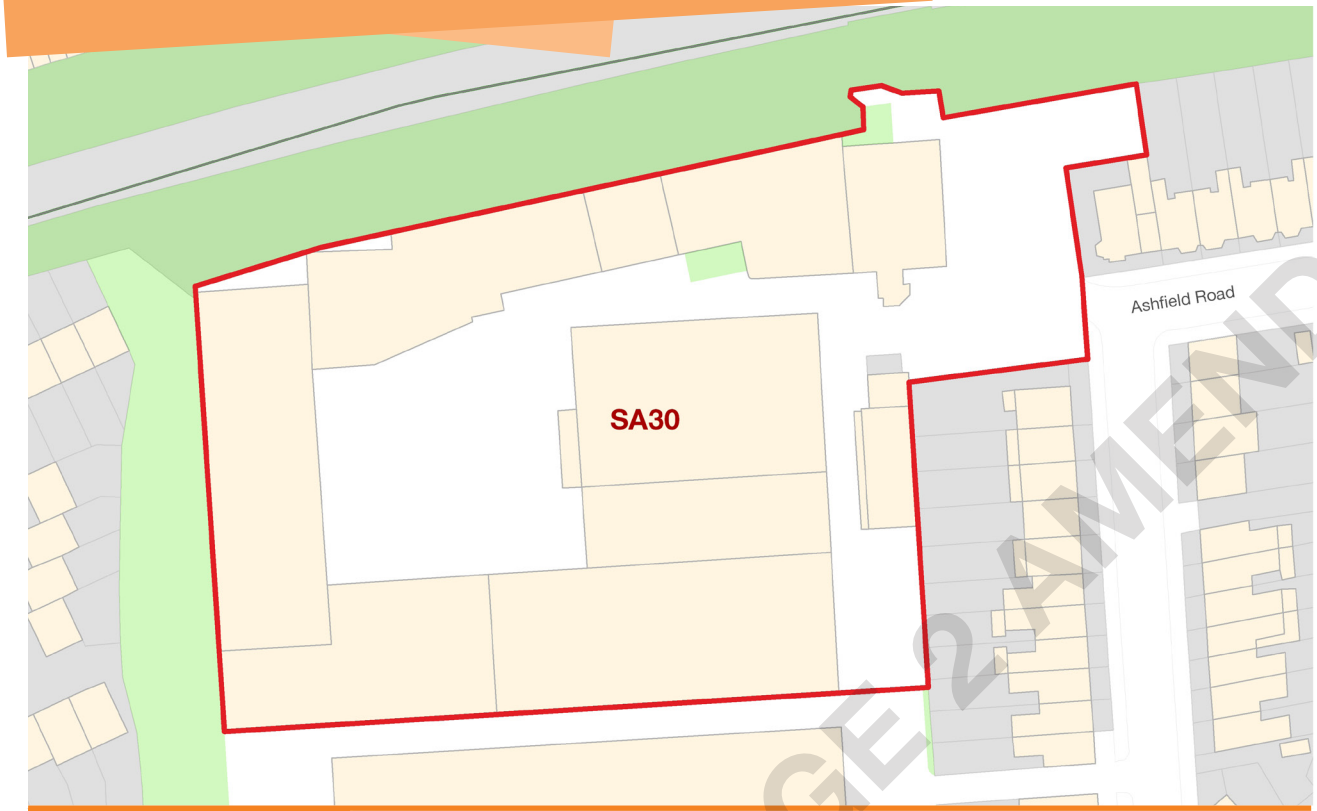
2.87 The creation of a collection of thriving creative quarters, providing jobs for the local economy, cultural output that can be enjoyed by local residents, and places for local artists to live and work.

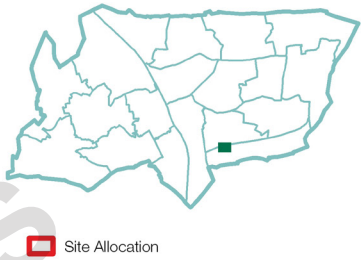
2.88 The Council will work with local landowners and residents to produce masterplans and potentially an SPD to help guide development in the area. This is set out in Policy DM39. Any change from existing employment use will need to be accompanied by detailed management arrangements that secure long term access to affordable business premises.



STAGE 2 AMENDS

SA30: ARENA DESIGN CENTRE





Address	Arena Design Centre, Ashfield Rd, Harringay N4		
Site Size (Ha)	0.95	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	
	not identified	not identified	

Proposed Site Allocation

2.89 Potential development to increase accessibility, providing increased mixed use floorspace including warehouse living accommodation.

Commentary

2.90 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.

2.91 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.

STAGE 2 AMENDS

Site Requirements

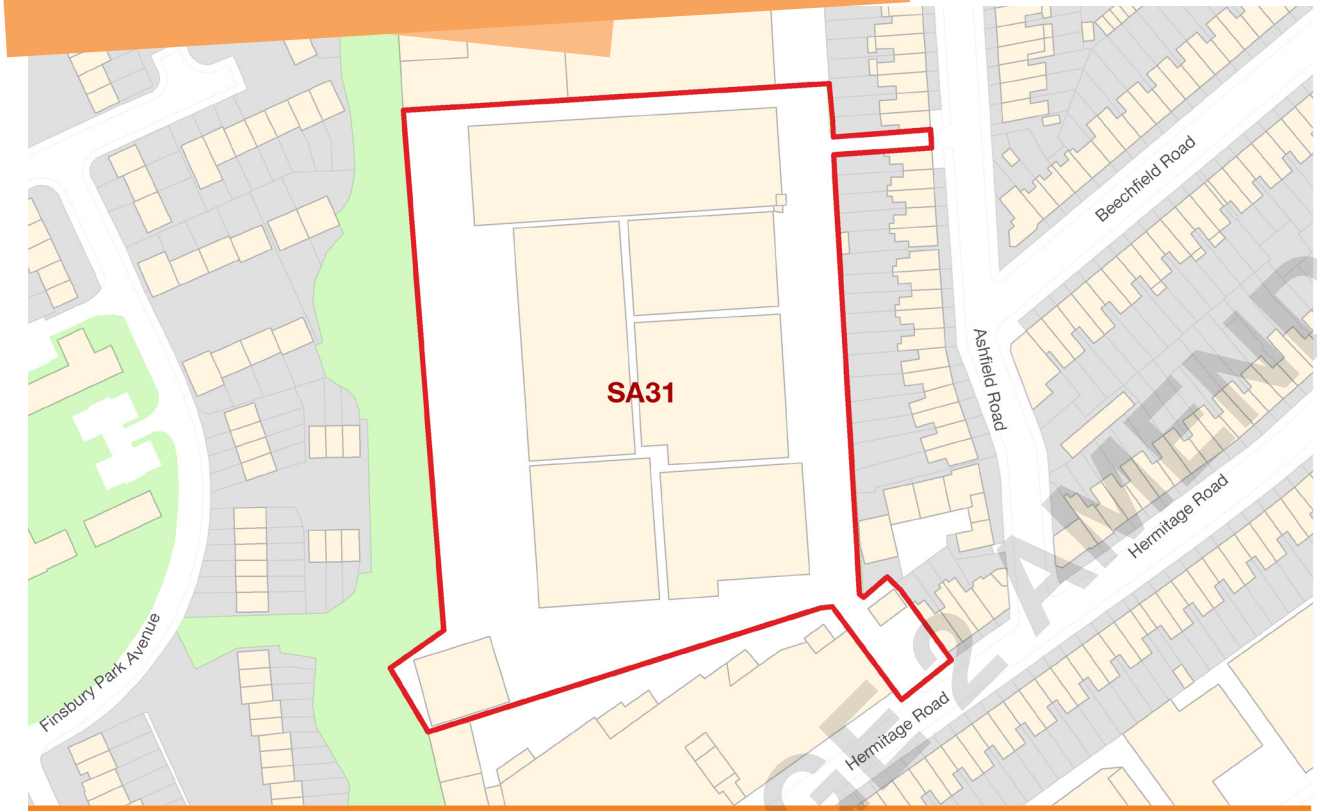
- A site-wide masterplan will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 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.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

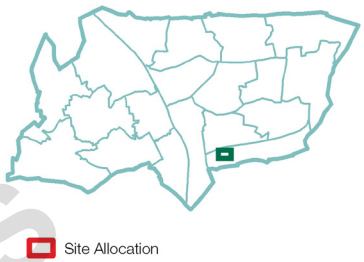
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA31: CRUSADER INDUSTRIAL ESTATE





Address	Crusader Industrial Estate, Hermitage Rd, Harringay N4		
Site Size (Ha)	1.57	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	
	not identified	not identified	

Proposed Site Allocation

2.92 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

2.93 A new street layout that improves accessibility through the site will be considered on this site.

STAGE 2 AMENDS

Site Requirements

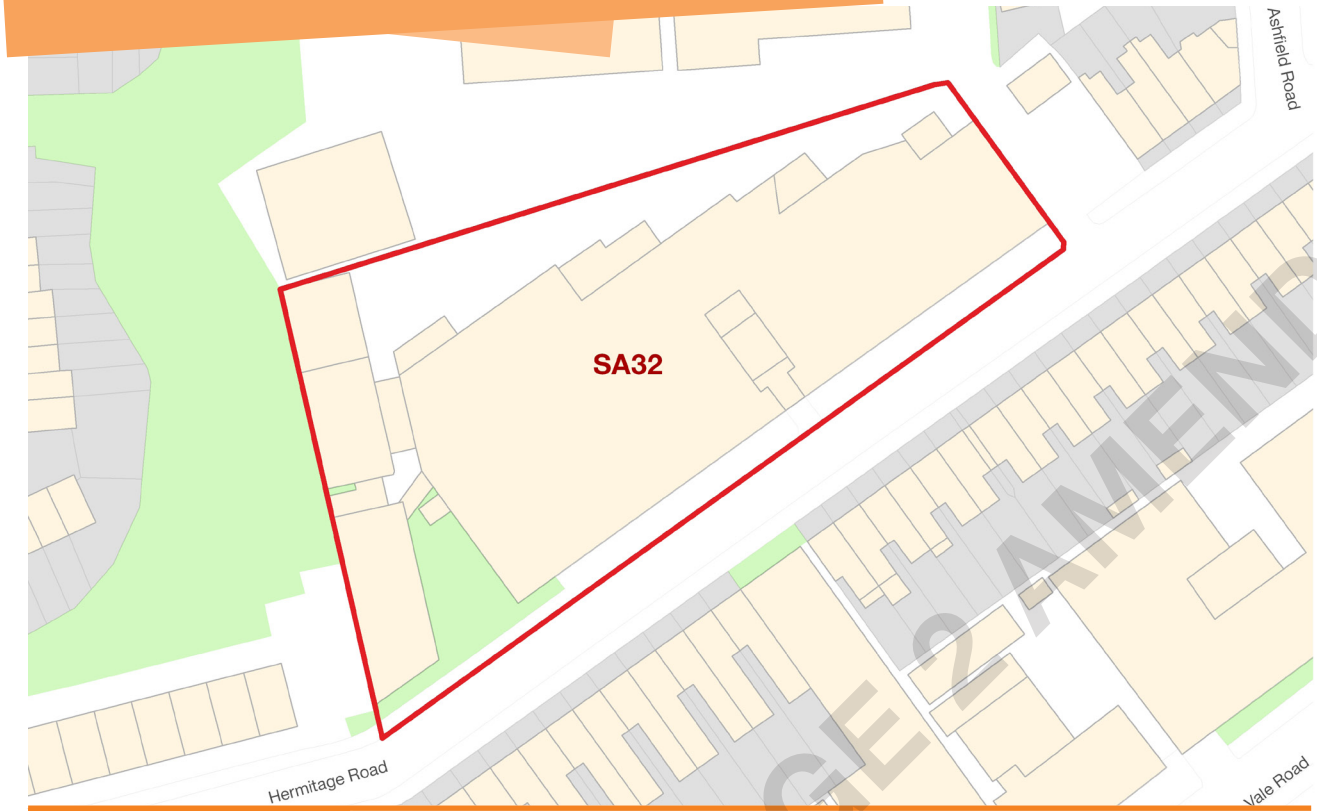
- None of the buildings need to be retained, although business relocation (either on or off-site) should be considered as necessary before redevelopment can proceed.
- Any development will be required to be masterplanned in such a way to consider the adjacent Arena and Omega sites.
- Employment-generating 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.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.
- The principles of Policy DM39 apply to the site.

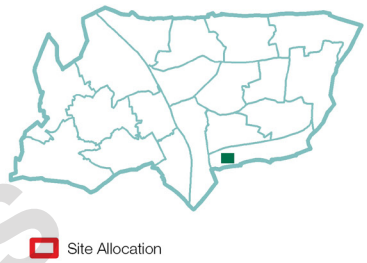
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA32: OMEGA WORKS





Address	Omega Works, Hermitage Rd, Harringay N4		
Site Size (Ha)	0.56	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	
	not identified	not identified	

Proposed Site Allocation

2.94 Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

Commentary

2.95 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.

2.96 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.

STAGE 2 AMENDS

Site Requirements

- A site-wide management plan masterplan will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances.
- 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.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 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.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

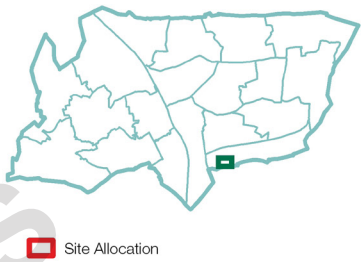
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA33: VALE/EADE RD





Address	85-87 Eade Rd, 91-95 Vale Rd, 136 Hermitage Rd, Harringay N4		
Site Size (Ha)	1.54	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	
	not identified	not identified	

Proposed Site Allocation

2.97 Potential development to increase accessibility providing increased employment floorspace, and provide warehouse living accommodation.

Commentary

2.98 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.

2.99 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.

2.100 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.

STAGE 2 AMENDS

Site Requirements

- No buildings need to be retained.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 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.
- Affordable rent may be sought having regard to the viability of the scheme as a whole 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.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

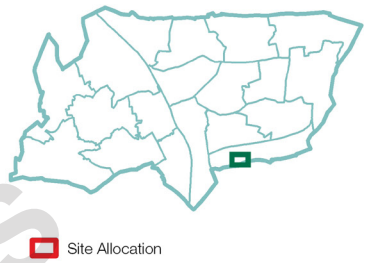
Development Guidelines

- 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 National Grid operations began.
- There is a significant slope from Eade down to Vale Rd, and it is considered that heights can be increased at the eastern edge where there is a more industrial character.
- Development to the east of this site is allocated to remain in designated employment use. The north-south connection through the site from Hermitage Rd to Eade Rd should provide a buffer between any more human-oriented live/work uses on this site.
- The new link should provide a straight, secure, pedestrian and cycling route.
- Development adjacent to residential properties on Vale and Hermitage Rds should be limited to avoid overlooking.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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 is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA34: OVERBURY & EADE RDS





Address	85-87 Eade Rd, 91-95 Vale Rd, 136 Hermitage Rd, Harringay N4		
Site Size (Ha)	2.35	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	
	not identified	not identified	

Proposed Site Allocation

2.101 Potential development to increase accessibility, providing increased mixed use floorspace including warehouse living accommodation.

Commentary

2.102 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.

2.103 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.

STAGE 3 AMENDS

Site Requirements

- A site-wide management plan masterplan will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances.
- 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.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

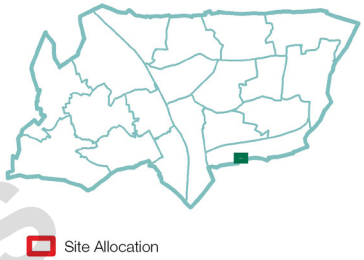
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA35: L/B SEVEN SISTERS & TEWKESBURY RDS





STAGE 2 AMENDS

Address	341-379 Seven Sisters Rd, 6-46 Tewkesbury Rd, N4		
Site Size (Ha)	0.53	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

2.104 Redevelopment of existing buildings to create a higher quality streetscape on Tewkesbury Road, and complement the Harringay Warehouse neighbourhood.

Commentary

2.105 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 contribution may 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA36: FINSBURY PARK BOWLING ALLEY





STAGE 2 AMENDS

Address	Finsbury Park Bowling Alley, 2-8 Stroud Green Road, 263-271 Seven Sisters Rd		
Site Size (Ha)	0.58	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

2.106 Redevelopment to create improved entrance to Finsbury Park from the station, a new leisure facility, town centre use with residential above.

Commentary

2.107 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

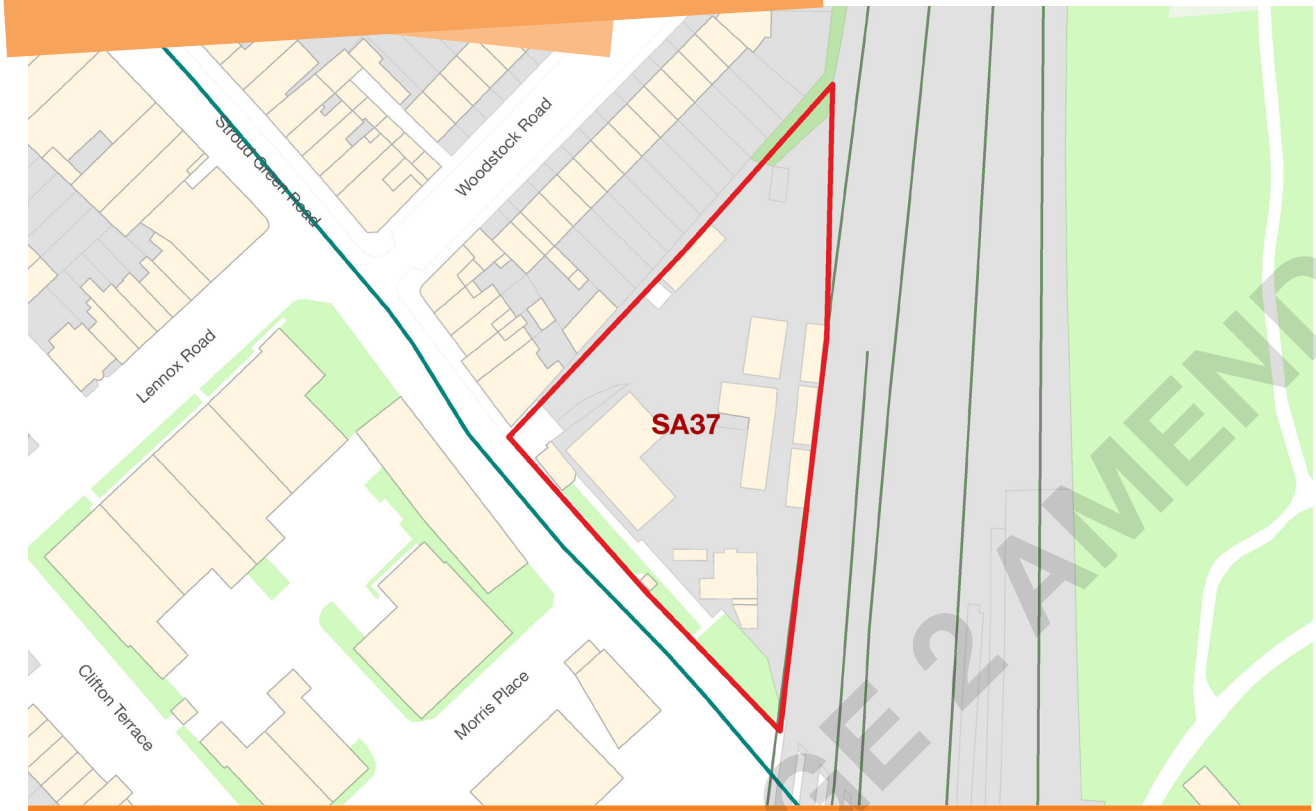
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation in line with Policy DM55.
- The Twelve Pins pub should be retained, although demolition and reprovision of the pub extension could be considered.
- The entrance to the park from Station Place will be enhanced, with a clear, visible, open pedestrian and cycling route provided.
- The urban realm around the public house should be improved, with the design integrated into the improved park entrance, creating a clear link from the station into the park.
- This site may be suitable for a tall building if designed in accordance with Policy DM6
- An appropriate leisure 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.

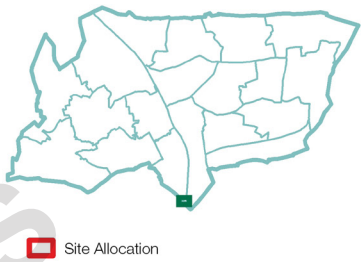
Development Guidelines

- 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 preserve and enhance the setting of the conservation area and 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.

STAGE 2 AMENDS

SA37: 18-20 STROUD GREEN RD





Address	18-20 Stroud Green Rd, Finsbury Park, N4		
Site Size (Ha)	0.44	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

2.108 New town centre frontage onto Stroud Green Road, with residential development above and behind.

Commentary

2.109 This site represents an opportunity to create new town centre uses within the Finsbury Park District Centre, along with residential development.

STAGE 2 AMENDS

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 of the site the adjoining Stroud Green conservation area and its significance.
- Development of the site should preserve the setting of the adjoining Stroud Green conservation area and its significance.

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 contribution may 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.
- The design and height of buildings should have regard to the long views, and prominence of the site from Finsbury Park, which is designated MOL.

STAGE 2 AMENDS

Highgate Neighbourhood Area

2.110 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 to produce a Neighbourhood Plan for the area.

2.111 Most sites in this section have been nominated by the Highgate Neighbourhood 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 (pp98-112)

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

2.112 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.



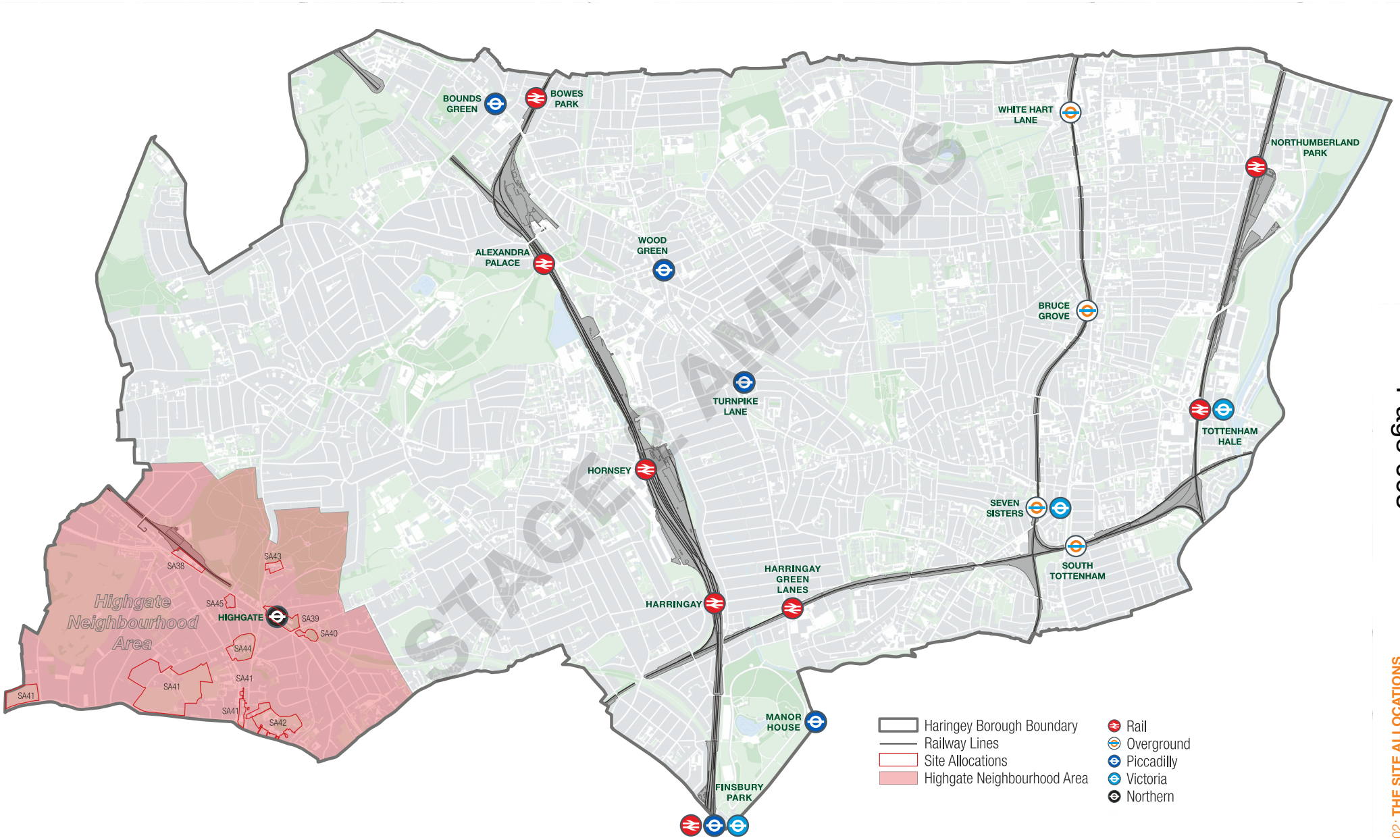
Mansion Block, Highgate



Highgate Village

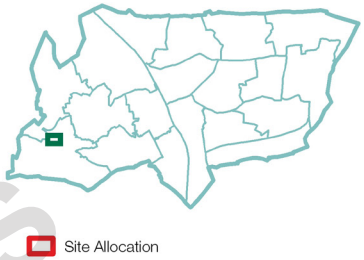
STAGE 2 AMENDS

FIGURE 2.8 Highgate Area



SA38: 460-470 ARCHWAY RD





Address	460-470 Archway Rd N6		
Site Size (Ha)	0.95	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

2.113 Redevelopment of existing builders yard for new residential and employment use.

Commentary

2.114 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.

STAGE 2 AMENDS

Site Requirements

- No buildings need to be retained.
- The uses on this site will be a mix of employment and residential.
- Development on this site should preserve the setting of the adjoining Highgate conservation area and its significance.

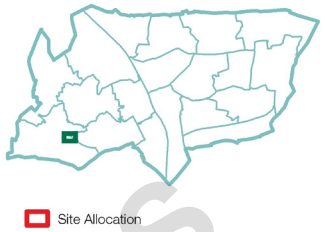
Development Guidelines

- An ecological corridor runs along the northern edge of the site. While the site does not enter the ecological corridor itself, development will need to demonstrate that there is no adverse impact, and/or suitable mitigation is provided.
- The development design will need to have regard to the views of the site from Highgate Wood.
- The opportunity for provision of a new entrance to Highgate Wood should be explored through the design of the scheme.
- In the future, if the Northern Line Depot becomes available for redevelopment, the potential for a link through this site and the depot site to Woodside Avenue should be explored.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- Applicants must consult with Thames Water regarding water supply capacity upon the preparation of a planning application.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may 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 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.

STAGE 2 AMENDS

SA39: FORMER HIGHGATE RAIL STATION





Address	Former Highgate Rail Station, Highgate N6		
Site Size (Ha)	1.82	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 Dev' Capacity	None identified.		

Proposed Site Allocation

2.115 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

2.116 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.

STAGE 2 AMENDS

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.

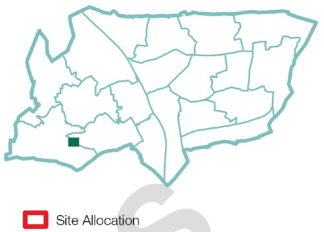
Development Guidelines

- 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.

STAGE 2 AMENDS

SA40: GONNERMANN ANTIQUES SITE AND GOLDSMITH'S COURT





STAGE 2 AMENDS

Address	Gonnermann Antiques 408-410 Archway Road, and Goldsmiths Court, Highgate N6		
Site Size (Ha)	0.62	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 Development Capacity	Net residential units	Town Centre m²	
	37	284	

Proposed Site Allocation

2.117 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

2.118 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 on this site should contribute positively to the character of conservation area and its significance.
- Development should seek to ensure open space provision within the site links with the surrounding open space network. 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

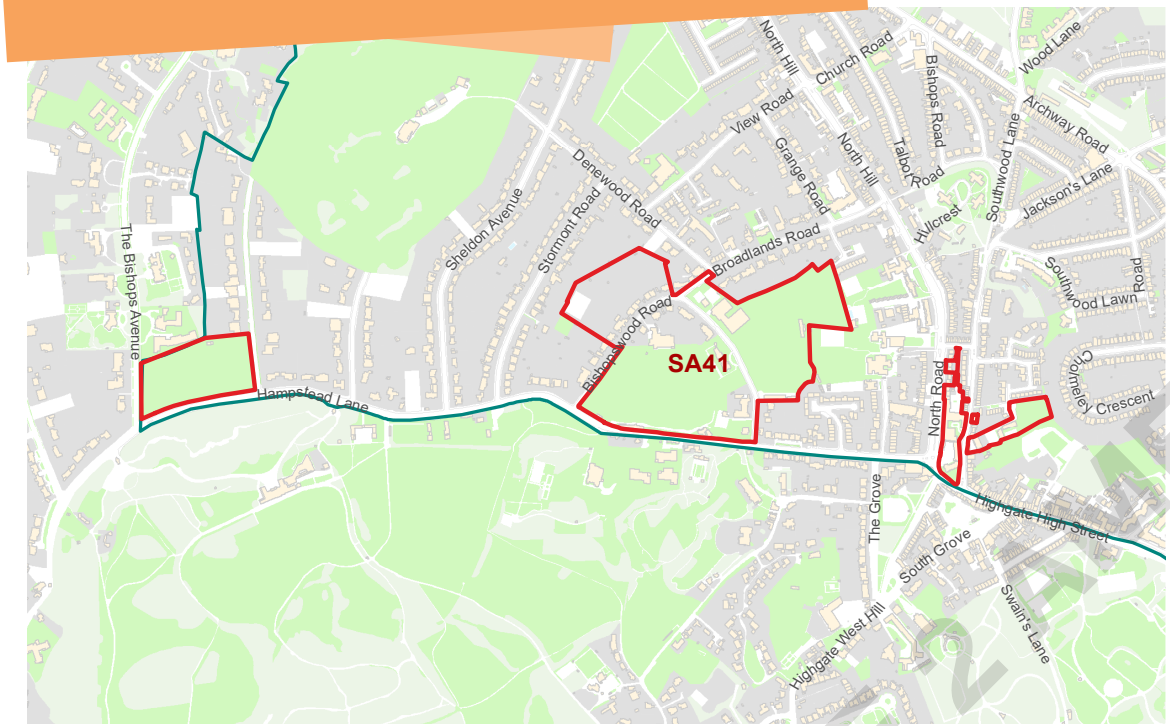
- An ecological corridor runs adjacent to the site. Any development should preserve and safeguard the biodiversity value of the corridor.
- The highest part of the site should be at the corner of Shepherd's Hill and Archway Rd. Heights should drop off from this point to the allotments and the existing 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.
- An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere on this site.

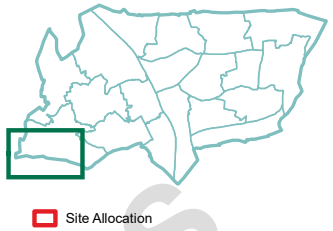


Highgate Conservation

STAGE 2 AMENDS

SA41: HIGHGATE SCHOOL





Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	15.63	PTAL Rating	1b-3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev' Capacity	None identified.		

Proposed Site Allocation

2.119 Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

2.120 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 a prominent position, both in terms of the 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.

2.121 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.

STAGE 2 AMENDS

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 should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.

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.



Highgate School

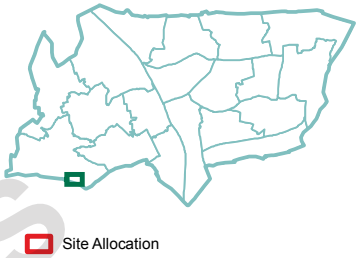


Highgate, Primary School

STAGE 2 AMENDS

SA42: HIGHGATE BOWL





Address	Highgate Bowl, Townsend Yard, Duke's Head Yard, land rear of Highgate High Street, Highgate N6		
Site Size (Ha)	3.3	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

2.122 Protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend Yard, Broadbent Close and Duke's Head Yard (referred to below as 'the Yards')

Commentary

2.123 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.

STAGE 2 AMENDS

2.124 This policy will establish the Highgate Bowl as a designated open space, and the heart of the Highgate Bowl section of Highgate Conservation Area. Limited redevelopment within the Yards - 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 should show how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. 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 in line with Policy DM55.
- The buildings facing the High Street, and their burgage plots should be retained.
- Limited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as designated open space.
- Limited redevelopment of the garages and workshops in the Yards will be allowed to create mews-style residential development. This should not involve the loss of employment floorspace on the site.
- Public access to the Bowl will be supported through the Yards.
- Public routes through the various land parcels that make up the Bowl could be introduced to unify the open space, subject to the operational requirements of existing landowners and/or occupiers.
- 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

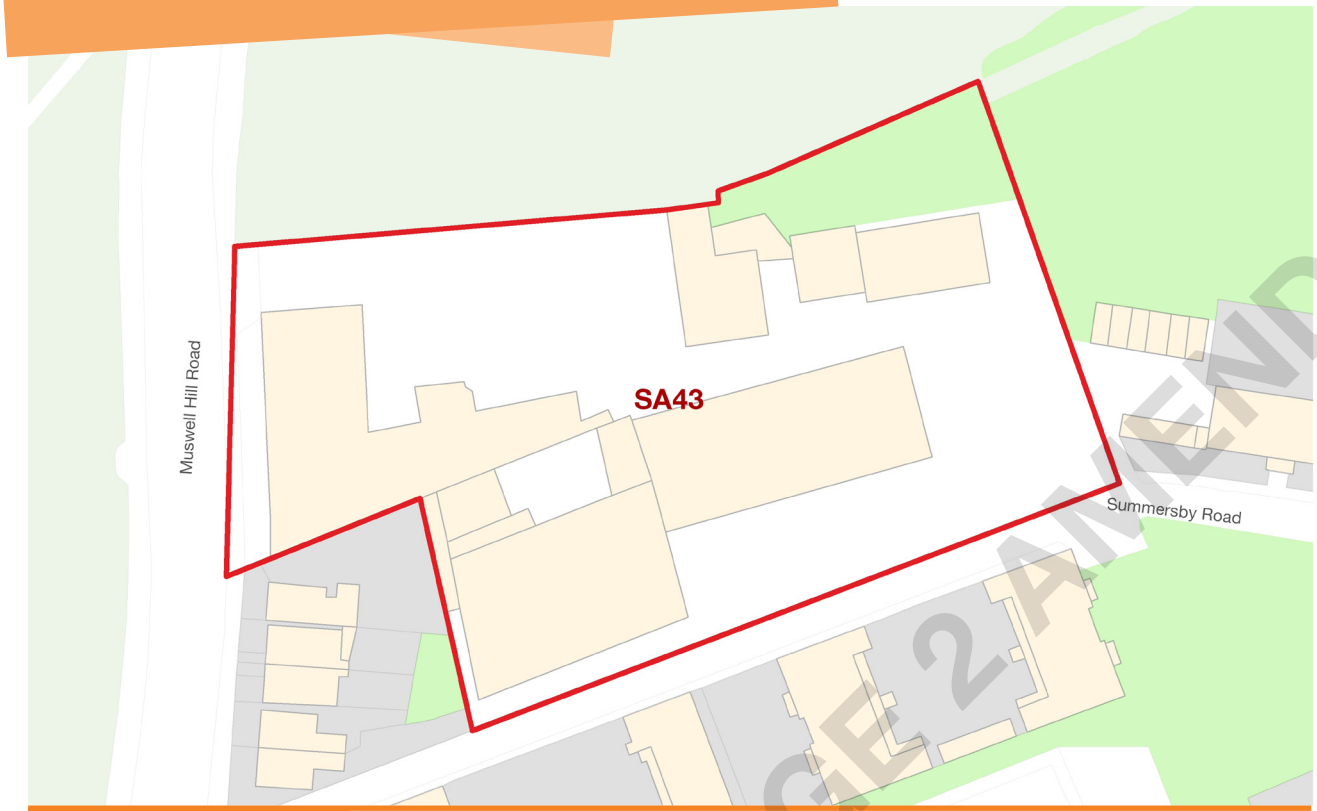
- Where new development takes place, heights should be subsidiary to those on the High Street.
- Development should not impact on the residential and neighbourhood amenity of the adjacent blocks.
- Due to the site's backland location, development should reflect a mews-typology.
- Some development may 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.
- The provision of public access to the area to be designated as open space would be supported.
- 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, a financial contribution may 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.

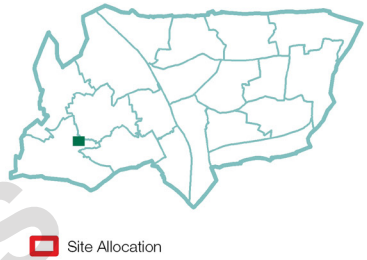


Highgate Bowl

STAGE 2 AMENDS

SA43: SUMMERSBY RD





Address	Build Base, 40 Muswell Hill Rd; Summersby Rd, Highgate N6		
Site Size (Ha)	0.57	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

2.125 Redevelopment of the builders' yard for a mix of new employment, residential development, and potentially a hotel.

Commentary

2.126 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.

STAGE 2 AMENDS

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.

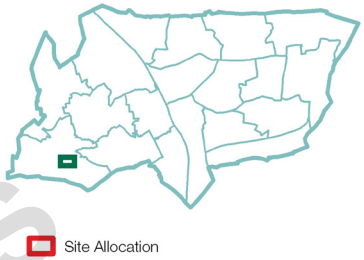
Development Guidelines

- 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 Summersby Rd and the properties at 28-36 Musewell 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 contribution may 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.

STAGE 2 AMENDS

SA44: HILLCREST





Address	Hillcrest, off North Hill, Highgate, N6		
Site Size (Ha)	2.26	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

2.127 Housing investment opportunity to create additional residential development.

Commentary

2.128 This site provides an opportunity to support additional development of this Council-owned residential estate through appropriate infilling.

STAGE 2 AMENDS

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.

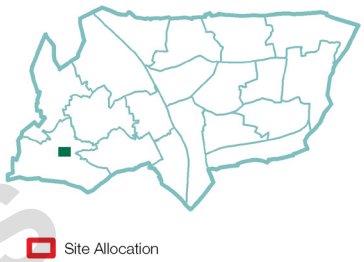
Development Guidelines

- 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.

STAGE 2 AMENDS

SA45: 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)	0.45	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

2.129 Redevelopment for residential use.

Commentary

2.130 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.

STAGE 2 AMENDS

Development granted Permission (HGY/2014/2464)

2.131 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.
- Vehicle and servicing access should be located off the TfL Road Network. Noting that this site would benefit from a car free or low level of parking development.

STAGE 2 AMENDS

Sites in the west of the Borough

2.132 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.

2.133 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 (p116)

SA 47: Cross Lane (p118)

Crouch End

SA48: Hornsey Town Hall (p120)

SA 49: 72-96 Park Rd & Lynton Road (p122)

Muswell Hill area

SA 50: St. Luke's Hospital site (p124)

SA 51: Cranwood Care Home (p126)

SA 52: Alexandra Palace will help to ensure that the regeneration of Alexandra Palace is continued in an appropriate manner to the existing historic building (p128)

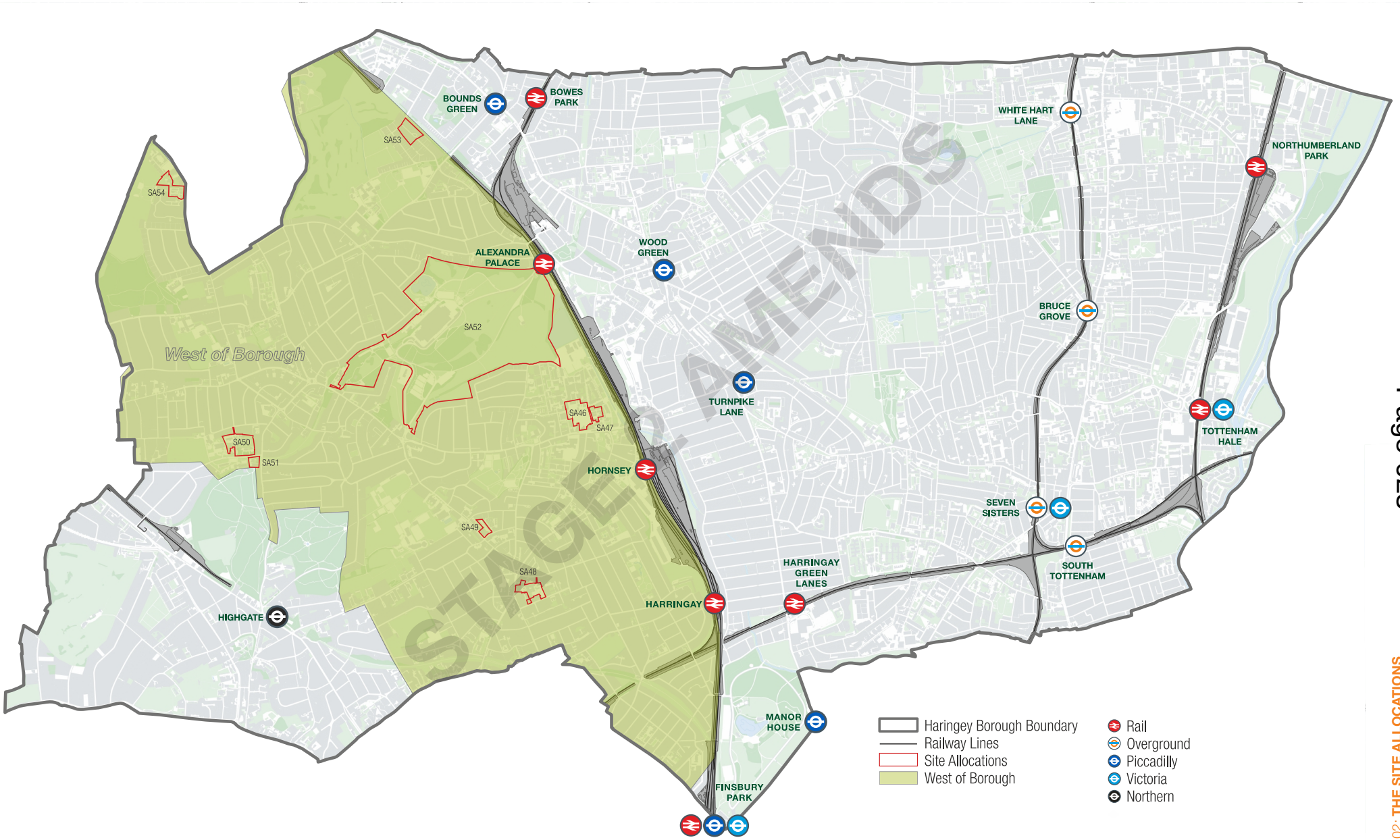
SA53: Tunnel Gardens (p130)

Fortis Green

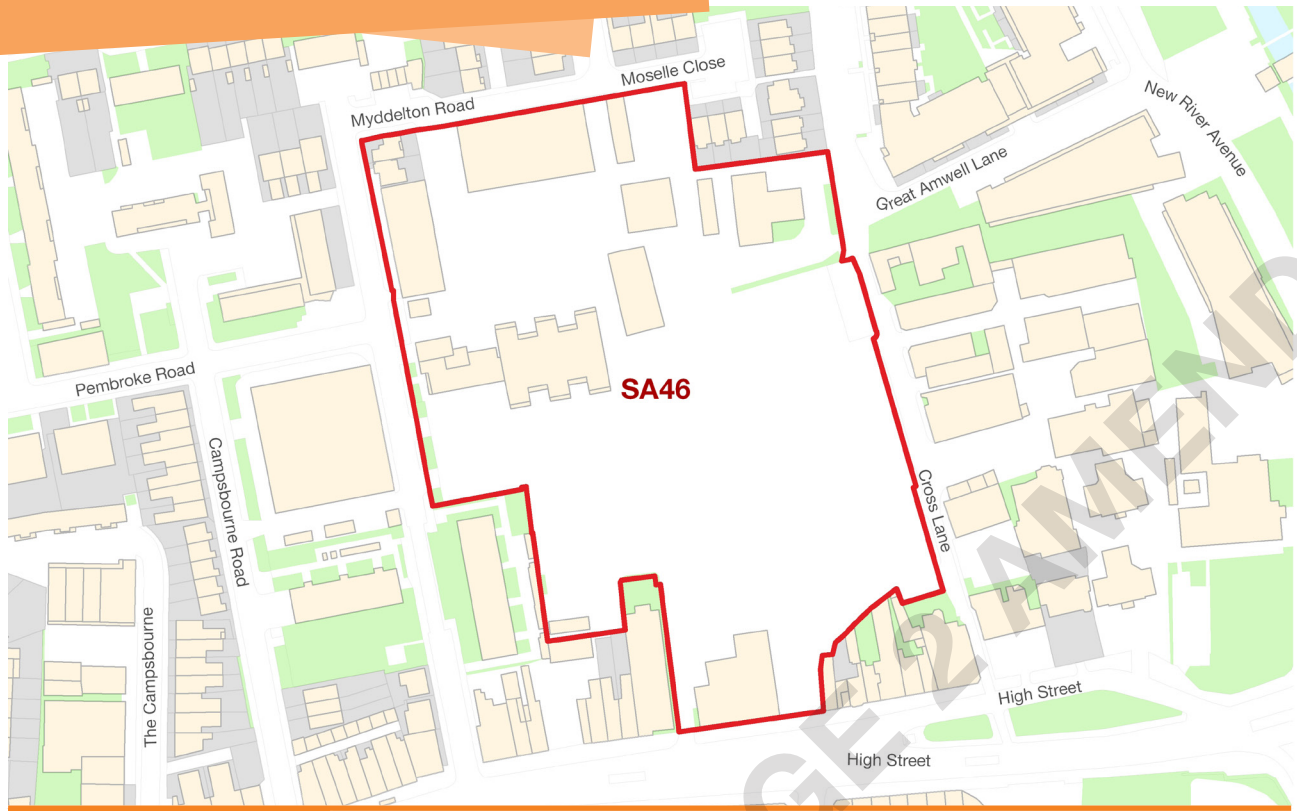
SA 54: Coppetts Wood Hospital (p132)

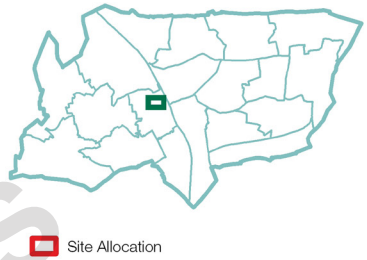
STAGE 2 AMENDS

FIGURE 2.9 Sites in the West of the Borough



SA46: HORNSEY DEPOT





Address	Hornsey Depot, Hornsey High Street, N8		
Site Size (Ha)	2.25	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 m²	Other m²
	438	3,250	356

Development granted Permission (HGY/2009/0503)

2.134 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.

STAGE 2 AMENDS

Proposed site allocation

2.135 Redevelopment for town centre uses with residential above.

Commentary

2.136 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

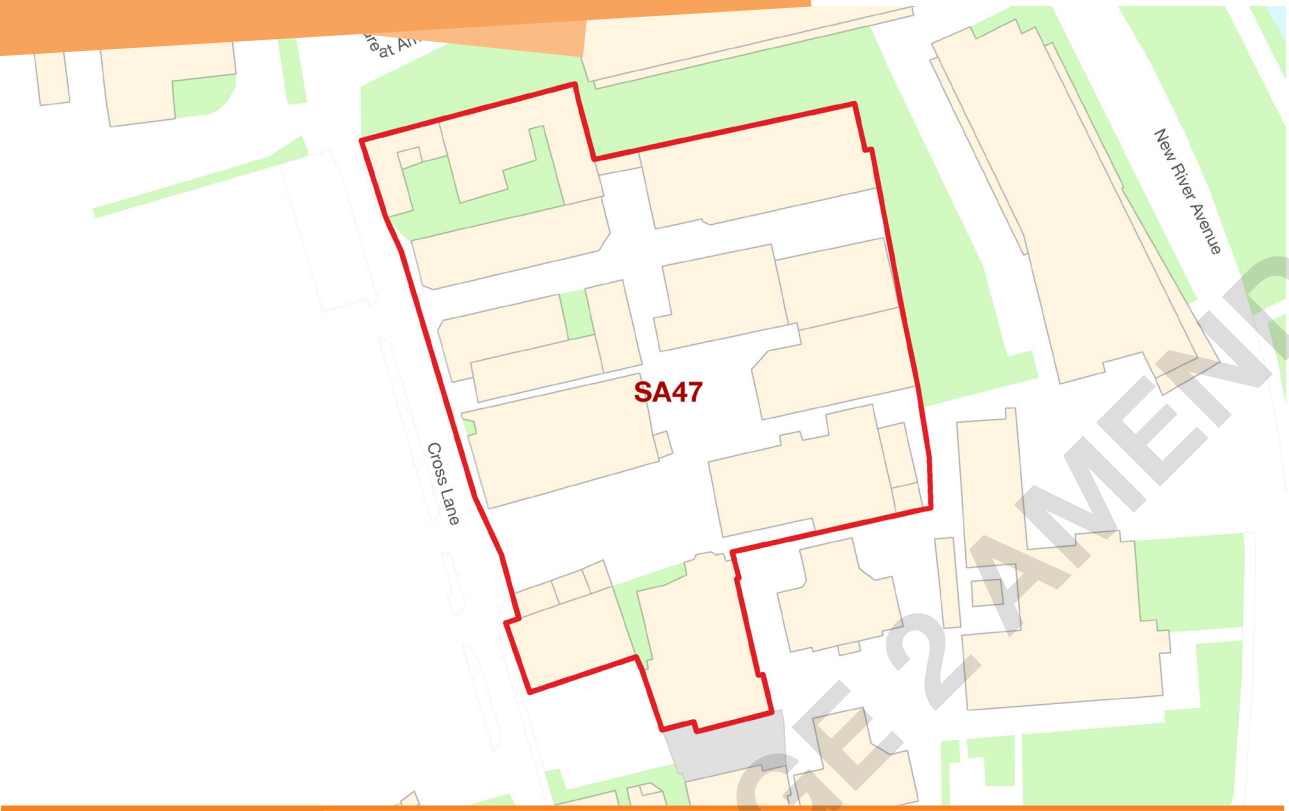
- Any amendments to the extant planning consent will be expected to appropriately complement retail provision in Hornsey Local Centre, including high quality frontages to Hornsey High Street.
- Improvements of the connections that benefit the delivery of SA47: Cross Lane will be supported.
- Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

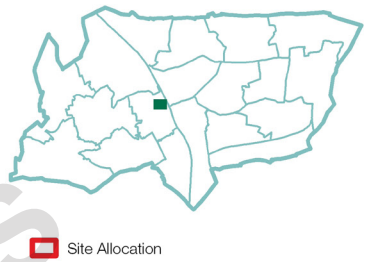
Development Guidelines

- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA47: CROSS LANE





STAGE 2 AMENDS

Address	Cross Lane Industrial Estate, Cross Lane, Hornsey N8		
Site Size (Ha)	0.59	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

2.137 Redevelopment of industrial estate for employment-led mixed use development with residential.

Commentary

2.138 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

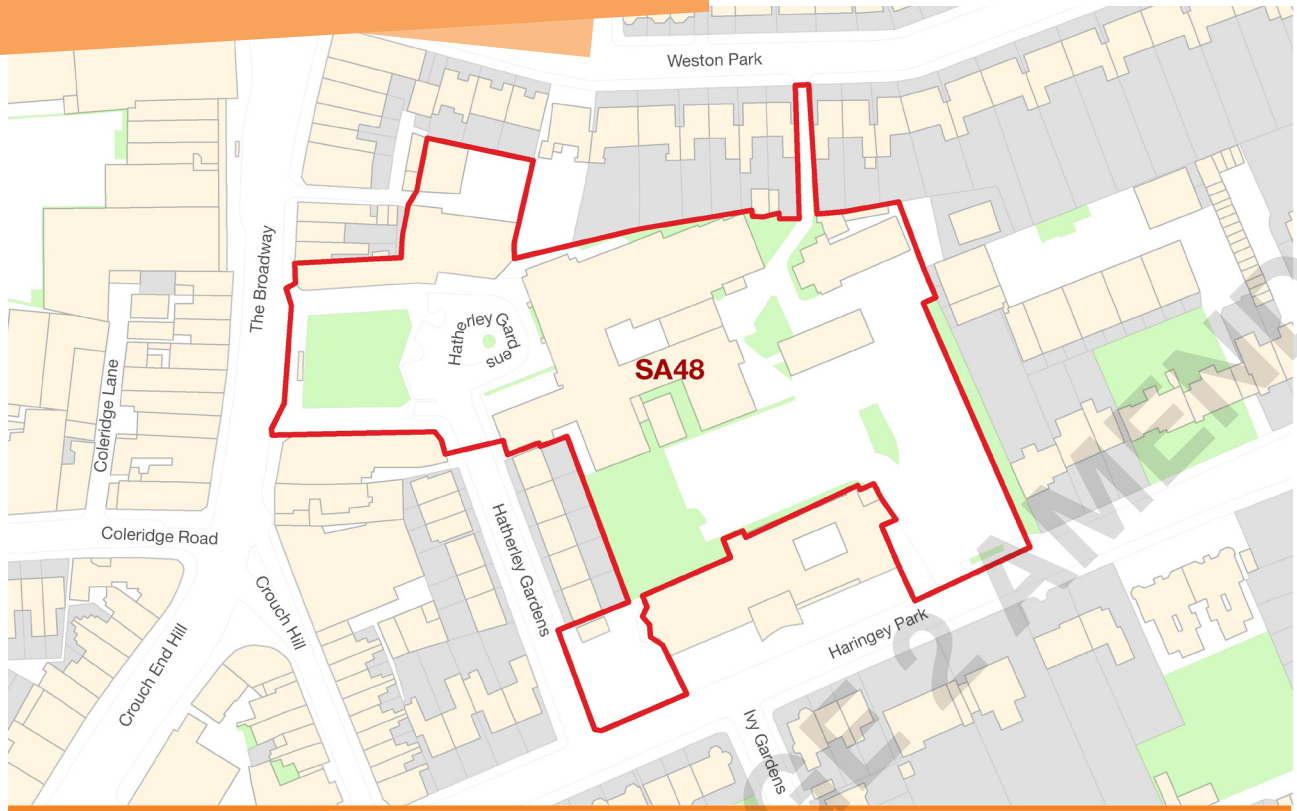
- No buildings on this site need to be retained subject to appropriate reprovision of affordable employment space.
- The site will be given a Local Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to continue change in this area.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- 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.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

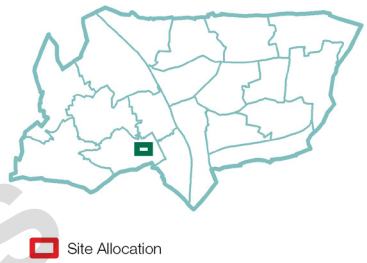
Development Guidelines

- 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 contribution may 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

STAGE 2 AMENDS

SA48: HORNSEY TOWN HALL





Address	Hornsey Town Hall, Crouch End, N8		
Site Size (Ha)	1.39	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)	Net residential units	Commercial m²	Other m²
	123	3,600	4,200

Proposed site allocation

2.139 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

2.140 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.

STAGE 2 AMENDS

Development granted Permission (HGY/2010/0500)

2.141 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

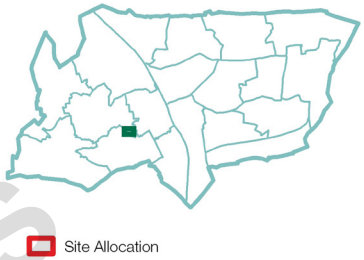
- A sustainable new use for the existing listed buildings will be secured.
- The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.
- The site is suitable for mixed use development incorporating a range of town 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.
- Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value',
- The public square and mature trees should be retained and public access maintained


Crouch End

STAGE 2 AMENDS

SA49: 72-96 PARK RD & LYNTON ROAD





Address	72-96 Park Rd, and industrial site on Lynton Rd, Crouch End, N8		
Site Size (Ha)	0.51	PTAL Rating	2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Industrial		
Ownership	Multiple private freeholds and LBH		
How site was identified	2013 SHLAA		
Planning designations	Adjacent to Crouch End Conservation Area		
Indicative Development Capacity	Net residential units	Employment m²	
	41	718	

Proposed Site Allocation

2.142 Mixed use commercial and residential development.

Commentary

2.143 There is an existing planning consent for the western portion of this site permitting development up to four 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.

STAGE 2 AMENDS

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 subject to a review of the historic merit of the old Piano Factory building.
- The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees.

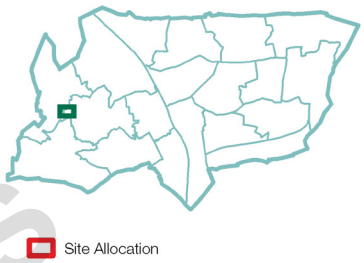
Development Guidelines

- 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 contribution may be required as set out in the Planning Obligations SPD.
- Heights should be restricted to protect the amenity of properties on The Grove, and heights should be restricted to the north of the site to protect the setting of the church, and preserve the amenity of the back gardens on Palace Rd and the properties on Lynton Rd at the point where it becomes residential.
- 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.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

STAGE 2 AMENDS

SA50: ST. LUKE'S HOSPITAL





Address	St. Luke's Hospital, Woodside Ave, Muswell Hill, N10		
Site Size (Ha)	2.25	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)

2.144 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.

STAGE 2 AMENDS

Proposed site allocation

2.145 Redevelopment for residential uses.

Commentary

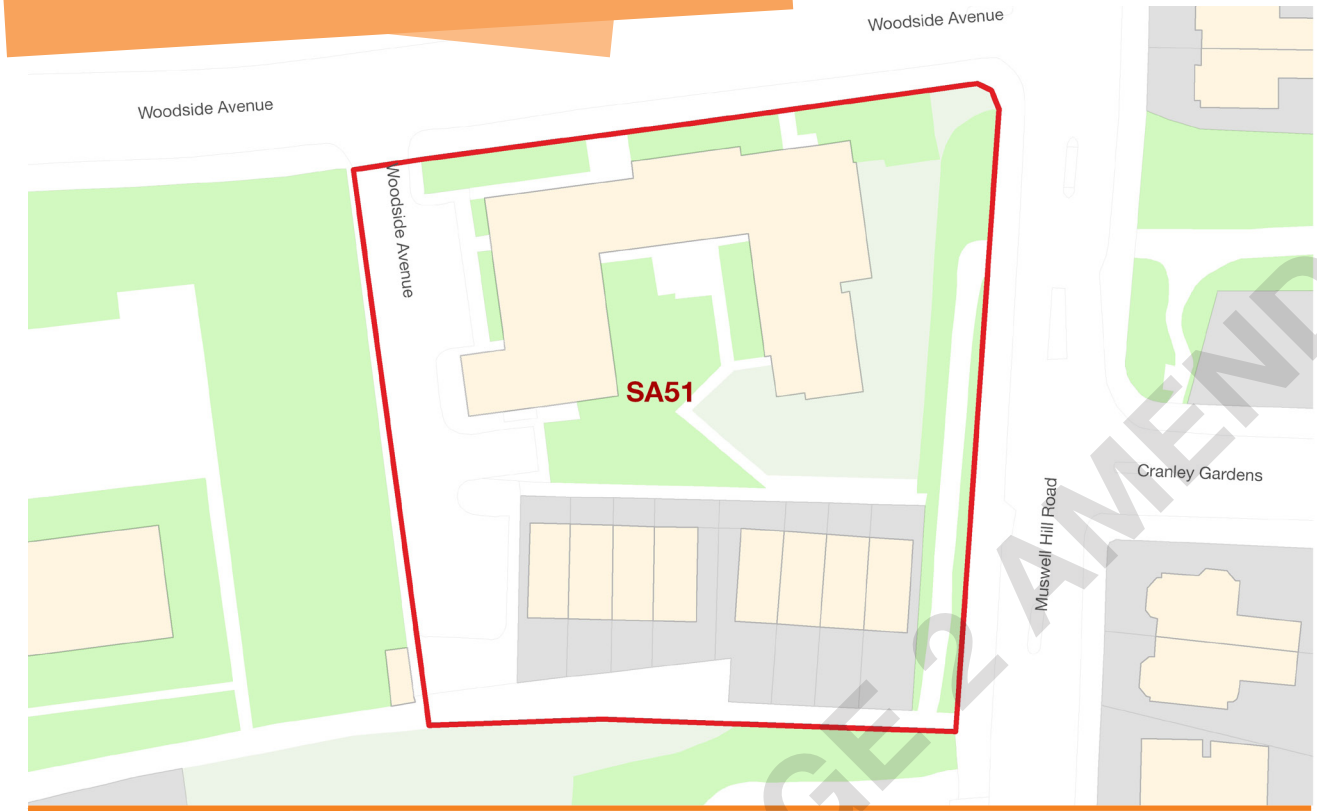
2.146 Planning consent was granted in 2014 for residential development. This is under construction and anticipated to be completed over the early part of the plan period.

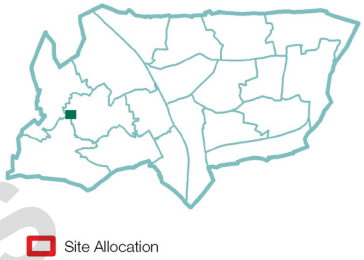
Site Requirements

- 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.
- This site should preserve the setting of the adjoining Muswell Hill conservation area and its significance.
- Development should preserve the setting of the statutorily and locally listed buildings on the site, and their significance.

STAGE 2 AMENDS

SA51: CRANWOOD CARE HOME





Address	Cranwood Care Home, and 102-116 Woodside Avenue, Muswell Hill/Highgate N10		
Site Size (Ha)	0.43	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

2.147 Redevelopment comprising new residential development and improved connections through the site linking Highgate Wood and the Parkland Walk.

Commentary

2.148 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.

STAGE 2 AMENDS

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.

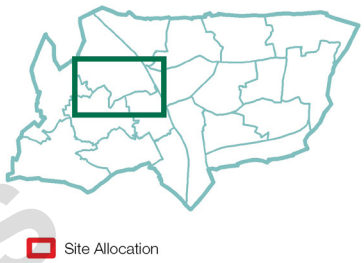
Development Guidelines

- 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.

STAGE 2 AMENDS

SA52: ALEXANDRA PALACE





Address	Alexandra Park and Palace, Alexandra Palace Way, Muswell Hill N8		
Site Size (Ha)	77.54	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 (Grade II) and Alexandra Park (Grade II Listed Park and Garden of Special Historic Interest in England).		
Indicative Development Capacity	None identified.		

Proposed Site Allocation

2.149 Conservation of original facades, while enabling a range of uses, including but not 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

2.150 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.

STAGE 4 PROPOSALS

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. 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 in line with Policy DM55.
- 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.
- Alexandra Palace is the centrepiece of the Alexandra Park and Palace Conservation Area, and development should preserve or enhance its appearance and avoid harm to the significance of the listed building as per 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 visitor 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.

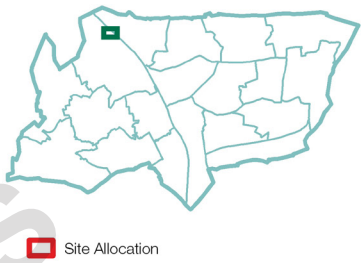


Alexandra Palace

STAGE 2 AMENDS

SA53: TUNNEL GARDENS





Address	Tunnel Gardens & Blake Road N11		
Site Size (Ha)	1.32	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

2.151 Potential estate renewal opportunity to replace defective housing.

Commentary

2.152 The Orlit concrete properties on this site are considered to be potentially uneconomic to improve to modern building standards under the Housing Act 1985. Consequently 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.

STAGE 2 AMENDS

Site Requirements

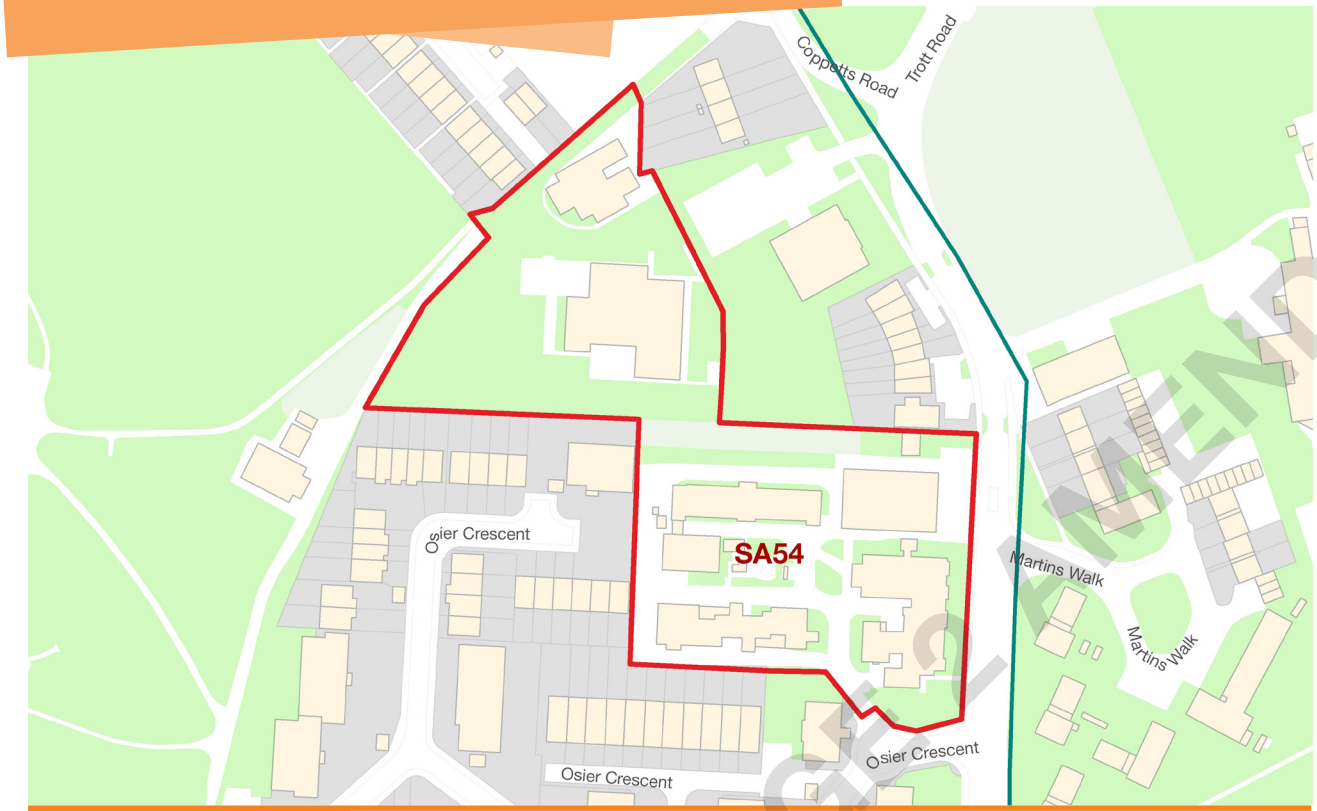
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- No buildings need to be retained.
- Potential reconfiguration of the open space at the centre of the site for the benefit of residents.
- The use on the site will be residential.

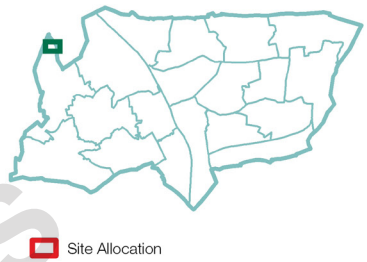
Development Guidelines

- Development should respect the back gardens of neighbouring properties on Winton Gardens, Wroxham Gardens and Blake Rd.
- 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.

STAGE 2 AMENDS

SA54: COPPETTS WOOD HOSPITAL





Address	Coppetts Wood Hospital, Greenfields School, and Crouch End Vampires, Coppetts Rd, Fortis Green, N10		
Site Size (Ha)	1.27	PTAL Rating	1
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Football changing facilities, former 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 residential units	Other m²	
	21	1,497	

Proposed Site Allocation

2.153 Consolidation of existing land uses to create potentially mixed use community and residential development.

Commentary

2.154 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.

STAGE 2 AMENDS

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.

STAGE 2 AMENDS

Sites in the East of the Borough

The East of the Borough

2.155 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.

2.156 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 (pp136-154)

SA 55: Park Grove & Durnsford Rd

SA 56: Myddleton Rd Local Centre

SA 57: The Red House

SA 58: Haringey Professional Development Centre

SA 59: Keston Centre

SA 60: Barber Wilson

SA 61: Broadwater Farm

SA 62: The Selby Centre

SA 63: The Roundway

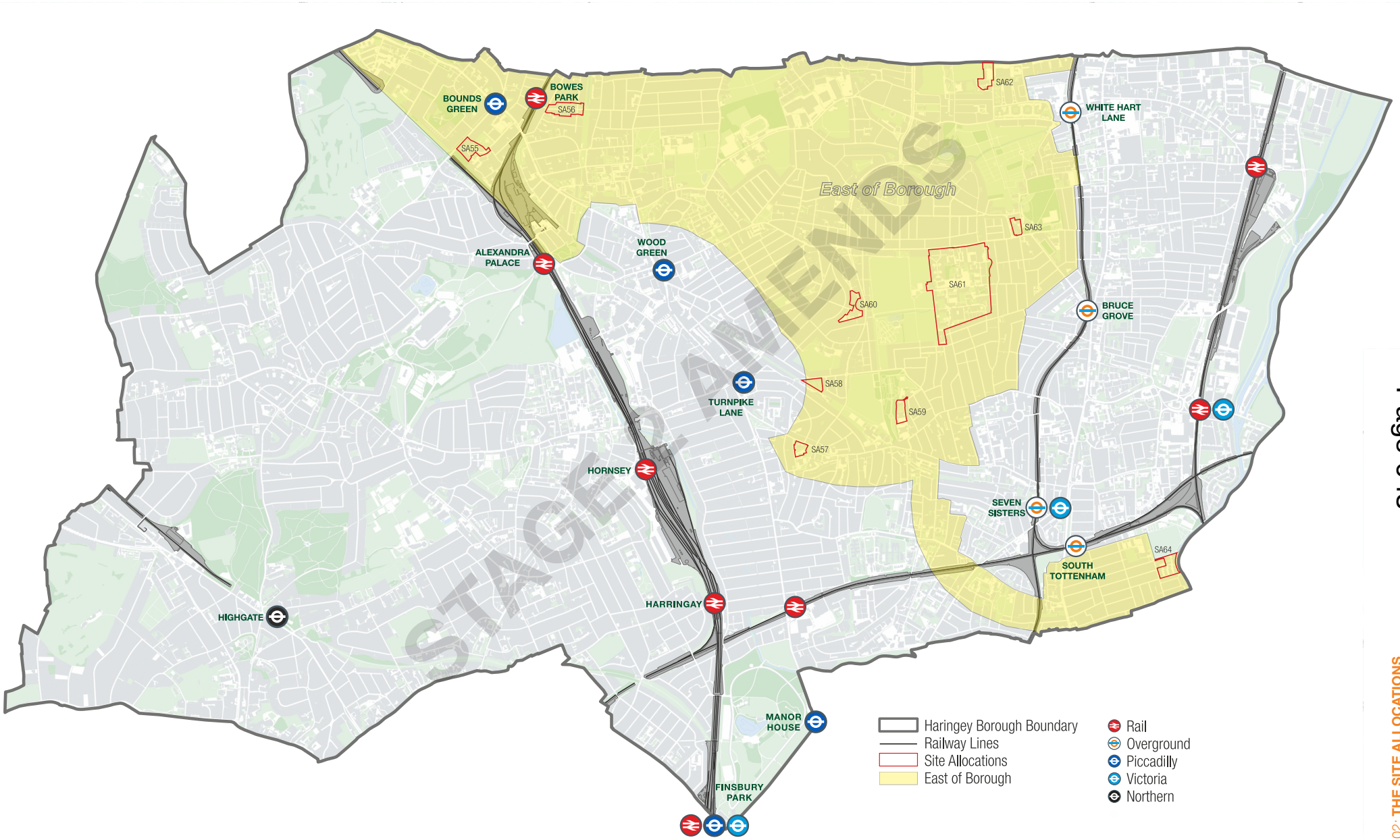
SA 64: Leabank & Lemsford Close

Tottenham AAP area

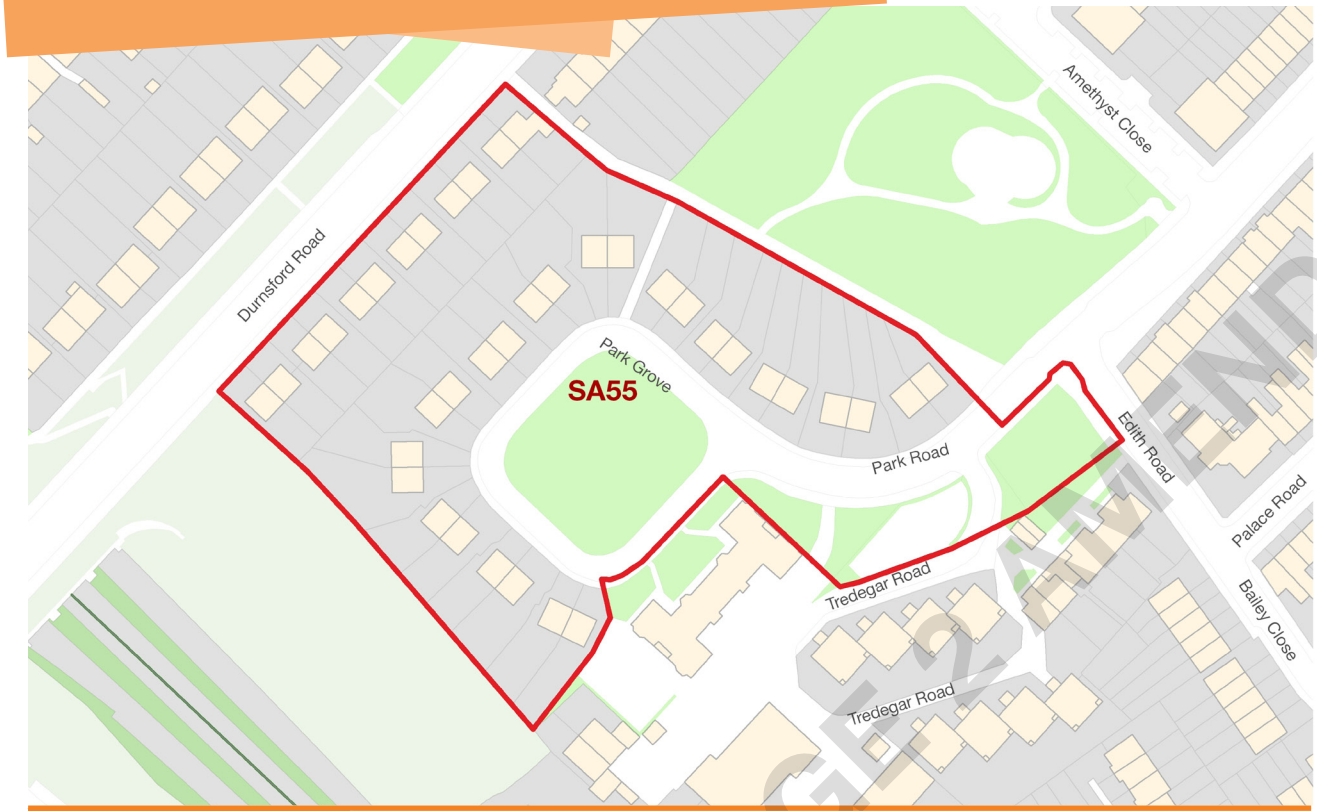
2.157 This is the area covered by the Tottenham Area Action Plan. There are additional Site Allocations included within this area. To view these please see the Tottenham AAP document.

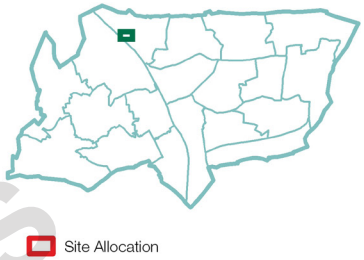
STAGE 2 AMENDS

FIGURE 2.10 Sites in the East of the Borough



SA55: PARK GROVE & DURNSFORD RD





STAGE 2 AMENDS

Address	1-26 Park Grove, 67-89 Durnsford Road & corner of Edith Road and Park Rd, Bounds Green, N11		
Site Size (Ha)	1.52	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

2.158 Potential Estate renewal opportunity to consider housing investment options as part of a masterplanning process of replacing existing defective housing.

Commentary

2.159 The orlit properties on this site are considered to be potentially uneconomic to improve to modern building standards under the Housing Act 1985. Consequently 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

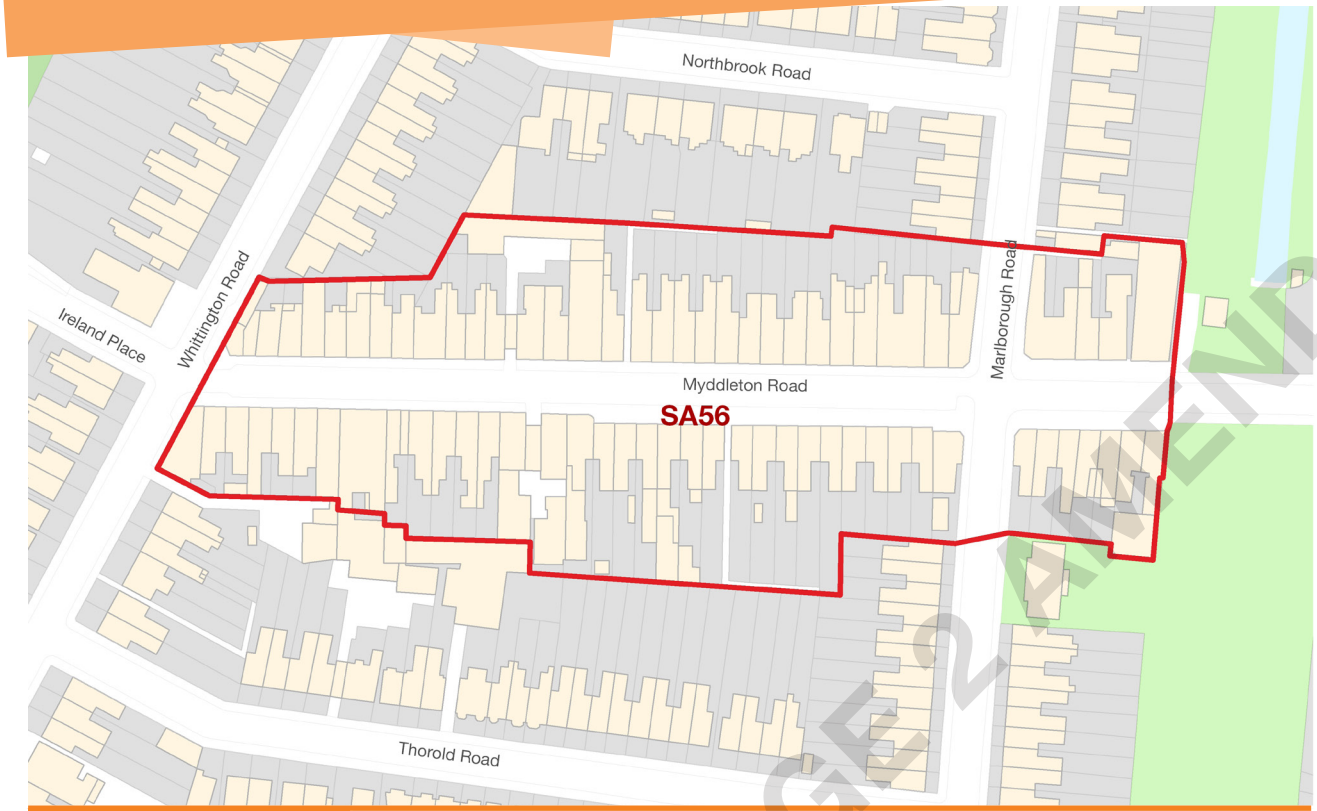
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- No buildings need to be retained onsite.
- Potential reconfiguration of the open space at the centre of the site, and Springfield Park for the benefit of residents. This will include no net loss of open space in line with DM20.
- The use on the site will be residential.

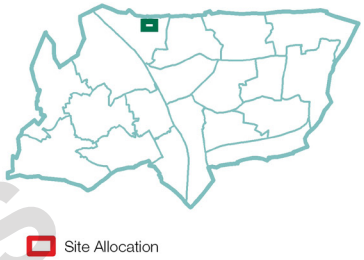
Development Guidelines

- 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.

STAGE 2 AMENDS

SA56: 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

2.160 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

2.161 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.

STAGE 2 AMENDS

Site Requirements

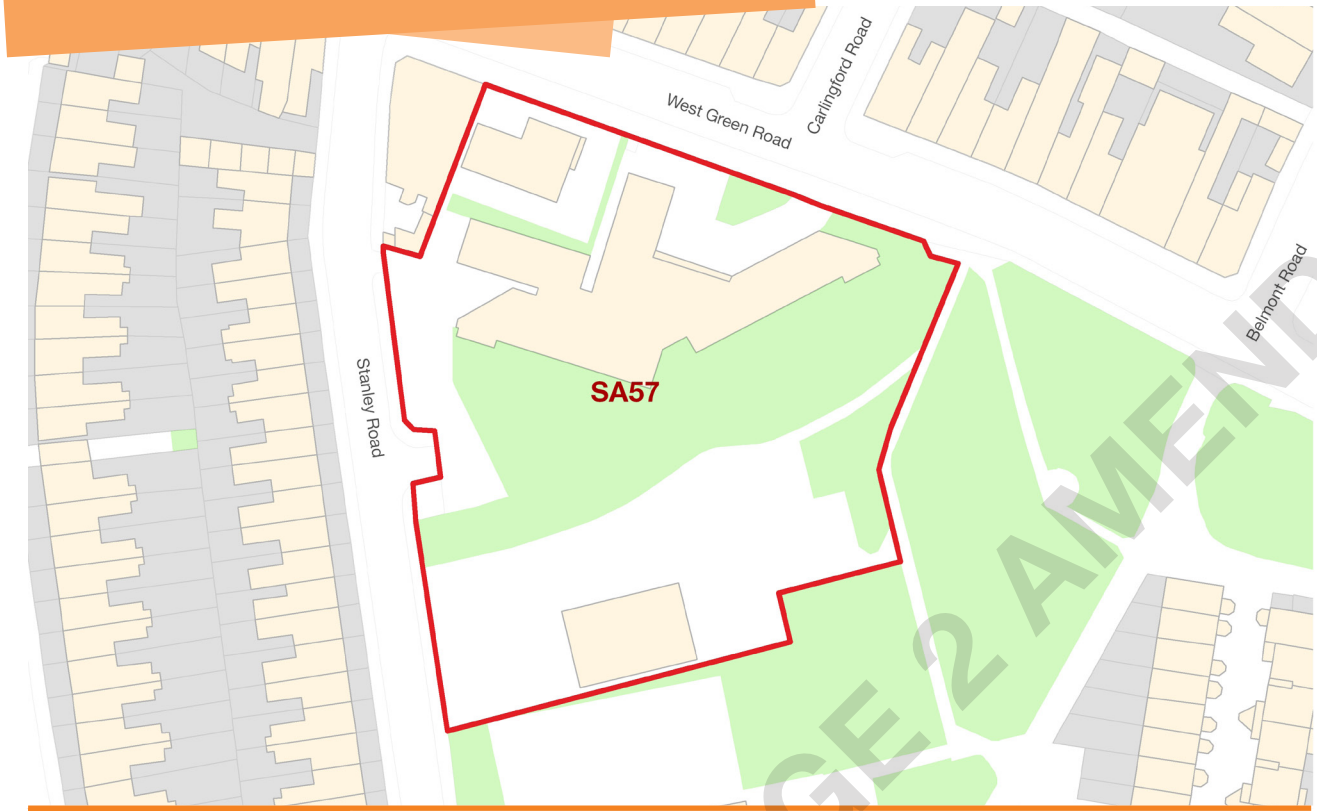
- Residential will be restricted on ground floor frontages on Myddleton Rd, but conversions above and behind will be permitted so long as they maintain a viable ground floor unit fronting Myddleton Rd.
- Development proposals will be required to be accompanied by a Site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation. 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 in line with Policy DM55.
- 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.

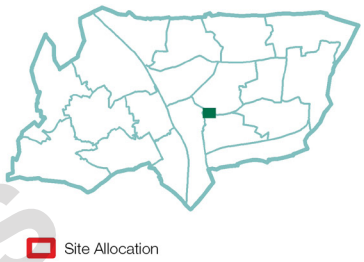
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA57: RED HOUSE CARE HOME





STAGE 2 AMENDS

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 residential units	Employment m²	Town Centre m²	Other m²
	28	332	332	664

Proposed Site Allocation

2.162 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

2.163 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.

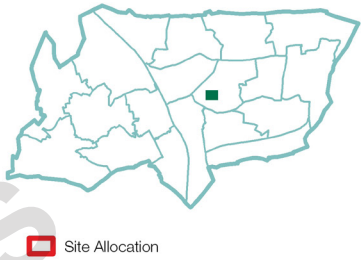
Development Guidelines

- 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.

STAGE 2 AMENDS

SA58: 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

2.164 Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses including potentially education.

Commentary

2.165 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

STAGE 2 AMENDS

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.

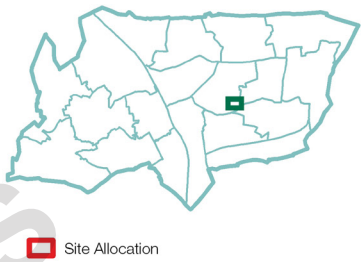
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.

STAGE 2 AMENDS

SA59: KESTON CENTRE





Address	Keston Centre, Keston Rd, N17		
Site Size (Ha)	0.87	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

2.166 Subject to reprovision of a community use, redevelopment for residential.

Commentary

2.167 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 a community use is managed appropriately.

STAGE 2 AMENDS

Site Requirements

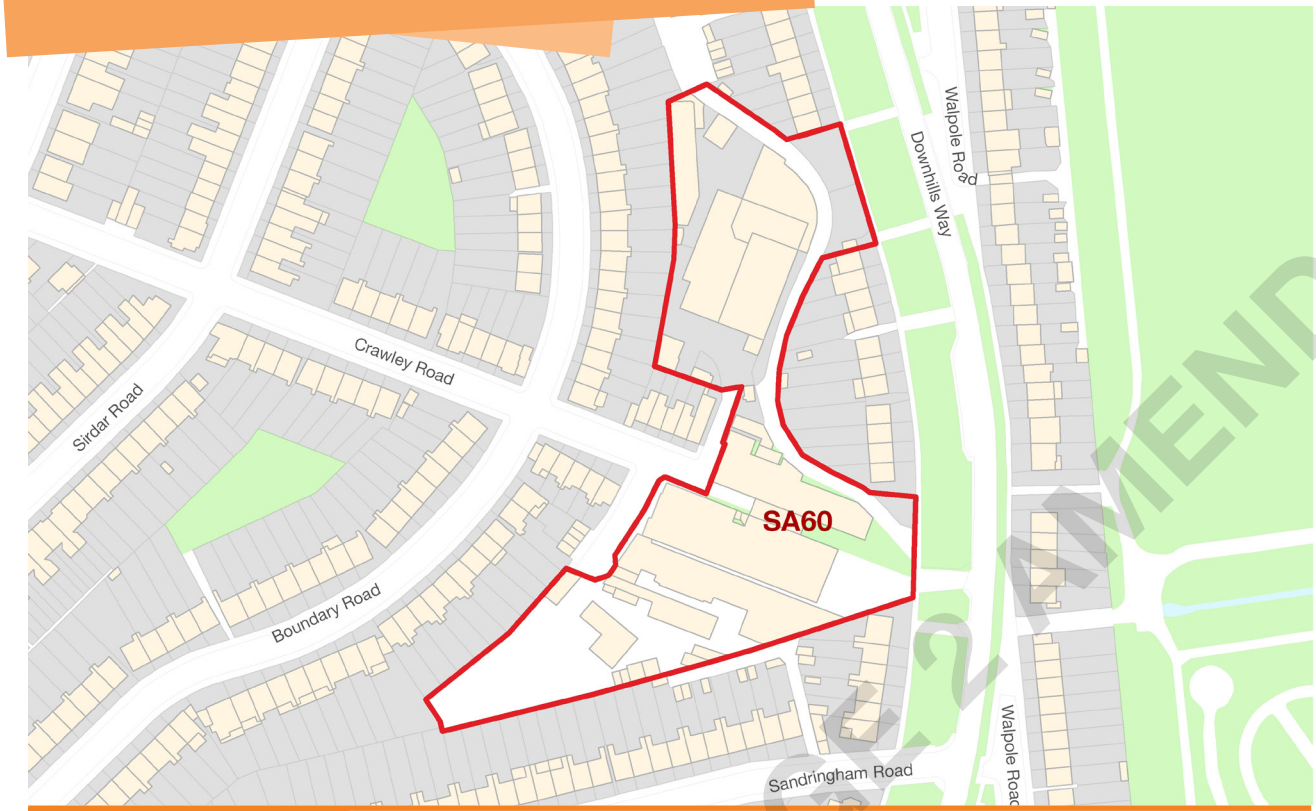
- The Keston Centre has some heritage merit, and retention of this building should be considered prior to any development taking place. A community use should be provided on this site.
- If access to the site require the use of, or impacts on MOL it will need to justify how the benefits of the development justify any and mitigate any impact by consideration against relevant policies.
- 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.

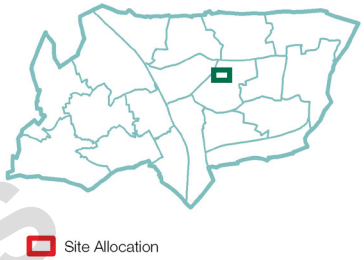
Development Guidelines

- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- A piling statement will be required prior to any piling taking place.

STAGE 2 AMENDS

SA60: 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)	1.12	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

2.168 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

2.169 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.

STAGE 2 AMENDS

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. 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 in line with Policy DM55.
- 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.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

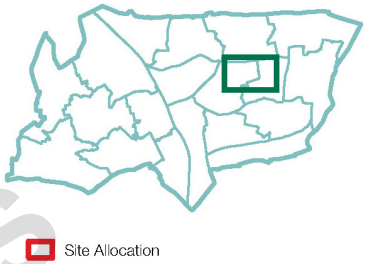
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- 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.

STAGE 2 AMENDS

SA61: BROADWATER FARM AREA





Address	Broadwater Farm housing estate, N17		
Site Size (Ha)	18.73	PTAL Rating	1
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Residential, including education and leisure facilities.		
Ownership	Mix of public and private freeholds and leaseholds		
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

2.170 Improvements of the housing estate to improve stock, design of the site, and routes through the area.

Commentary

2.171 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.

STAGE 3 PROPOSALS

Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with the involvement of residents and the Canal and River Trust.
- The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:
  - the form, function and quality of existing buildings on site;
  - the potential for refurbishment;
  - the principles under which demolitions would be considered;
  - the different and distinct characteristics of areas within and adjacent to the Allocation area, including (but not limited to) Lido Square, Moira Place, and Somerset Close;
  - the management and maintenance arrangements;
  - the community groups active on the site and their aspirations and needs;
  - opportunities to further improve the urban realm across the site;

Where new development is proposed:

- the optimum quantum of development to be provided;
- the requirement to replace affordable residential floorspace in accordance with Policy SP2;
- the housing mix in accordance with Policy DM11 and Council's Housing Strategy;
- the achievement of a high quality development that integrates with its surroundings;
- Housing decant considerations;
- the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;
- the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;
- consideration of feasibility and viability constraints; and
- the delivery/implementation plan, including phasing strategy if necessary;

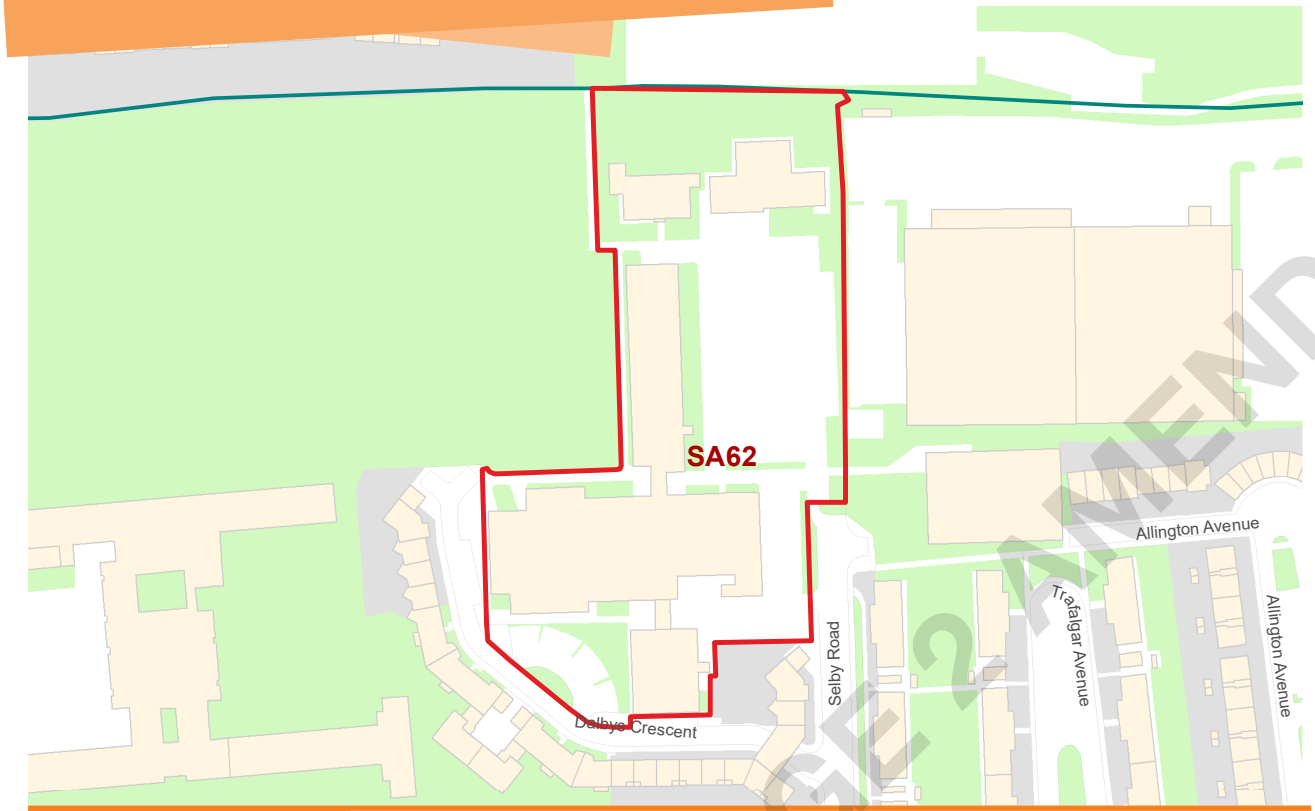
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

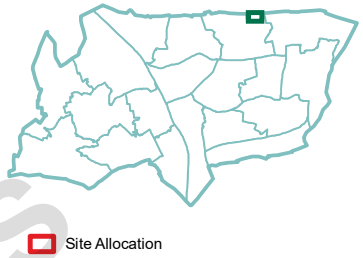
Development Guidelines

- 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 identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.

STAGE 2 AMENDS

SA62: 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

2.172 Community use-led mixed use development including consolidation of community uses with potential housing development.

Commentary

2.173 The site operates on a 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.

STAGE 2 AMENDS

Site Requirements

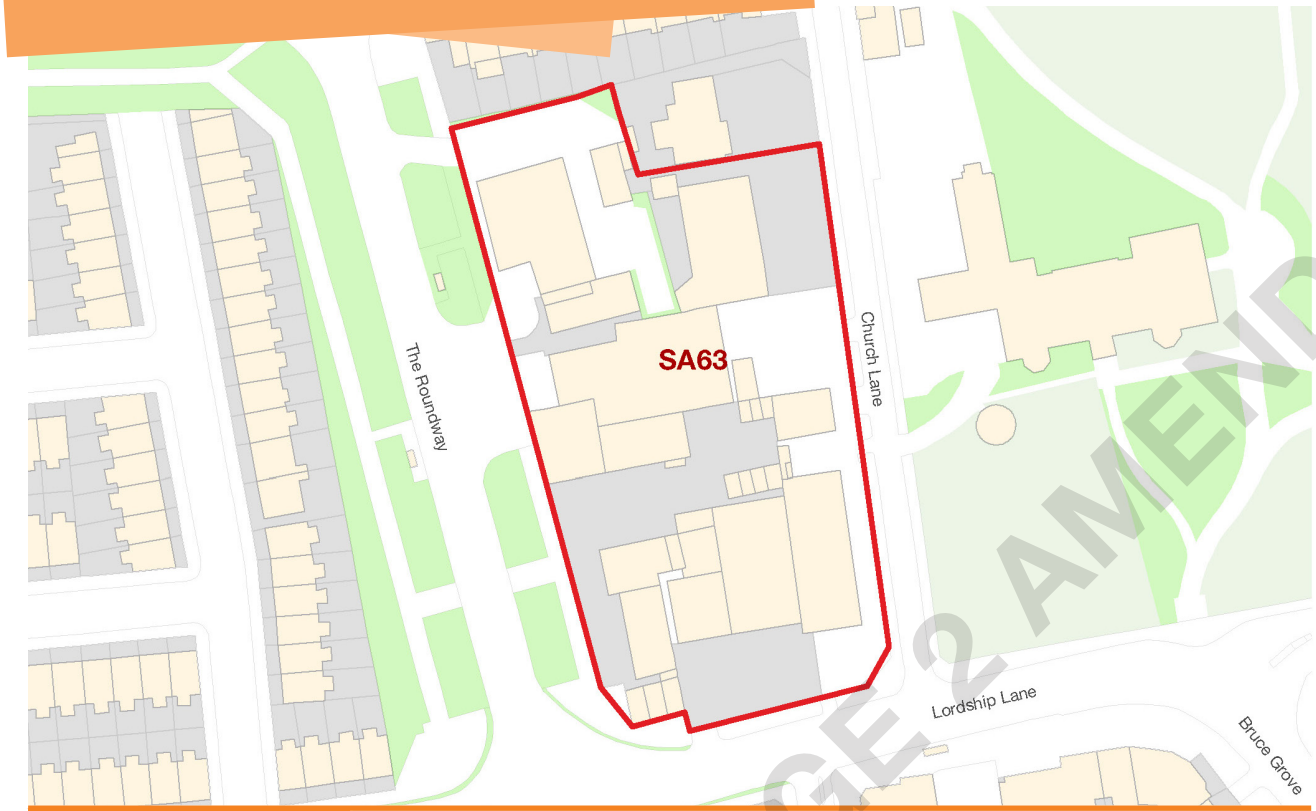
- The future consolidated reprovision of all of the existing community uses should be secured before redevelopment can occur.
- Land should be restructured to make the best use of the land, with the potential for reprovision/ enhancement of a community use taking account of existing uses.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

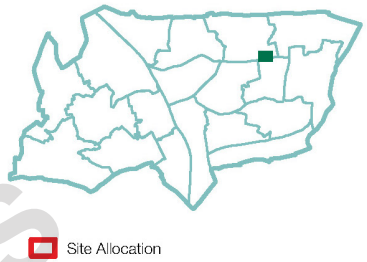
Development Guidelines

- 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. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- The Selby Trust should be consulted with regarding the development of future community uses on this site.

STAGE 2 AMENDS

SA63: THE ROUNDWAY





STAGE 2 AMENDS

Address	58-62 Lordship Lane, 311-315 The Roundway, and 12 Church Lane, Tottenham N17		
Site Size (Ha)	0.59	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 Use m²	
	56	1,940	

Proposed Site Allocation

2.174 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

2.175 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

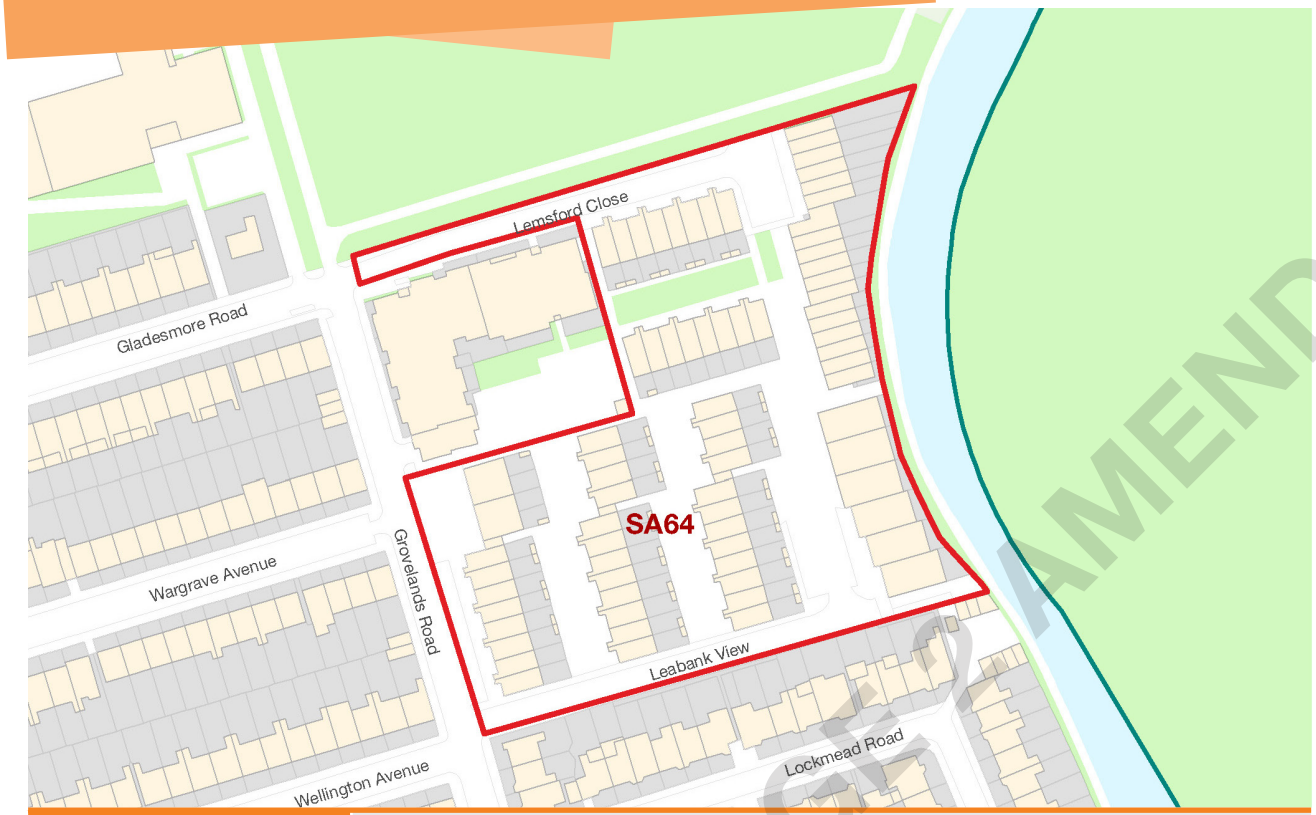
- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation. Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the allocation in line with Policy DM55.
- The existing employment floorspace on this site should be replaced wherever feasible. Residential will be permitted on this site to make viable 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.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with Policy DM38.

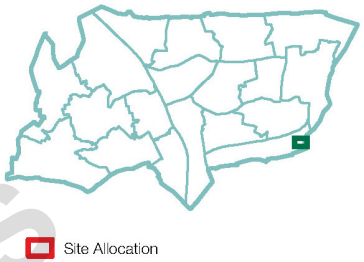
Development Guidelines

- 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 contribution may 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.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- A piling statement will be required prior to any piling taking place.
- The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment.

STAGE 2 AMENDS

SA64: LEABANK AND LEMSFORD CLOSE





Address	Leabank View & Lemsford Close, N15		
Site Size (Ha)	1.31	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

2.176 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

2.177 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.

STAGE 2 AMENDS

Site Requirements

- Development will be required to be in accordance with a masterplan, prepared with the involvement of residents and the Canal and River Trust.
- The use on the site will be residential.
- No buildings need to be retained on the site.
- Development on this site should improve access to the towpath along the River Lea in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network and 7.30: London's Canal's and other River and Waterspaces.
- Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.

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.

STAGE 2 AMENDS

STAGE 2 AMENDS

STAGE 2 AMENDS

SCHEDULES of Proposals and Designations

Schedule 1 - Views of St Pauls
Schedule 2 - Defined Employment Areas
Schedules 3-5 - Town Centre Primary and Secondary Frontages and Local Shopping Centres
Schedule 6 - Green Belt and Metropolitan Open Land
Schedule 7 - Significant Local Open Land
Schedule 8 - Ecologically Valuable Sites
Schedule 9 - Conservation Areas
Schedule 10: -Historic Parks, Gardens and Landscapes

CHAPTER 03

SCHEDULES of Proposals and Designations

03

3.1 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 Policies Map. Strategic designations are listed in Table 1 of the Plan.

Schedule 1 - Views of St Pauls

3.2 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

3.3 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

3.4 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

3.5 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

3.6 This schedule identifies locally important areas of open space in the Borough, known as Significant Local Open Land.

Schedule 8 - Ecologically Valuable Sites

3.7 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

3.8 This schedule lists the Conservation Areas in the Borough.

Schedule 10 - Historic Parks, Gardens and Landscapes

3.9 This schedule identifies nationally and locally registered historic parks, gardens and landscapes in the Borough.

STAGE 2 AMENDS

SCHEDULE 1 - VIEWS (LONDON PLAN POLICY 7.11, LOCAL PLAN POLICY DM5))

3.10 **A - The London Plan (Policy 7.11)** sets out the London View Management Framework (LVMF) which details the viewpoints to be afforded protection.

3.11 The defined areas and their limits referred LVMF 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 Policies 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

3.12 **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**

3.13 The length of the Viewing Corridor is 9224.9 metres.

3.14 **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**

3.15 The viewpoint marks the eastern extent of the Wider Setting Consultation Area.

3.16 **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**

3.17 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.

3.18 AOD heights being Above Ordnance Datum as defined by the Ordnance Survey.

3.19 Diagrams to illustrate the areas referred to above are contained within the London View Management Framework SPG 2012 (Mayor of London).

3.20 **B -** The London Plan 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 Policies 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.

3.21 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.

Location of Foreground Eastern Limit	Easting	Northing
Alexandra Palace	**529714**	**190075**
Extending to	**530376**	**189824**

Location of Foreground Western Limit	Easting	Northing
Alexandra Palace	**529509**	**189883**
Extending to	**529468**	**189406**

STAGE 2 AMENDS

Schedule 2 - Defined Employment Areas (DEA) (Policies SP7, SA2, Tottenham AAP3)

TABLE 5: Defined Employment Areas (DEA) (Policies SP7, SA2, AAP3)

DEA	Name of Site/Area	Level of Designation
DEA 1	Brantwood Rd, N17	Strategic Industrial Land
DEA 2	North East Tottenham, N17	Strategic Industrial Land
DEA 3	Marsh Lane, N17	Strategic Industrial Land
DEA 4	Millmead & Lockwood, N17	Strategic Industrial Land
DEA 5	Lindens/Roseberry Works	Locally Significant Industrial Site
DEA 6	Vale/Tewkesbury Rd, N4	Locally Significant Industrial Site
DEA 7	Queen St, N17	Locally Significant Industrial Site
DEA 8	White Hart Lane, N17	Locally Significant Industrial Site
DEA 9	Cranford Way, N8	Locally Significant Industrial Site
DEA 10	South Tottenham, N15	Locally Significant Industrial Site
DEA 11	Willoughby Lane, N17	Locally Significant Industrial Site
DEA 12	Bounds Green Industrial Estate, N11	Local Employment Area: Employment Land
DEA 13	Pinkham Way, N11	Local Employment Area: Employment Land
DEA 14	Ashley Rd, N15	Local Employment Area: Regeneration Area
DEA 15	Hale Wharf, N15	Local Employment Area: Regeneration Area
DEA 16	Fountayne Rd, N15	Local Employment Area: Regeneration Area
DEA 17	Rangemoor Rd/Herbert Rd, N15	Local Employment Area: Regeneration Area
DEA 18	Constable Crescent, N15	Local Employment Area: Regeneration Area
DEA 19	Arena Design Centre, N4	Local Employment Area: Regeneration Area
DEA 20	Crusader Industrial Estate, N4	Local Employment Area: Regeneration Area
DEA 21	Omega Works, N4	Local Employment Area: Regeneration Area
DEA 22	Vale/Eade Rd, N4	Local Employment Area: Regeneration Area
DEA 23	Eade/Overbury Rd, N4	Local Employment Area: Regeneration Area
DEA 24	Wood Green, N22	Local Employment Area: Regeneration Area
DEA 25	Cross Lane, N8	Local Employment Area: Regeneration Area

STAGE 2 AMENDS

SCHEDULE 3 - TOWN CENTRE PRIMARY FRONTAGES

TABLE 6: 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) Creation of new primary frontages through SA11 Wood Green Library (187-197A Wood Green High Road)
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) Primary frontage between 70 to 110 (even) and 51-95 (odd) West Green Road transferred to secondary frontage through SS1 Seven Sisters and West Green Rd District Centre
Finsbury Park District Centre	Creation of new primary frontage from the corner of Seven Sisters Road (number 263) to 10 (even) Stroud Green Road through SA36 Finsbury Park Bowling Alley
Tottenham Hale District Centre	Creation of new primary frontage through TH1 District Centre in Tottenham Hale and where appropriate through TH2-TH5

STAGE 2 AMENDS

SCHEDULE 4 - TOWN CENTRE SECONDARY FRONTAGES

TABLE 7: 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
	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 Creation of new secondary frontages through SA9 Mecca Bingo (707-725 Lordship Lane) Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Town Creation of new secondary frontages Centre at Dovecote Avenue, 7 Cheapside & Lymington avenue through SA13 Bury Road Car Park Creation of new secondary frontages through redevelopments of SA7 Wood Green Bus Garage and SA8 Station Road Offices

STAGE 2 AMENDS

Centre	Address
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 Expansion of secondary frontage through SA3 to include 71 Crouch End Hill 2-72 (even) Crouch End Hill
	Secondary Frontage (North/East) 27-38 (cons) Broadway Parade 45-55 (cons) Topsfield Parade Expansion of secondary frontage through SA3 to include159 – 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, N4	Secondary Frontage (South) 329-379 (odd) Green Lanes 385-405 (odd) Green Lanes Creation of new secondary frontage through SA29 Arena Retail Park (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

Centre	Address
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 Primary frontage between 70 to 110 (even) and 51-95 (odd) West Green Road transferred to secondary frontage through SS1 Seven Sisters and West Green Rd District Centre
Finsbury Park District Centre	263 to 271 Seven Sisters Road 18b to 52 Stroud Green Road (even) Creation of new secondary frontage through SA36 Finsbury Park Bowling Alley
Tottenham Hale District Centre	Creation of new secondary frontage through TH1 District Centre in Tottenham Hale and where appropriate through TH2-TH5

STAGE 2 AMENDS

SCHEDULE 5 - LOCAL SHOPPING CENTRES

TABLE 8: 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
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

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Number	Centre	Addresses
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)

TABLE 9: 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

STAGE 2 AMENDS

SCHEDULE 7 - SIGNIFICANT LOCAL OPEN LAND (POLICY SP13)

TABLE 10: 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
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

3.22 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

3.23 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

3.24 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

3.25 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.

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LOCAL NATURE RESERVES

3.26 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

TABLE 11:

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

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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

STAGE 2 AMENDS

SCHEDULE 9 - CONSERVATION AREAS

TABLE 12: 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

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SCHEDULE 10 - HISTORIC PARKS, GARDENS AND LANDSCAPES (POLICY SP13)

TABLE 13: 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

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Appendices

Appendix A: Methodology for Assessing the Capacity of Allocated Sites

Appendix B: Proposed deleted policies and proposal sites of the Haringey Unitary Development Plan (2006)

Appendix C: Superseded Supplementary Planning Documents and Guidance

Appendix D: Glossary of Terms

Appendix E: Making Representations

CHAPTER 04

Appendices

04

Appendix A: Methodology for Assessing the Capacity of Allocated Sites

4.1 This Apendix 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

4.2 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.

4.3 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.

4.4 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.

4.5 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.**

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Housing Trajectory Statement

4.6 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

4.7 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

4.8 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.

4.9 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

4.10 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.

TABLE 14: Delivery Summary in the Site Allocations DPD

Area	M2 employment	M2 town centre	Net resi units
Wood Green	47,271	17,217	4,320
South	20,026	7,154	1,699
Highgate	2,660	592	300
West	2,104	-	855
East	2,272	332	494
Total	**74,333**	**25,295**	**7,698**

TABLE 15: 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

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Site Ref	Site Name	mix (emp)	mix (TC)	mix (other)	mix resi
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

Site Ref	Site Name	mix (emp)	mix (TC)	mix (other)	mix resi
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	Alexandra Palace	0	0	1	0
SA53	Tunnel Gardens	0	0	0	1
SA54	Coppetts Wood Hospital	0	0	0.5	0.5
SA55	Park View & Durnsford Road	0	0	0	1
SA56	Myddleton Rd Local Centre	0	0	0	0
SA57	Red House, West Green Rd	0.1	0.1	0.2	0.6
SA58	Haringey Professional Development Centre	0	0	0.2	0.8
SA59	Keston Centre	0	0	0.2	0.8
SA60	Barber Wilson	0	0	0	1
SA61	Broadwater Farm area	0	0	0	1
SA62	The Selby Centre	0	0	1	0
SA63	The Roundway	0.33	0	0	0.67
SA64	Leabank and Lemsford Close	0	0	0	1

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TABLE 16: Site Capacities

Ref	Site Name	M2 Emp	M2 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	13,300	-	386
SA 31	Crusader Industrial Estate		-	
SA 32	Omega Works		-	
SA 33	Vale/ Eade Rd		-	
SA 34	Overbury & Eade Rds		-	
SA 35	L/b Seven Sisters & Tewkesbury Rds	490	-	63

Ref	Site Name	M2 Emp	M2 TC	Net Resi
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	Alexandra Palace	-	-	-
SA 53	Tunnel Gardens	-	-	-
SA 54	Coppetts Wood Hospital	-	-	21
Sites in the east of the borough				
SA 55	Park Grove & Durnsford Rd	-	-	
SA 56	Myddleton Road Local Centre	-	-	-
SA 57	Red House	332	332	28
SA 58	Haringey Professional Devt Centre	-	-	49
SA 59	Keston Centre	-	-	70
SA 60	Barber Wilson	-	-	66
SA 61	Broadwater Farm area	-	-	-
SA 62	The Selby Centre	-	-	-
SA 63	The Roundway	1,940	-	56
SA 64	Leabank and Lemsford Close	-	-	65

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Appendix B: Deleted policies and proposal sites of the Haringey Unitary Development Plan (2006)

4.11 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.

4.12 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.

TABLE 17: Deleted UDP Proposal Sites

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

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Appendix C: 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 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.

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- **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.

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- **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
- **Landmark Building:** A building which serves as a marker of a particular location and/ or a prominent feature in the urban landscape.
- **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.

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- **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.

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- **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.

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STAGE 2 AMENDS

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Tottenham

Tottenham
Area Action Plan

Adopted July 2017

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FOREWORD

It is with great pleasure that I am able to present this, the first document of the Council's Local Plan. The Local Plan Strategic Policies will shape the location and scale of development in the borough from now until 2026.

Great care and attention has been taken in setting out responses to the plethora of challenges and opportunities that exist in Haringey. The Local Plan, as the spatial planning document, tasked with fulfilling the aims of the Council's Sustainable Community Strategy, has a key role in shaping the future of the borough, and fulfilling the Council's vision of creating a place for diverse communities that people are proud to belong to.

This Plan has been shaped by ongoing consultation and engagement involving local people, businesses and communities, as well as service providers and key stakeholders. Through this engagement, the Council will continue to build on these relationships to help deliver the aims of sustaining and improving the life chances of our residents, especially those who are most vulnerable, and in developing a borough which is a good place to be born, learn, work, have fun and grow old.

The Local Plan will enable the regeneration of the growth areas at Tottenham and Haringey Heartlands, while protecting the amenity and appearance of the borough's conservation areas. It sets out how and where new development can be accommodated to deliver the housing challenge facing the borough. New infrastructure has been identified to deliver high quality services to existing and future residents. The land to create opportunities for local businesses has been safeguarded, and the future shopping needs of local residents' planned for. A commitment to sustainable design and a low carbon future has been made.

It is hoped that over the lifetime of this Plan, the borough will flourish as a place to live, work, and visit and that through the positive impacts of new development, local resident's quality of life will grow. Further work is necessary now to ensure that the policies set out here are put into place effectively, with a complementary Development Management Policies document, and a range of topic based supplementary documents, coming forward in the near future. Together these will ensure that Haringey remains a place for diverse communities that people are proud to belong to.

to be updated.

Matt to supply

STAGE 2 AMENDS



Cllr Alan Strickland

Cabinet Member for Housing Regeneration and Planning

STAGE 2 AMENDS

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Purpose and Scope of the Tottenham Area Action Plan

CHAPTER 01

Chapter 1
PURPOSE AND SCOPE OF THE TOTTENHAM AREA ACTION PLAN

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Purpose of the Area Action Plan

1.1 The Area Action Plan (AAP) has been 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.

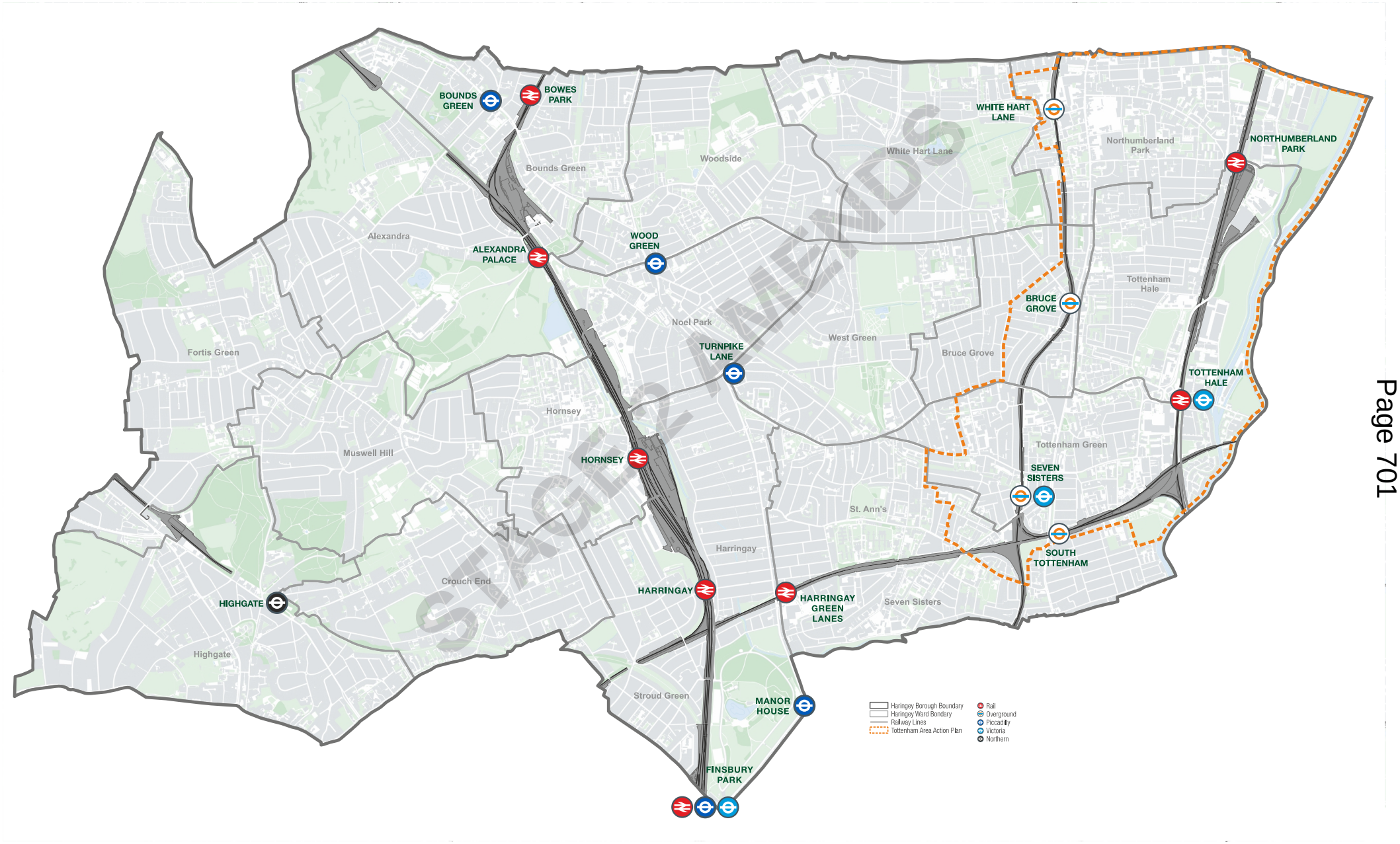
1.2 The AAP identifies land capable of delivering 10,000 new homes and 5,000 new jobs. It provides a legal basis for developments including establishing a new retail centre at Tottenham Hale, the intensification and diversification of existing industrial estates, and mixed leisure development around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

1.3 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 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 ensures infrastructure matches the development proposed, ensures local access to training and employment, and enables housing choice for both existing and new residents.

1.4 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 that positive regeneration occurs and benefits the whole of Tottenham.

1.5 The boundary of the AAP (see Figure 1.1) 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 which can 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 also benefit from 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 as green space access, heritage and leisure facilities, and links to other employment hubs.

FIGURE 1.1: Tottenham AAP Area



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What is the Tottenham Area Action Plan (AAP)?

1.6 Tottenham has been identified in the London Plan and Haringey's Strategic Policies Local Plan (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.

1.7 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.

1.8 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.

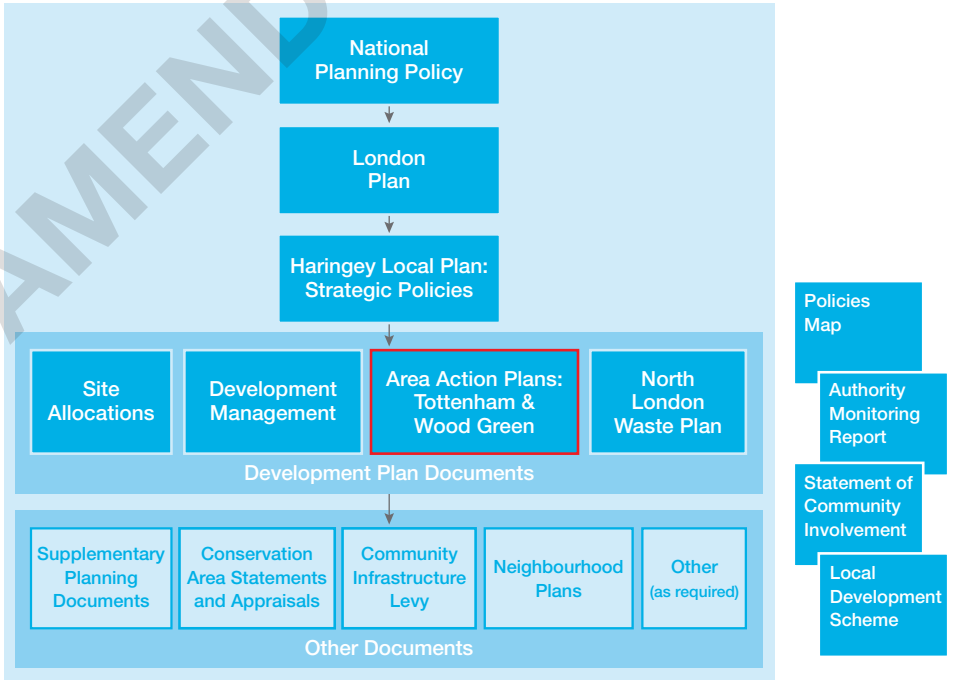
Section 5: Neighbourhood Areas and Opportunity Sites sets out the approach to Tottenham's neighbourhoods and identifies the strategic opportunity sites that the Council is seeking to allocate to deliver the development identified in the Plan.

Section 6: Implementation, Delivery and Monitoring provides details on how the AAP will be implemented, and its delivery monitored.

Planning policy context

1.9 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 1.2 shows the Tottenham AAP in the wider policy context.

FIGURE 1.2: Policy Context Flow Diagram



National Planning Policy Framework

1.10 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.

STAGE 2 AMENDS

1.11 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

1.12 The London Plan sets out regional planning policies for all of London and forms part of Haringey's Development Plan. The AAP must therefore, be in general conformity with the London Plan.

1.13 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)

1.14 The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF), adopted in July 2013, was produced by the Greater London Authority (GLA) working with Transport for London (TfL) and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney.

1.15 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

1.16 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's Strategic Policies Local Plan.

1.17 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).

1.18 There are a number of other plans and strategies which will also set the context for 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 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.

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Preparation of the submission document AAP

1.19 Figure 1.3 illustrates the key stages the AAP has undergone during the statutory process of plan preparation. The AAP gives effect to Haringey's Strategic Policies Local Plan. It sets out in further detail the planning framework which will help to guide future development in Tottenham.

1.20 The AAP has been prepared through consultation with the local community, statutory consultation bodies and other key stakeholders having particular regard to:

- Consultation feedback received on an early draft of the AAP (March 2014) and the "Preferred Option" AAP (February 2015), as well as other strategic documents including: '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). Further information is included in the 'Previous consultation outcomes' sub-section below;
- The findings of the Physical Development Framework for Tottenham (2012);
- Engagement with landowners and developers through, including through the pre-application process, to gain an understanding of the aspirations they hold for their sites and potential for delivering development;
- 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, including masterplan work, Tottenham specific studies on transport, as well as Borough-wide technical studies on various policy topics such as housing need, flood risk management, employment, open space and urban character; and
- Other policy developments related to Tottenham, including the designation of Tottenham Hale as a Housing Zone and the scope for Crossrail 2 to serve Tottenham, providing significantly greater access to locations within the Borough, London and the wider South east.

FIGURE 1.3:
Plan Development Process



Scope of the AAP

1.21 The delivery of key developments within the Plan's timeframe is critical to realising the vision and objectives of the AAP and delivering the spatial strategy. Sites that can feasibly be developed within this timeframe have been prioritised. It is acknowledged that other sites, currently unidentified, may become available during the Plan period. The AAP therefore includes policies and guidance for each neighbourhood and across the entire Plan area to ensure that all new development is appropriately managed, irrespective of whether it falls within a site specific allocation.

1.22 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.

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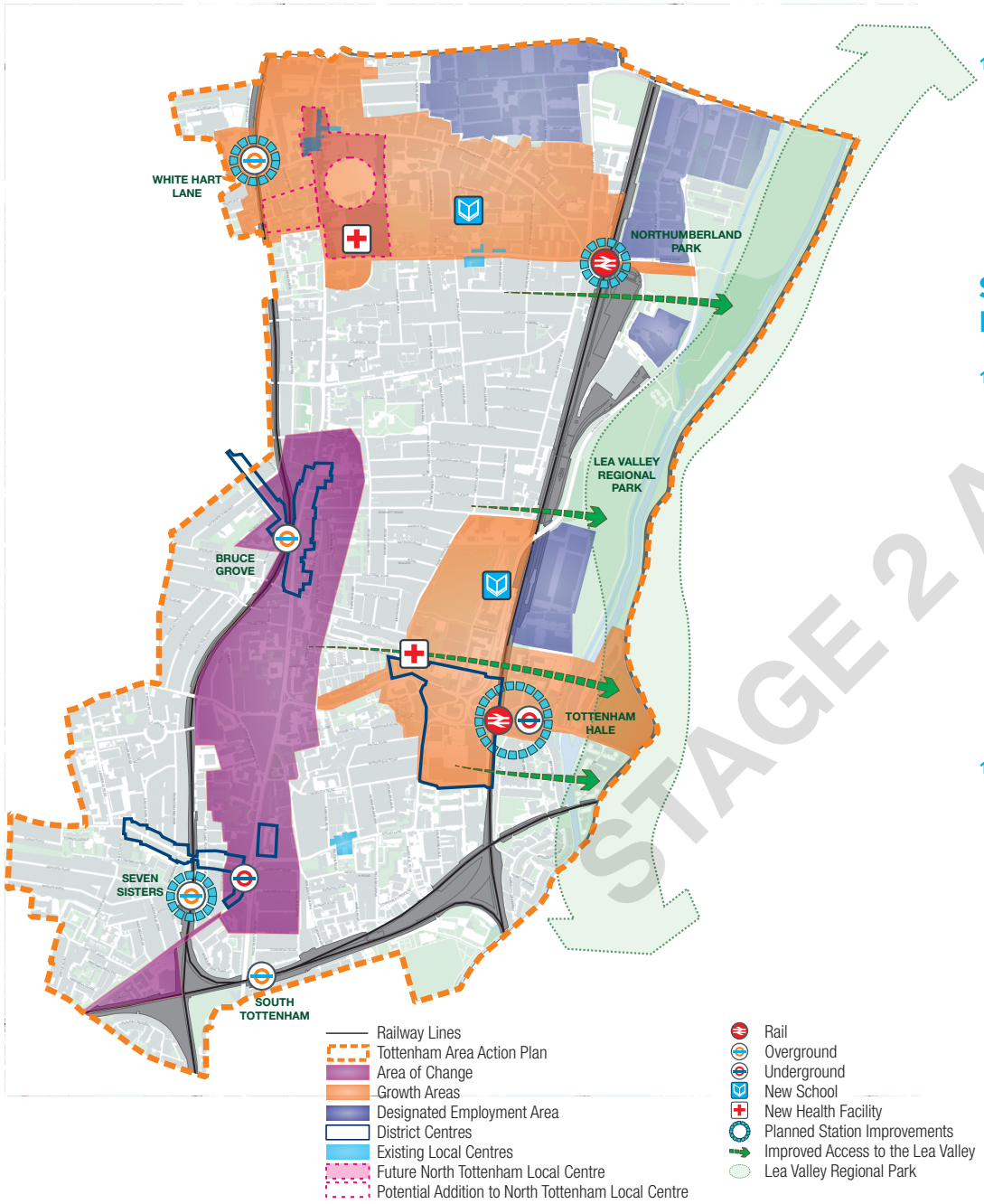
FIGURE 1.4: Tottenham Area Action Plan Key Diagram



1.23 The key proposals advocated for Tottenham through the AAP are summarised in Figure 1.4.

1.24 In preparing the AAP, the Council had regard to recent policy developments (both at the national and regional level), all responses received to-date to consultation in Tottenham and findings from engagement with key stakeholders. The AAP has been prepared over several stages and through that process, been subject to amendments and refinements in light of responses received.

Sustainability Appraisal, Habitats Assessment, Equalities Impact Assessments

1.25 In addition to the evidence base studies, the AAP is also supported by a Sustainability Appraisal, including a Habitats Regulation Assessment, Strategic Environmental 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 potential 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 proposals and policies being advocated through the AAP do not result in any disproportionate disadvantage to any group in the community.

1.26 The Sustainability Appraisal is undertaken as an iterative process, providing further assessment at each stage of the Plan's preparation. It was published alongside the AAP for public consideration and comment.

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Infrastructure Delivery Plan

1.27 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 this infrastructure should be located and (where known) what it will cost, how it will be funded, and who will be responsible for its delivery.

1.28 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.

1.29 Haringey's IDP has had regard to, and builds upon, the DIFS as appropriate to the Borough.

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Tottenham's Character and Challenges

CHAPTER 02

Chapter 2
TOTTENHAM'S CHARACTER AND CHALLENGES

2.1 The following section sets out the context and character of Tottenham along with the key drivers for change which will influence and shape the area. These drivers reflect the challenges Tottenham faces and opportunities for addressing them.

Location

2.2 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.



Tottenham High Road

FIGURE 2.1: Haringey London Context



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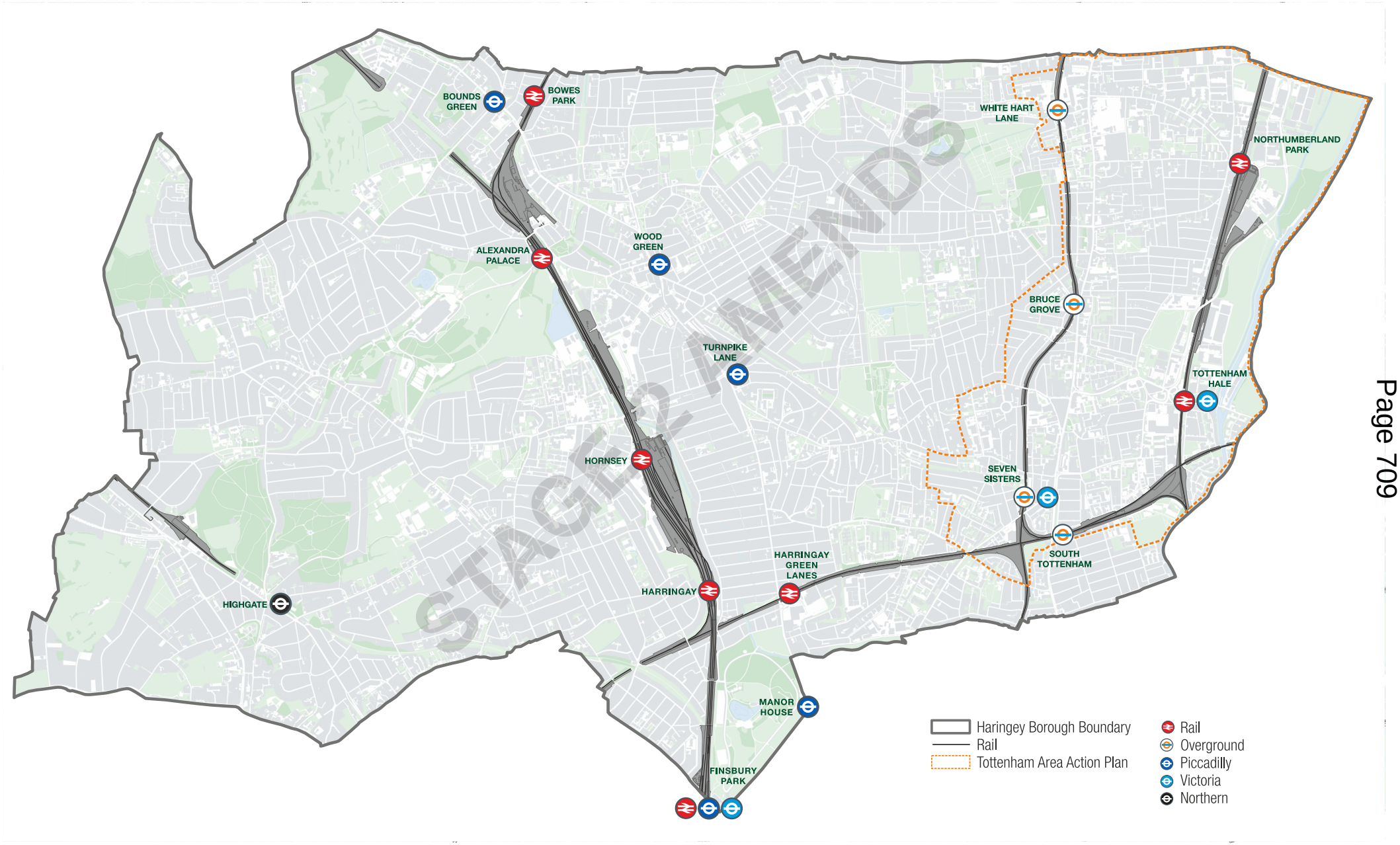
FIGURE 2.2: Tottenham AAP Area Context



History

2.3 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.

2.4 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.

2.5 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.

2.6 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

2.7 At the last Census in 2011, the population of the Tottenham AAP area was just over 78,000[3], making up around one-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.

2.8 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 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

2.9 Tottenham is one of the most deprived areas in the country. As Figure 2.3 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 a low skills base being the two biggest issues facing Tottenham today.

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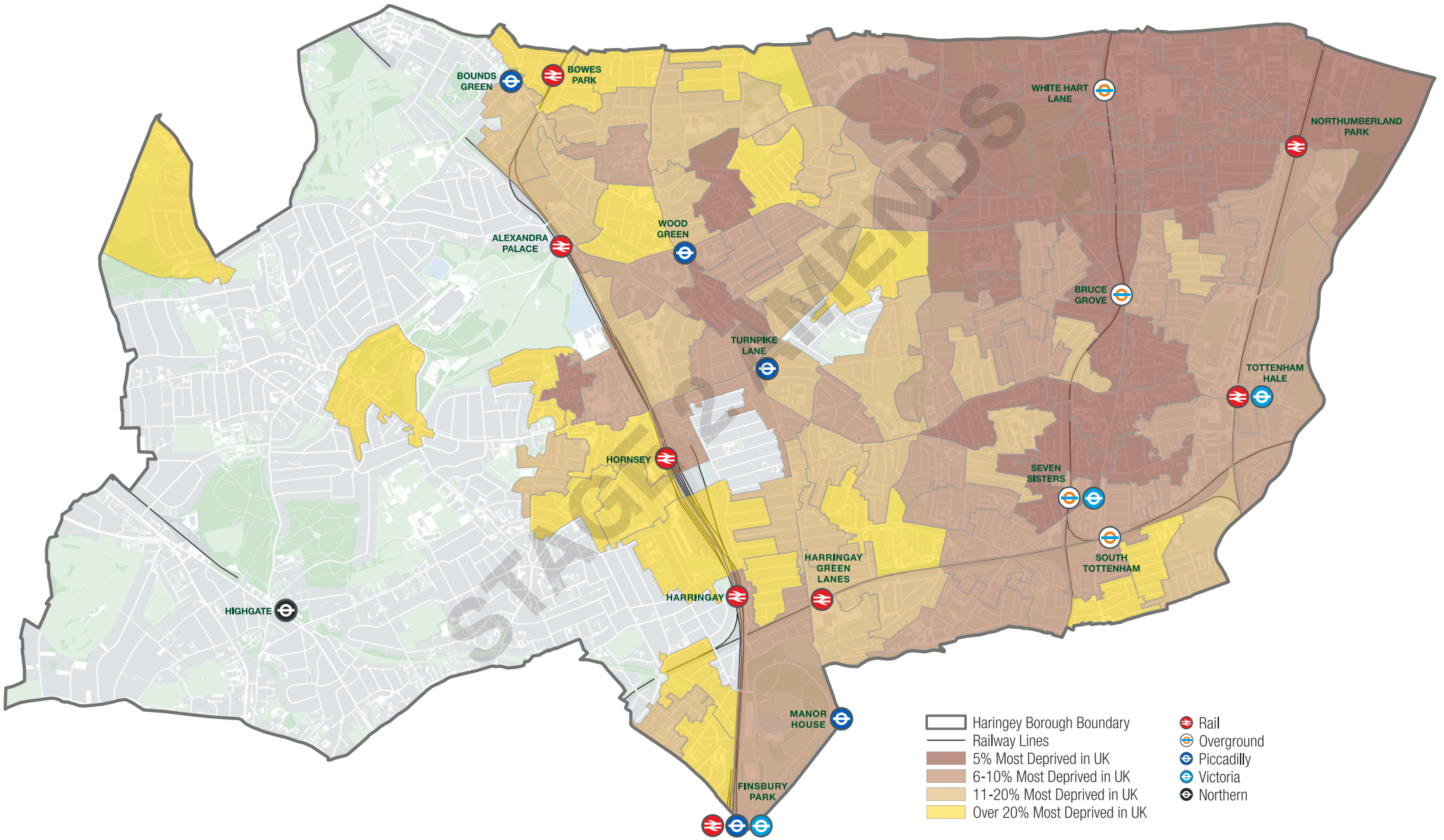
2 GLA (2012) GLA Ward-Level Population Projections 2012 Round, SHLAA-Based, Trend-Constraint Variant http://data.london.gov.uk/dataset/gla-2012rnd-trend-ward-proj/resource/bdc2c3d8-3feb-44ba-a5dd-13ad9e54ea7b

FIGURE 2.3: Indices of Multiple Deprivation in Haringey



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2.10 The high levels of deprivation have a negative impact on people's health and well-being. 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.

2.11 Poor health and well-being 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 women, the gap is less but is still significant at 3.5 years.

2.12 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 are likely to continue to persist, undermining efforts to positively affect regeneration within the area.

2.13 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 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.

2.14 The work of some excellent schools and colleges will be built upon, and Tottenham's increasing educational standards are 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

2.15 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.

2.16 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.

2.17 Although unemployment is declining, the Tottenham 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

2.18 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.

STAGE 2 AMENDS

2.19 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 existing firms grow, as well as to attract new firms, will increase local jobs in the area.

2.20 A sufficient amount of suitable employment floorspace provision needs to be made to help renew and diversify Tottenham's industrial estates. This is necessary to realise the prospect of accommodating more intensive employment uses, including those in the burgeoning creative industries sector and 'maker' economy. Given the need for start-up businesses to exist cheaply, and with the right support, there is potential to make the area a hub of early-stage entrepreneurship. This includes provision for appropriately sized move-on space to enable new and existing businesses to grow.

2.21 The AAP will set out approaches to deliver new and improved employment floor space in Tottenham. It will also ensure that new development in the area secures opportunities for skills training, apprenticeships and local employment. This includes capitalising on the potential for all new major development to provide construction apprenticeships and training targeted at local young people.

Tottenham's Employment Land

2.22 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.

2.23 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.

TABLE 1: Economic Assets

Strategic Industrial Land
Brantwood Rd 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
High Rd West, North Tottenham
High Rd East, North Tottenham

Locally Significant Industrial Land
South Tottenham Industrial Estate
Lindens/Roseberry Works, Tottenham Hale

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



Tottenham High Road

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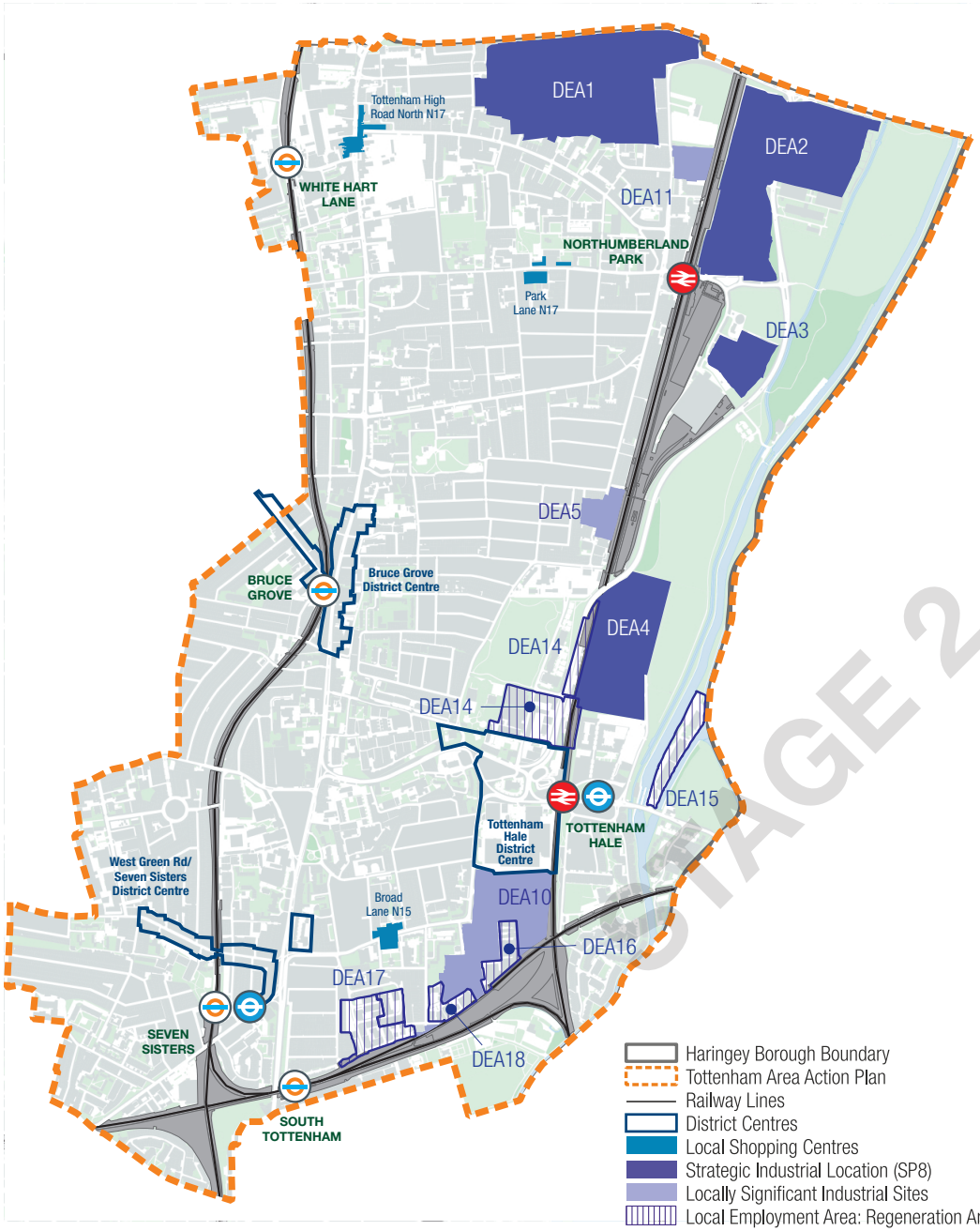
FIGURE 2.4: Economic Assets



Town centres

Tottenham Green and Seven Sisters/West Green Rd District Centre

2.24 Tottenham Green and Seven Sisters are at the southern end of the Tottenham High Road, and Seven Sisters is the sole London Underground station on the High Road. 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, with provision extending 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.

2.25 West Green Road provides a thriving local parade of small high street units (with generally poorer 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, greengrocers and money exchange/ travel agents.

2.26 North of Seven Sisters tube station lies Tottenham Green which is 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.

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Bruce Grove/Tottenham High Rd

2.27 Bruce Grove is located approximately halfway 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, comprising small ground floor sales areas with residential or office uses on one or two floors above. These units provide predominantly service and convenience retail including: food takeaways, 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.

2.28 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

2.29 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. The Retail Park contains the majority of multiple retailers within the Tottenham area, which comprises mainly bulky good retailers. However, the newer development space includes a slightly different offer, 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.

2.30 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.

2.31 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

2.32 The High Road in this part of Tottenham provides a local centre, however it could benefit from sensitive improvements and investment. A number of the units, particularly north of White Hart Lane, have relatively large sites including goods yards and storage facilities 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 are a high proportion of hot food takeaways and convenience stores. There are also a number of food and beverage outlets in this area which are linked to the activities that take place at Tottenham Hotspur FC (THFC) football stadium.

2.33 Planned regeneration includes the proposed new THFC stadium development, which involves 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.

2.34 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

2.35 Town centres are at the heart of local communities and essential components of sustainable places. In Tottenham, town centres 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, particularly to increase visitation to the centres and ensure their vitality. Maintaining local character will be an important challenge when considering opportunities for accommodating future growth and development in Tottenham.

STAGE 2 AMENDS

2.36 The AAP offers opportunities to support the vitality of the town centre through the provision of additional retail floorspace to meet identified needs and also to consolidate and strengthen the existing offer. For example, centre can be proactively managed, including by reducing in size the Primary Shopping Area, so as to encourage a wider range of uses to move into the periphery of centres, to help attract visitors (including from beyond the existing catchments of centres), improve the retention of expenditure within the centres and better concentrate shopping activity. Such measures 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.

2.37 The growth in Tottenham Hale will be supported and 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 for wider change, ensuring this area becomes a hub of activity throughout the week and not just on match days. This can be achieved by establishing the location as a premier leisure destination for London whilst also retaining and enhancing a more local retail function to support the community.

2.38 The THFC stadium development and the redevelopment of High Road West (including the relocation of the station entrance for White Hart Lane station and the creation of a new public square) offers the opportunity to create a new local centre or to redraw the boundary of the existing North Tottenham High Road Local Centre to form a more coherent centre. The THFC stadium scheme has been consented and the second phase (which includes the new stadium) is under construction. The completed first phase already includes main town centre uses such as a large format food store and headquarters office accommodation. In addition to the stadium, the remainder of the scheme includes health; leisure; hotel; and residential uses as well as a large area of public realm that will help link the High Road West and Northumberland Park schemes. This provides a clear basis for the inclusion of the THFC stadium scheme within the North Tottenham High Road Local Centre and the redrawing of the boundary accordingly. To the west of the High Road, the precise boundary of the North Tottenham High Road Local Centre will need to be defined as town centre uses are consented and delivered. Formal reviews of the local centre boundary will be undertaken and revised boundaries will be drawn.

FIGURE 2.5: District and Local Centres



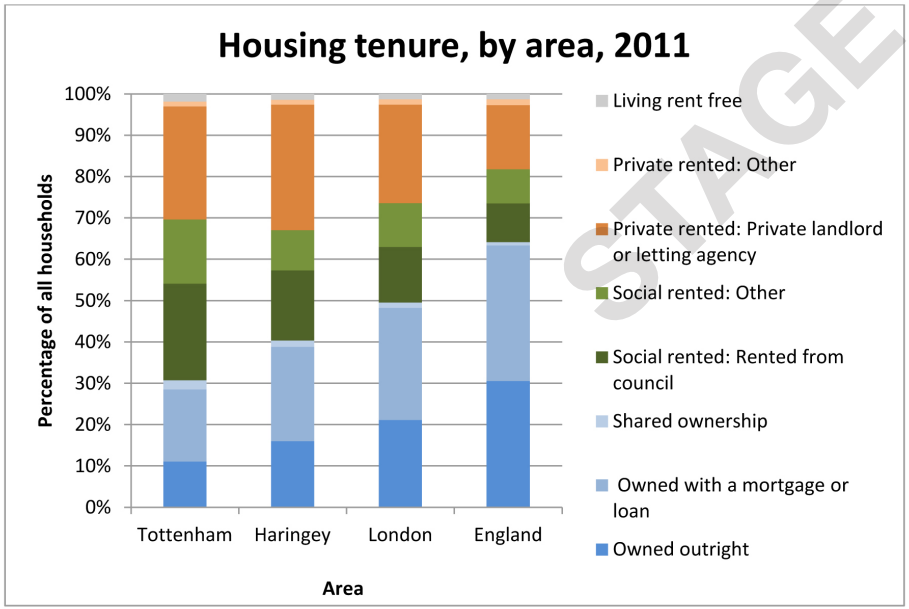
STAGE 2 AMENDS

2.39 Improving the retail offer in Tottenham will require positive interventions. This includes public realm and other enhancements to improve the townscape and reduce congestion in centres, as well as encouraging a better variety of local amenities such as recreation, leisure, community spaces and cultural facilities.

Housing

2.40 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).

FIGURE 2.6: Housing Tenure



2.41 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.

2.42 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

2.43 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.

2.44 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.

2.45 The renewal and 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.

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2.46 Renewal and 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 principles can all help to significantly alleviate the overcrowding being experienced within parts of Tottenham.

2.47 The 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 both existing and future residents

Population and housing growth

2.48 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.

2.49 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, the area's excellent transport connections and planned future investment in this regard, as well as the need for investment and managed change to bring about regeneration within Tottenham. It is considered that this housing target can be met through new sustainable residential development in Tottenham, in the form of higher density and well-designed taller buildings in accessible locations. 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.

2.50 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

2.51 The Tottenham area contains a large 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 cultural assets in Tottenham include Tottenham Hotspur FC Stadium, Bernie Grants Arts Centre, and the College of Haringey, Enfield and North East London.

2.52 The Tottenham area has a number of conservation areas. A conservation area designation is a means of recognising the importance of the historic quality of an area as a whole, as well as protecting individual buildings where these contribute to the special character of the area. Five conservation areas are wholly within the boundary of the AAP area, 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. However, there remain a large number of heritage assets across the AAP area on the Heritage at Risk Register.

2.53 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 conservation-led development of Tottenham. Adaptive reuse of heritage buildings can help maintain the character of Tottenham while meeting growth targets. Ensuring these assets are appropriately integrated into new developments will also ensure their continued use and protection.

2.54 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.

2.55 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 and delivery of this AAP with the London Advisory Committee of Historic England in a proactive and collaborative manner.

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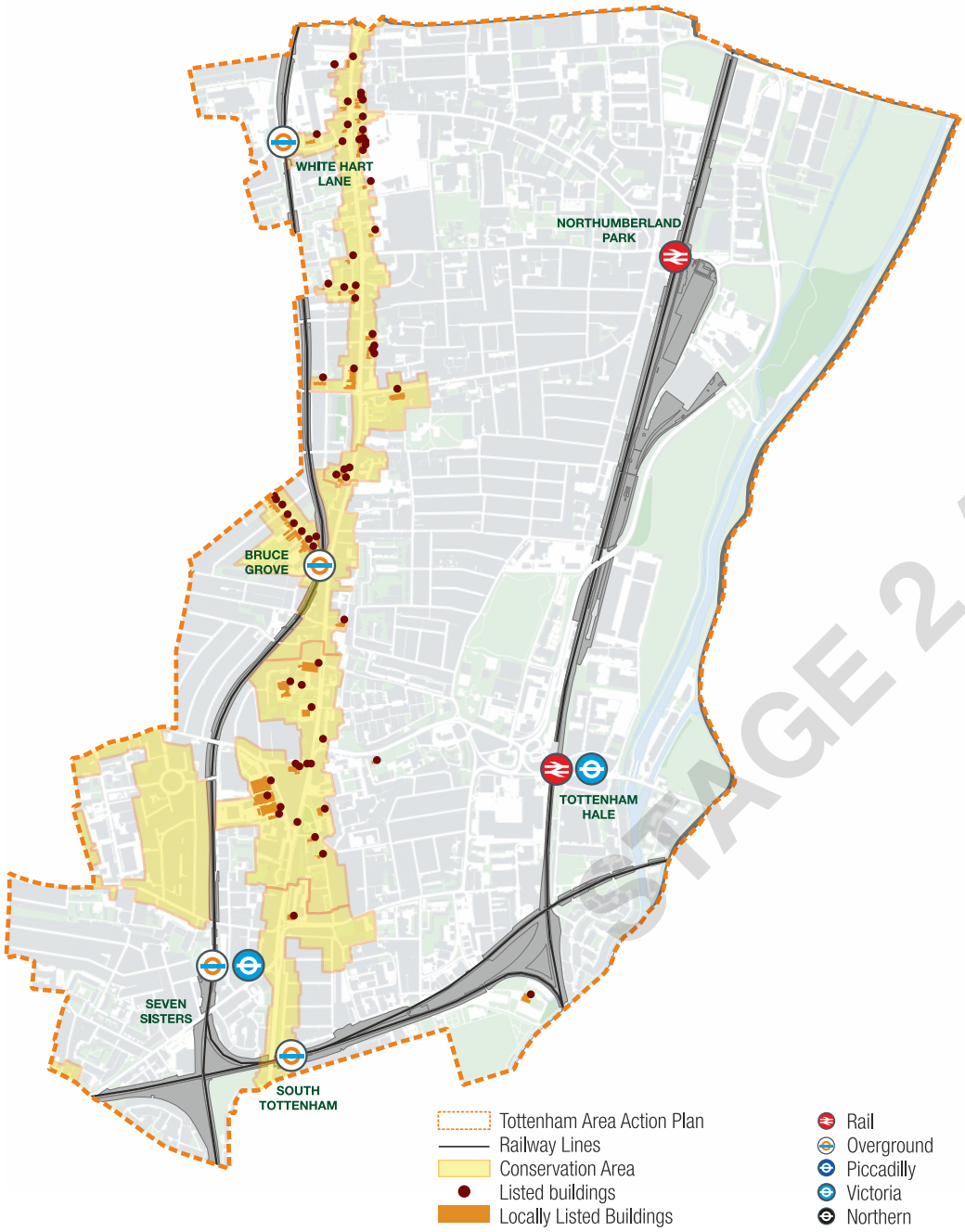
FIGURE 2.7: Tottenham Conservation Area



Heritage at risk

2.56 The general economic deprivation of the area has led to several heritage assets being neglected, with poor or no maintenance of internal spaces and external facades, as well as 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 Heritage at Risk Register. In addition, the conservation areas along the high Road are also in included in the Register.

2.57 With the current transformation vision of Tottenham there is great opportunity to maximise 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 that 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, adding precious cultural capital and avoiding the bland homogeneity of many large scale regeneration projects.

Meeting social needs

2.58 New development and growth must be supported by adequate social infrastructure. Community centres, health centres, schools, open spaces, libraries and religious facilities and other infrastructure should all become part of an integrated urban and social fabric.

2.59 There is the opportunity to work collaboratively with infrastructure providers to ensure the right type of infrastructure is provided both 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.

2.60 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.

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2.61 Engaging with new commercial operators and local charities is important for the provision of new leisure and recreational facilities, such as cinemas 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

2.62 The Lee Valley Regional Park forms both the Borough and AAP boundary to the east, much of which is designated Green Belt land. Accessibility to this open space from most parts of Tottenham is poor due to severance caused 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.

2.63 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.

2.64 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

2.65 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.

2.66 New public spaces need to be added and existing spaces significantly improved, including access improvements, so that each part of Tottenham has a quality network of green and accessible space. Opportunities to provide open space as part of major development schemes or master plans developed in Tottenham will be encouraged.

2.67 The Council will work to improve the open spaces in Tottenham to increase capacity and quality for residents and visitors. As outlined in the Strategic Policies Local Plan, 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

2.68 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.

2.69 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 Sisters, Bruce Grove and White Hart Lane Stations) was incorporated into the London Overground network in May 2015.

2.70 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.

2.71 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 with consequential improvements in 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.

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The Vision & Strategic Objectives for Tottenham

CHAPTER 03

Chapter 3

THE VISION & STRATEGIC OBJECTIVES FOR TOTTENHAM

VISION FOR TOTTENHAM

3.1 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.

3.2 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.

3.3 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.

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Spatial Vision for Tottenham

3.4 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.

3.5 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.

3.6 Ashley Road 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.

3.7 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.

3.8 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.

3.9 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.

3.10 Tottenham High Road has strengthened its role as the main thoroughfare for community life in the area. New development along the High Road has integrated 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 businesses 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

3.11 The vision for Tottenham is supported by seven 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

3.12 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

3.13 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.

STAGE 2 AMENDS

Objective 3: High quality public realm

3.14 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

3.15 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

3.16 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 6: A strong and healthy community

3.17 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, leisure opportunities, a continued joint effort to further reduce crime and support to foster strong and new social networks.

Objective 7: Enhancement of heritage assets

3.18 Tottenham has a number of significant heritage assets which are facing pressures from development, some of which are in poor and vulnerable condition, underused and facing an uncertain future. 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.

STAGE 2 AMENDS

The Spatial Strategy for Tottenham

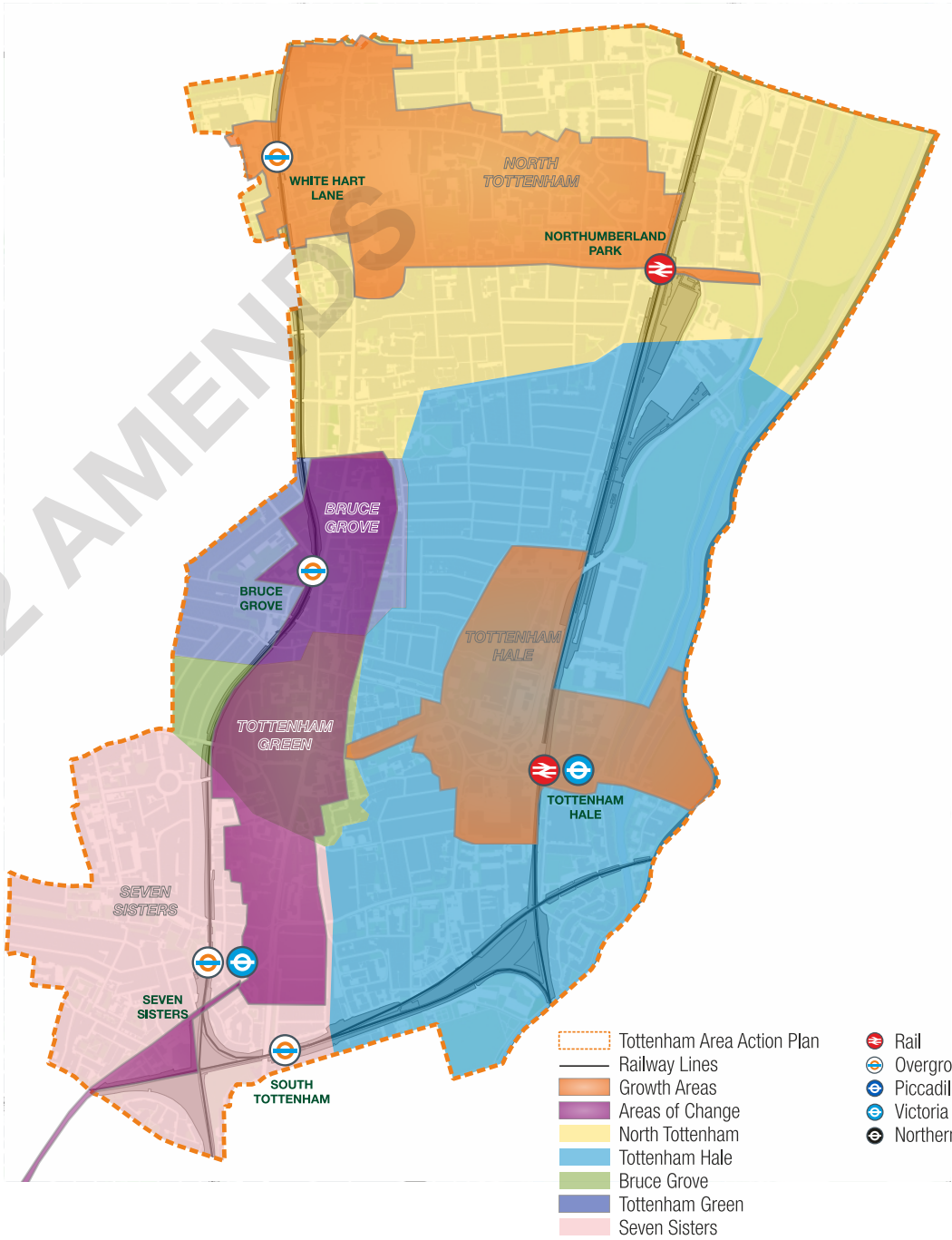
3.19 Development and regeneration within Tottenham with be targeted at four specific neighbourhood areas. The four neighbourhood areas are identified in Figure 3.1 and comprise of:

- 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).

3.20 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 involve 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.

3.21 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.

FIGURE 3.1: Tottenham Growth Areas and Areas for Change



STAGE 2 AMENDS

3.22 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.

3.23 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.

3.24 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.

3.25 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.

3.26 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.

3.27 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.

3.28 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.

3.29 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.

3.30 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.

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Tottenham AAP Area-Wide Policies

CHAPTER 04

Chapter 4
TOTTENHAM AAP AREA-WIDE POLICIES

Introduction

4.1 The following planning policies form part of a suite of policies which will be used for assessing and preparing development proposals in Tottenham. The suite of policies includes:

- Tottenham: Area Wide Policies;
- Neighbourhood Areas: Neighbourhood Policies; and
- Sites: Site Allocations

4.2 This chapter 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 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

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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:

- a Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP;
- b Will integrate and complement successfully with existing and proposed neighbouring developments; and
- c 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. Planning applications for development within the Tottenham AAP area should 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, existing site users, 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 provide a range of types and sizes of homes, create inclusive and mixed 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 the AAP is 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 deliver 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 whilst enabling the component parts of a site allocation to be developed out separately. 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.

STAGE 2 AMENDS

4.7 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).

4.8 The sites in which a masterplanned approach will be required are set out in Table 1 below:

TABLE 2: Example Sites with requirements for comprehensive development

Tottenham Hale District Centre
Station Square West
Station Square North
Tottenham Hale Retail Park
Tottenham Hale Station

Estate Renewal schemes
Turner Ave & Brunel Walk
Northumberland Park North
Northumberland Park
High Rd West

Large/Complex Sites
Gourley Triangle
Apex House
Wards Corner
Tottenham Hotspur Stadium
Hale Village
North of White Hart Lane

Warehouse Living Sites
Constable Crescent
Fountayne Rd

POLICY AAP2: 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.

4.9 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.

4.10 As with Policy AAP1, the necessity to use compulsory purchase powers is more likely on more complicated sites, which have land in multiple ownerships. These sites are set out in Table 2. 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 2.

STAGE 2 AMENDS

POLICY AAP3: HOUSING

A To improve the diversity and choice of homes and to support sustainable 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 inclusive and mixed 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(b)) 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 optimise the use of land in delivering wholesale renewal of or strategic improvements to Haringey's housing estates in Tottenham (as listed in Policy SP2 of the Strategic Policies), the Council will support proposals which are designed to:

- a Improve the quality and range of affordable housing options;
- b Better address housing needs in Haringey;
- c Secure a more inclusive and mixed, sustainable community; and
- d Increase housing delivery in Tottenham.

4.11 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.

4.12 There are currently 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). To promote inclusive and mixed communities which provide residents with better access to a range of housing types, Policy AAP3 seeks to introduce alternative affordable tenures into areas currently dominated by a single tenure type.

4.13 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 AAP3(D). 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.

4.14 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. To support delivery of inclusive and mixed communities the Council will give consideration to the most appropriate housing mix and tenure to be delivered on individual schemes, in line with Policy DM13(C).

4.15 Improving the quality of housing in Tottenham is a key priority and policy AAP3(D) will ensure that proposals are consistent with the Council's wider aims for improving development design in Haringey, as set out in the Development Management DPD.

STAGE 2 AMENDS

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 employment 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 Road
- 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 and, where appropriate, may seek planning contributions towards employment initiatives in line with policies SP9 and DM48.

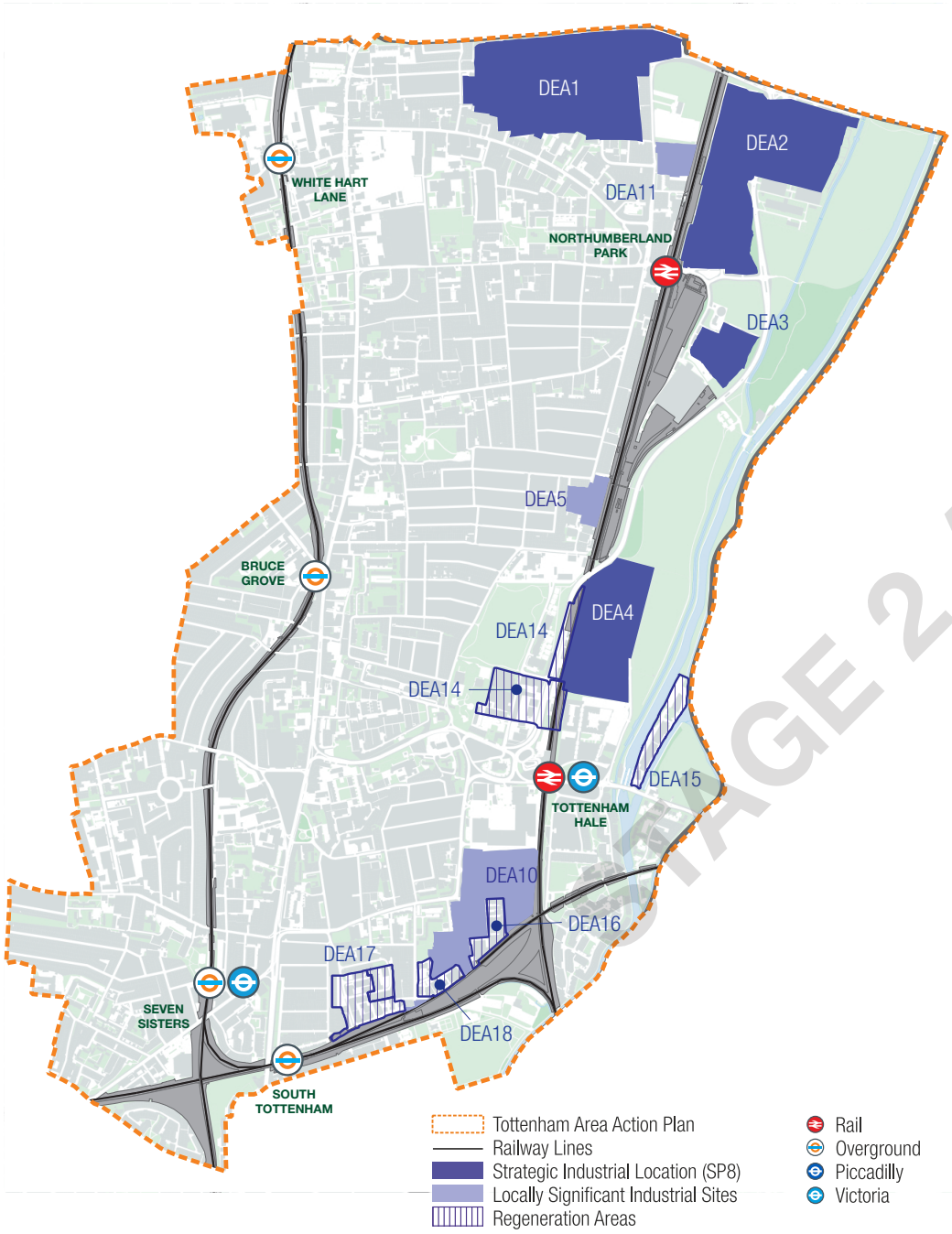
C Employment Areas within Tottenham are designated as follows:

TABLE 3: Designated Employment Areas

DEA	Name of Site/ Area	Level of Designation
DEA1	Brantwood Rd, N17	Strategic Industrial Land
DEA2	North East Tottenham, N17	Strategic Industrial Land
DEA3	Marsh Lane, N17	Strategic Industrial Land
DEA4	Millmead & Lockwood, N17	Strategic Industrial Land
DEA5	Lindens/Roseberry Works	Locally Significant Industrial Site
DEA6	Vale/Tewkesbury Rd, N4	Locally Significant Industrial Site
DEA10	South Tottenham, N15	Locally Significant Industrial Site
DEA11	Willoughby Lane, N17	Locally Significant Industrial Site
DEA14	Ashley Rd, N15	Local Employment Area: Regeneration Area
DEA15	Hale Wharf, N15	Local Employment Area: Regeneration Area
DEA16	Fountayne Rd, N15	Local Employment Area: Regeneration Area
DEA17	Rangemoor Rd/ Herbert Rd, N15	Local Employment Area: Regeneration Area
DEA18	Constable Crescent, N15	Local Employment Area: Regeneration Area

STAGE 2 AMENDS

FIGURE 4.1: Designated Employment Areas in Tottenham



STAGE 2 AMENDS

4.16 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. The policy will ensure that development brings forward new employment floorspace for new firms to start, grow, and move into the area.

4.17 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.

4.18 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.

4.19 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 use 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.

4.20 The High Road itself serves as an important centre for employment and enterprise. In addition to the wide range of retail and community facilities located on the High Road itself, there are a range of businesses located within close proximity to the High Road. 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 Road. There is a presumption in favour of creating active ground floor uses on Tottenham High Road.

POLICY AAP5:
CONSERVATION AND HERITAGE

A The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this aim the Council will seek to strengthen the historic and local character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment. This includes reviewing Conservation Area Appraisals and Management Plans where appropriate. Proposals for new development will be required to:

a Reflect, where available and relevant, character and heritage appraisals, statements and management plans for the area and/or heritage assets;

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.

4.21 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.

4.22 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 above 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.

4.23 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 requirements of AAP5 will be considered alongside Policy DM9.

STAGE 2 AMENDS

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 have regard to the guidance set out in the Council's Tall Buildings and Views SPD, once adopted.

C The appropriate height of development sites within Tottenham will be guided by the principles in Local Plan Policies 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 Development should have regard to the recommendations of the Urban Characterisation Study to ensure the heights of new buildings respond to and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration.

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 set 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.

STAGE 2 AMENDS

FIGURE 4.2: Locations Suitable for Tall Buildings



STAGE 2 AMENDS

4.24 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.

4.25 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.

4.26 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 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.

4.27 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.

4.28 The Council would encourage applicants for proposals for tall buildings within 500m of a Special Protection Area/RAMSAR area to utilise the Government's mapping site (Magic Mapping) to check if a particular site would be likely to require further assessment in order to rule out any impact using the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) screening tools therein.

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 runs from Tottenham Hotspur FC to the City, and this will be required to be produced in a manner that adds legibility to the urban realm in this area.

STAGE 2 AMENDS

4.29 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.

4.30 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 the capacity of the road network and improving the street environment; 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 The Council will encourage heritage-led regeneration and development on Tottenham High Road. Proposals will be supported where it is demonstrated that development will positively enhance the overall character and setting of the Tottenham High Road Historic Corridor.

B The High Road has a number of District and Local Centres along its length, and uses within these will be in line with Policies DM42 and DM43.

C Development will be expected to provide active frontages onto the High Road 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 Road, 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 Road, 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 Road will be permitted. Where a site with a back of High Road frontage is redeveloped, an employment ground floor use will be sought.

STAGE 2 AMENDS

4.31 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.

4.32 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. In positively managing growth and regeneration along the Historic Corridor, the Council's priorities include the following:

4.33 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.

4.34 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.

4.35 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.

STAGE 2 AMENDS

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.

4.36 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. However the Council will seek to facilitate the creation of new open spaces where opportunities arise, and to create linkages between open spaces for people and wildlife. 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 will form a green grid of networked, high quality open spaces.

4.37 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 built up character of many of the areas identified as being deficient in access to open space and nature makes the eradication of deficiency all the more challenging. Policy AAP9 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.

4.38 Key routes within Tottenham include the connecting of the High Road 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.

4.39 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.

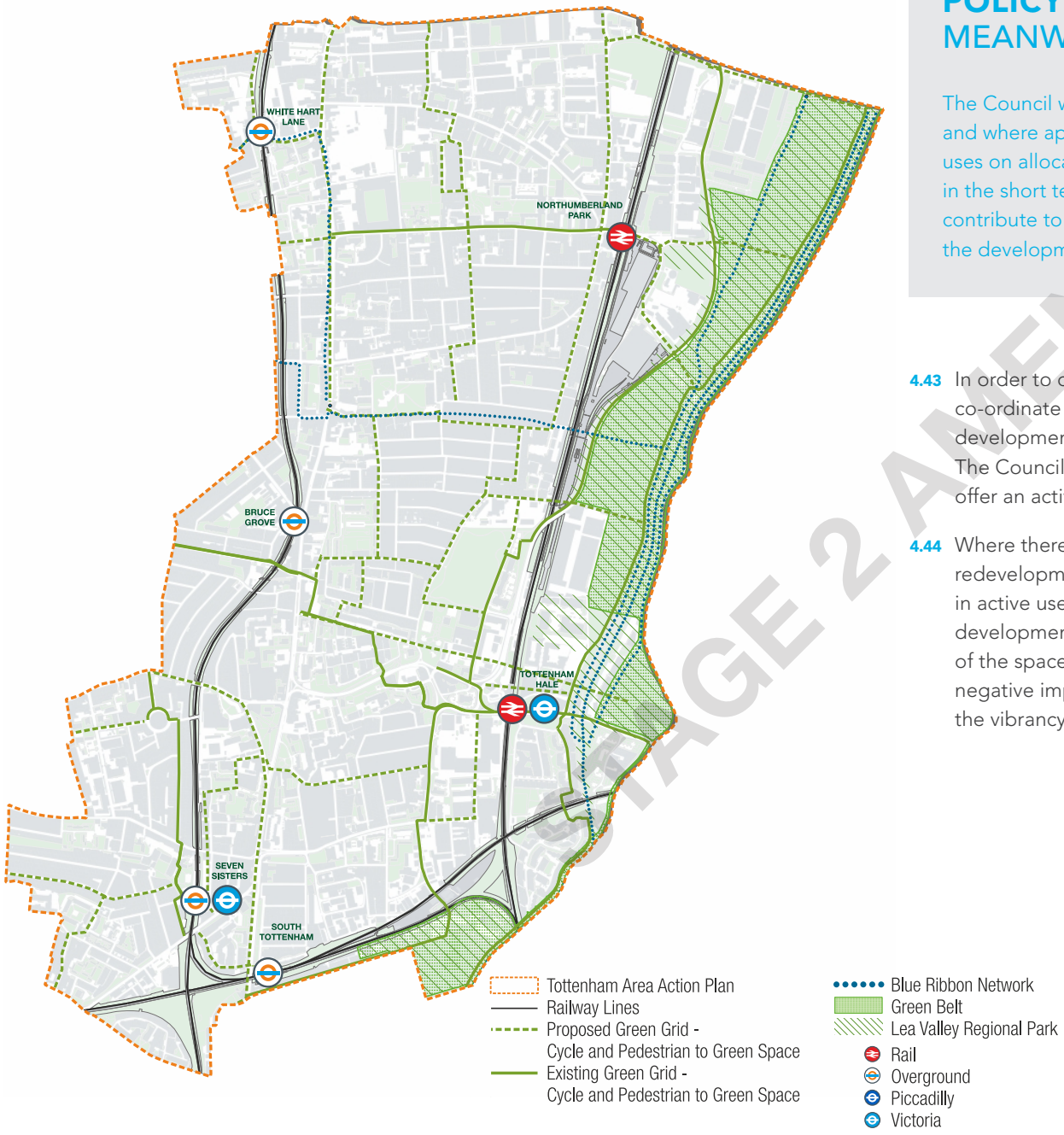
4.40 To complement the delivery of development and ensure that new development and existing residents are able to access high quality amenity space there will be a generous, accessible, legible and safe pedestrian/cycle friendly network linking open spaces, town centres, and public transport nodes in 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.

4.41 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.

4.42 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.

STAGE 2 AMENDS

FIGURE 4.3: Green Grid



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.

4.43 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.

4.44 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.

STAGE 2 AMENDS

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 education 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. (See Infrastructure Delivery Plan at Appendix 4 of the Strategic Policies DPD)

D The Council will seek to ensure that proposals make adequate provision for infrastructure and other requirements made necessary by new development, either through appropriate on-site provision or planning obligations, in line with Policies SP17 and DM48.

4.45 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.

4.46 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.

4.47 Part of the economic strategy for theBorough 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.

STAGE 2 AMENDS

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Neighbourhood Areas and Opportunity Sites

CHAPTER 05

Chapter 5
NEIGHBOURHOOD AREAS AND OPPORTUNITY SITES

STAGE 2 AMENDS

Introduction to Neighbourhood Areas

5.1 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 Figure 5.1 and comprise:

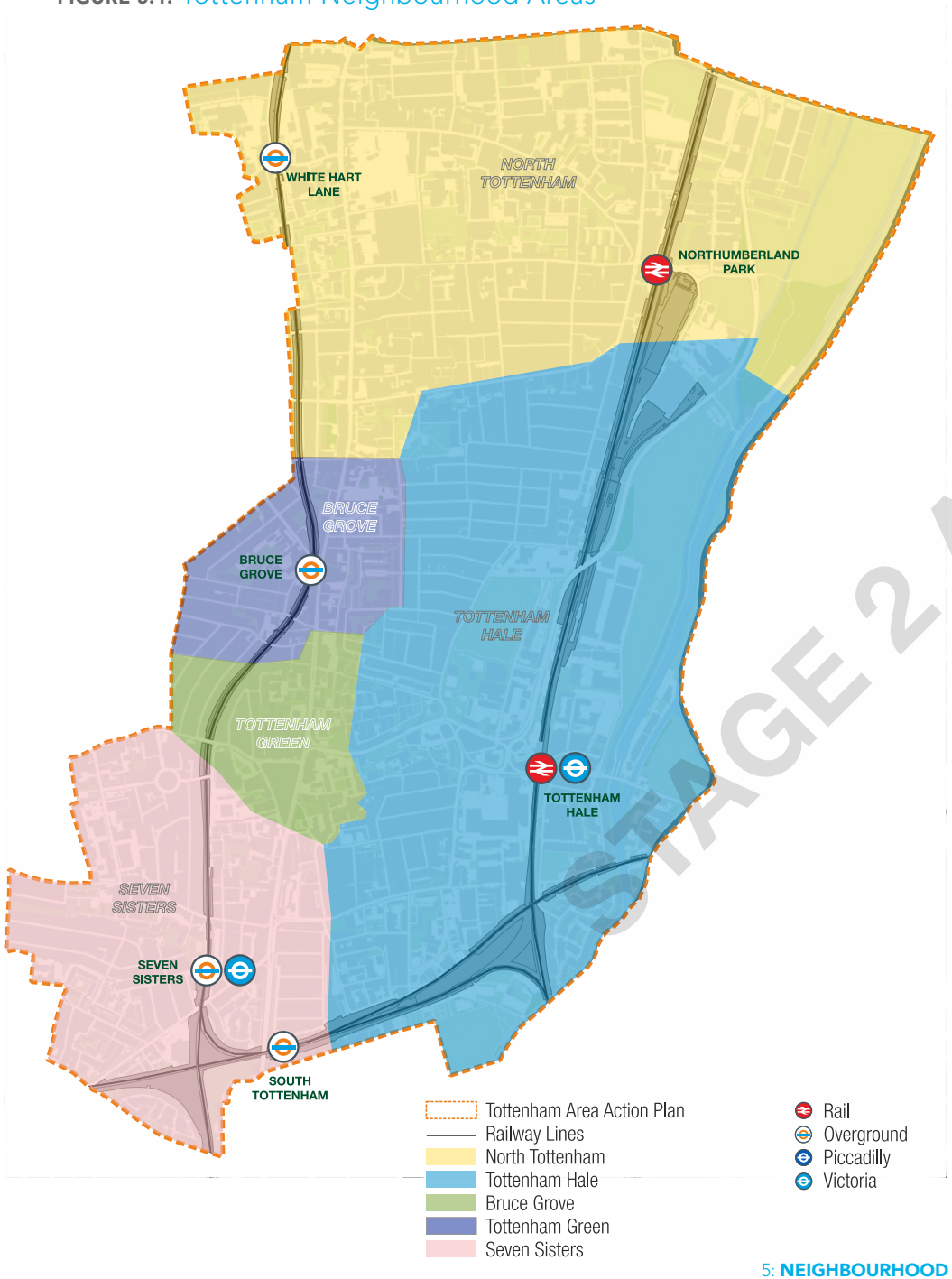
- Tottenham High Rd Area of Change, including
  - Seven Sisters/West Green Rd,
  - Tottenham Green, and
  - Bruce Grove;
- North Tottenham Growth Area;
- Tottenham Hale Growth Area.

5.2 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.

5.3 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.

5.4 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.

FIGURE 5.1: Tottenham Neighbourhood Areas



STAGE 2 AMENDS

5.5 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.

5.6 For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. The "Indicative Site Capacities" signposted are minimum capacities, with the optimal capacity for each site being established through a rigorous design-led process having regard to relevant Local Plan policies. 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.

5.7 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

5.8 This neighbourhood area is formed of three sub areas:

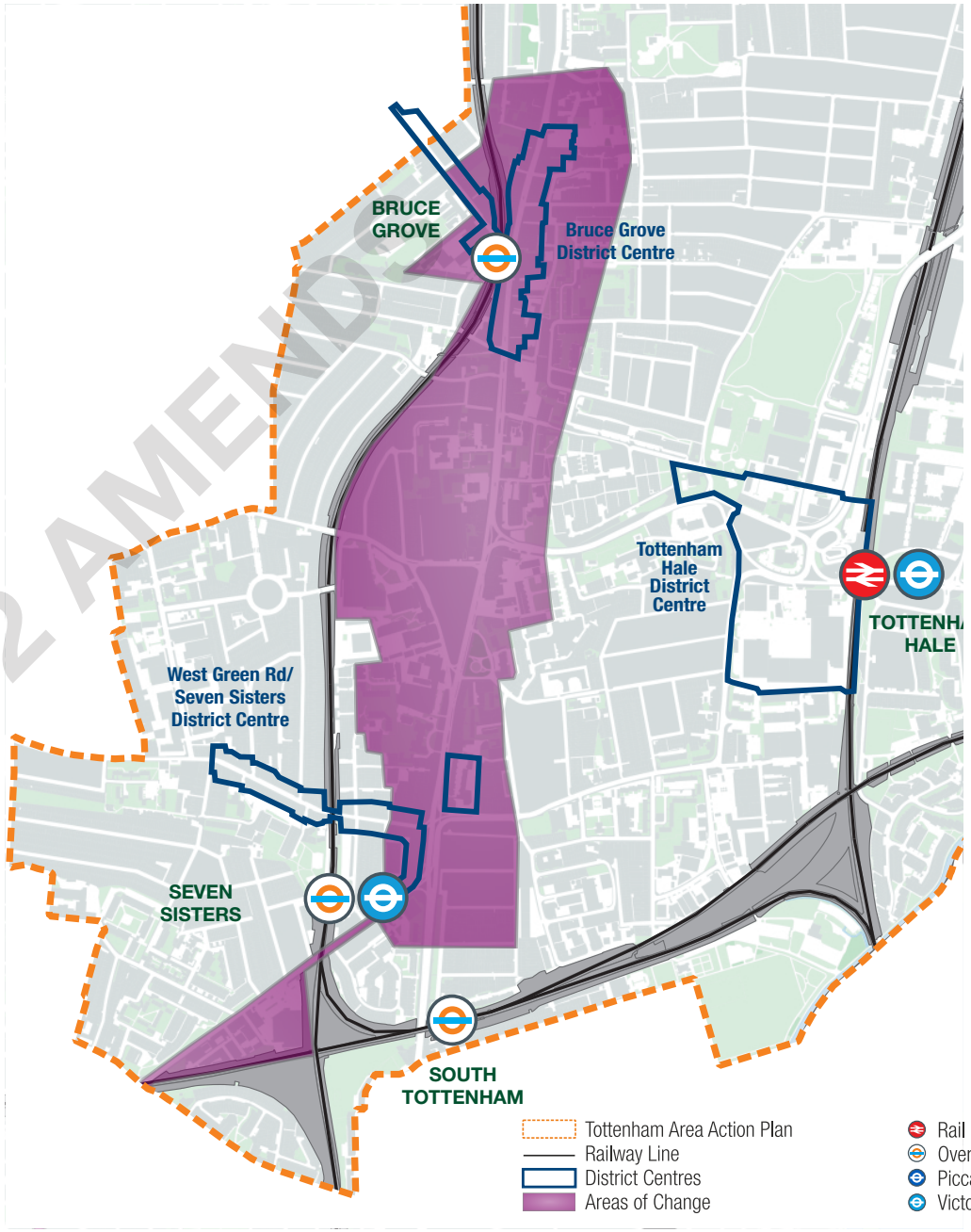
- Seven Sisters/ West Green Road
- Tottenham Green
- Bruce Grove

5.9 These areas are addressed separately below, including the Site Allocations in each section. Their capacities are set out together below.

TABLE 4: Seven Sisters/ Tottenham Green/ Bruce Grove site capacity

Site		Net residential units	Commercial m²	Town Centre m²	Other m²
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

FIGURE 5.2: Tottenham High Road Area of Change



STAGE 2 AMENDS

SEVEN SISTERS/ WEST GREEN ROAD SUB AREA

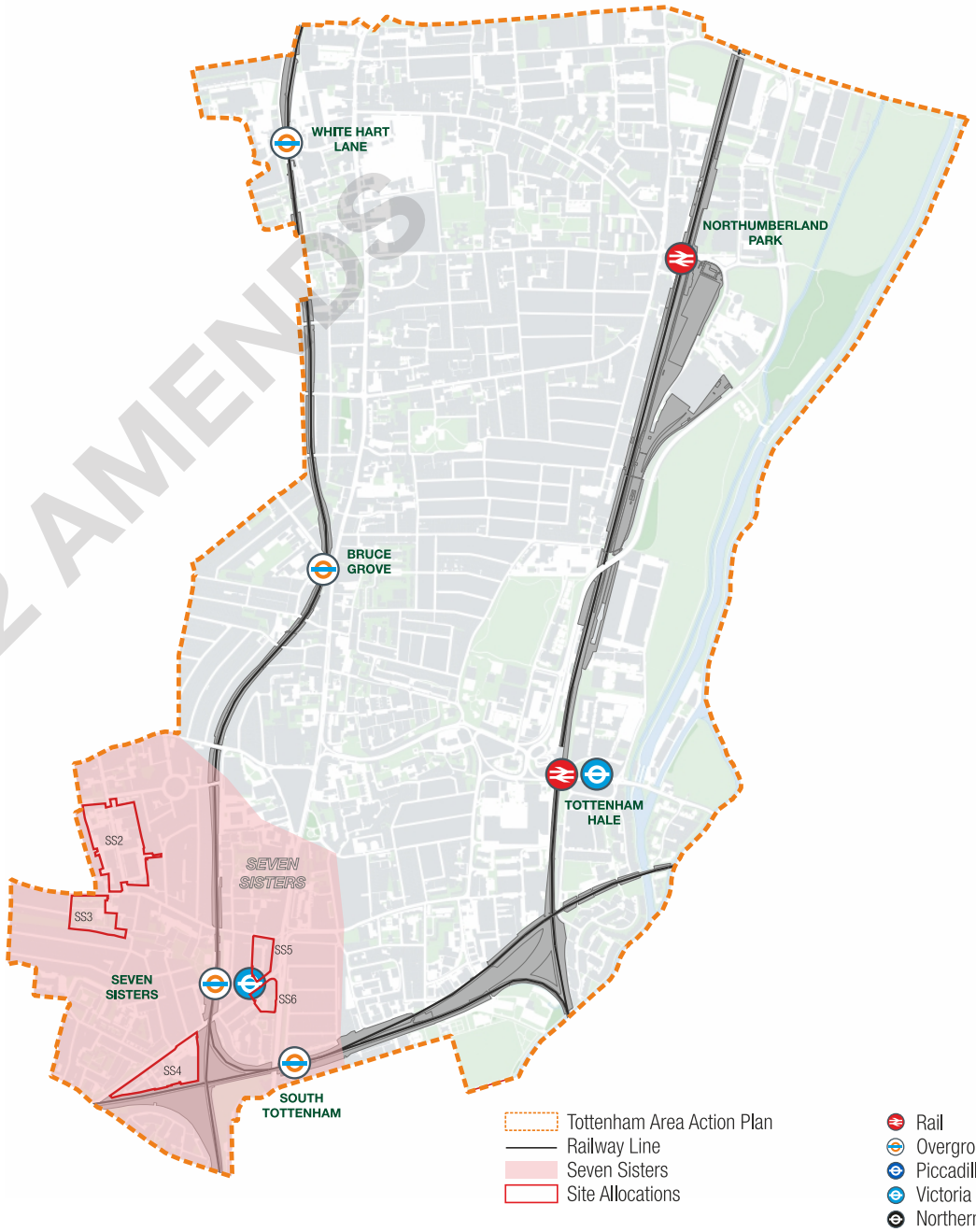
Vision

5.10 *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 Road shops to enable a more varied mix of uses.*

Key neighbourhood sub area objectives

- Refocusing of retail floorspace within Seven Sisters/West Green Road District Centre at Seven Sisters end of West Green Road 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.

FIGURE 5.3: Seven Sisters Neighbourhood Area



STAGE 2 AMENDS

Neighbourhood Character

5.11 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.

5.12 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.

5.13 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.

5.14 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:

5.15 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

5.16 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.

5.17 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.

5.18 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.

STAGE 2 AMENDS

5.19 **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.

5.20 **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.

5.21 **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 Road District Centre

Site Allocations in this neighbourhood sub area

5.22 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

5.23 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 Road

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POLICY SS1:
SEVEN SISTERS AND WEST GREEN ROAD DISTRICT CENTRE

A The Council will support planning applications for development within the Seven Sisters and West Green Road District Centre as indicated in Figure 5.4 to promote the positive regeneration of the area.

B Development proposals will be resisted where they involve the amalgamation of individual shop fronts in order to preserve the historic streetscape rhythm and encourage the retention of smaller units to support opportunities for independent traders.

C To retain the viability of the shopping area, the primary retail frontages will be adjusted as follows:

  a 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 near the underground station are appropriate to create activity, vibrancy and security;

F The Council will require the retention of the Seven Sisters Market in the area.

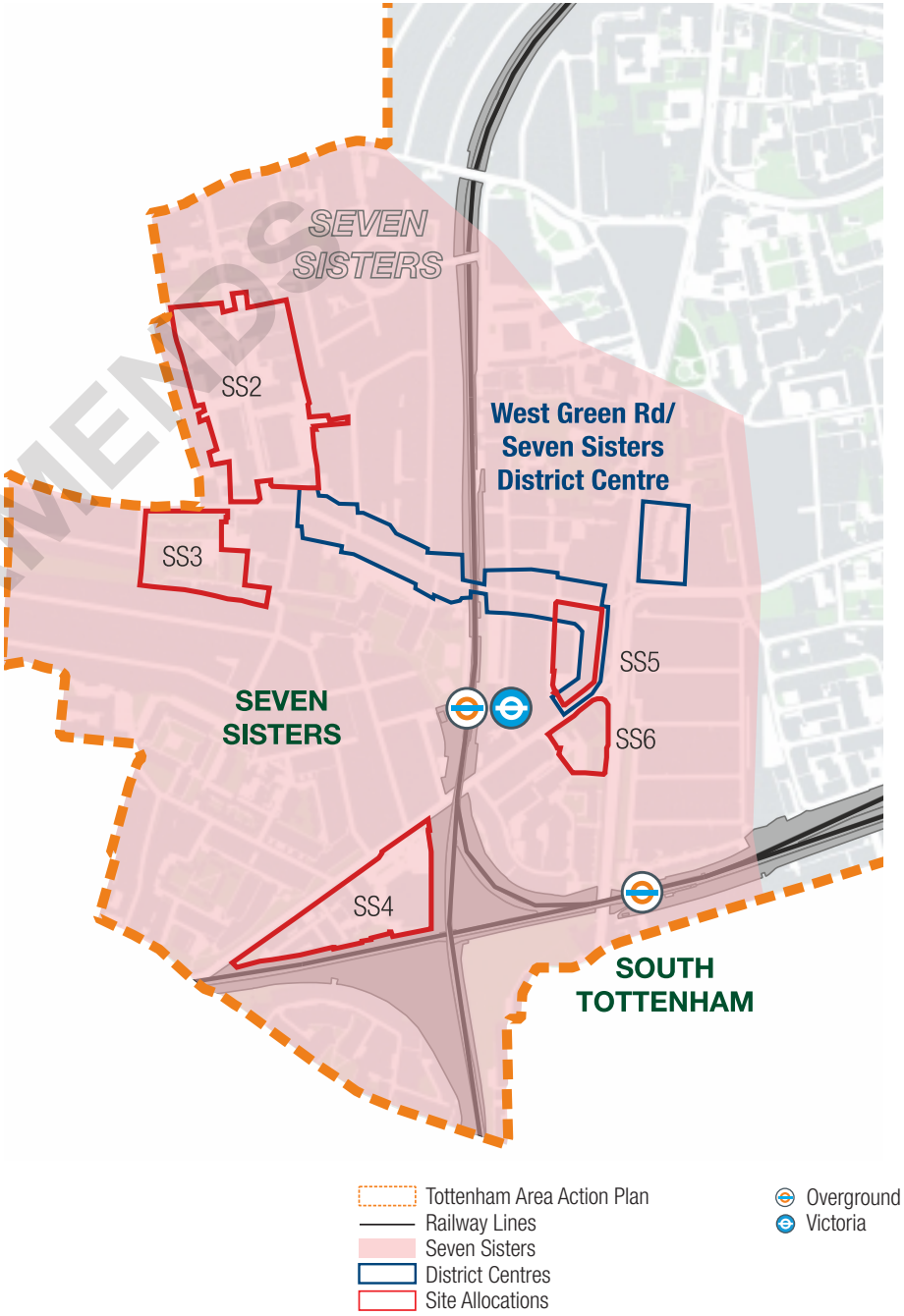
G The Council will support retention, repair and reinstatement of historic shop fronts and facades, including innovative and creative branding opportunities to celebrate the area's independent and multi cultural shops;

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 that a high quality of design is maintained.

J. Proposals will be required to conserve and enhance heritage assets and their setting - including the Seven Sisters/Page Green, Clyde Circus and Tottenham Green Conservation Areas - consistent with other policies in the plan.

FIGURE 5.4: Seven Sisters sites



STAGE 2 AMENDS

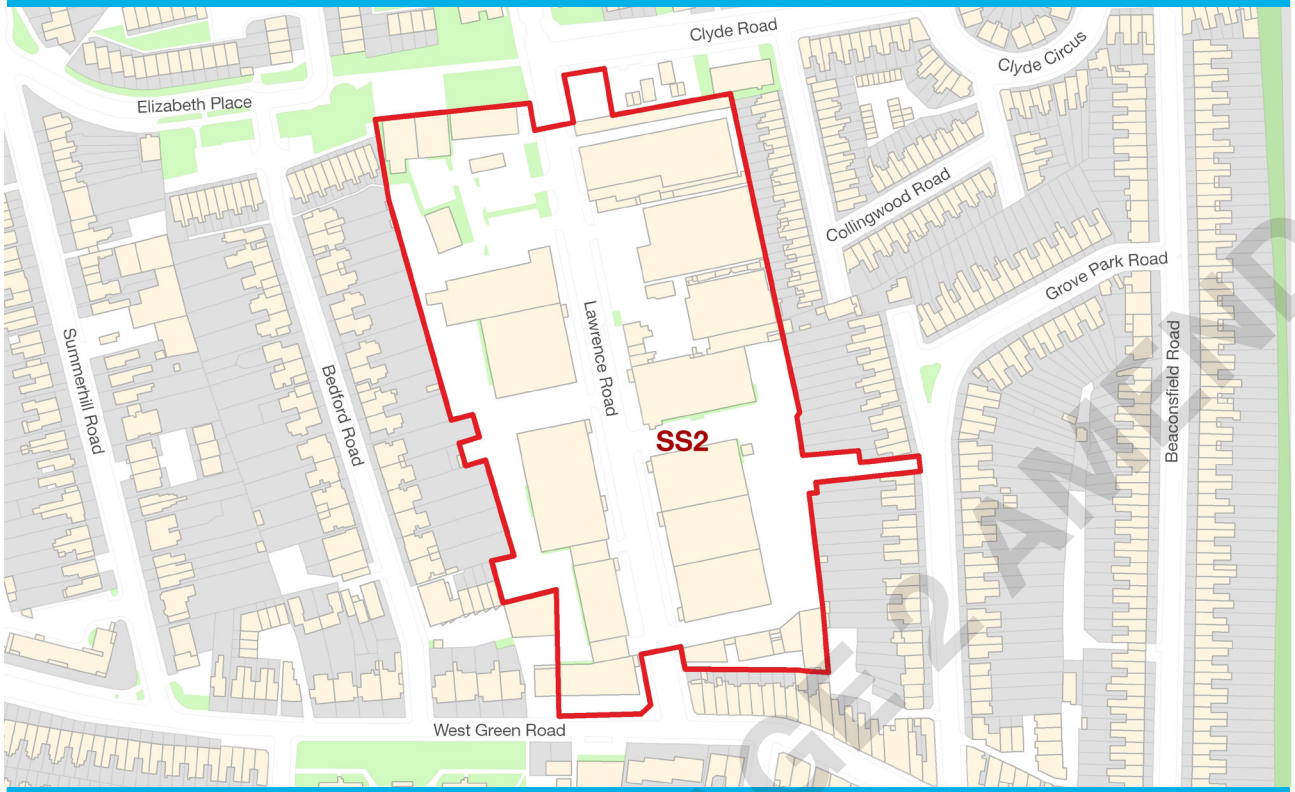
Reasoned Justification

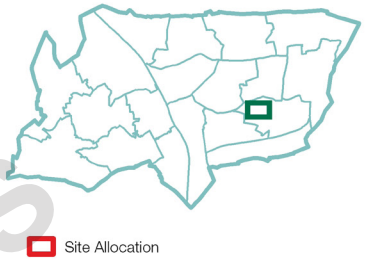
5.24 Seven Sisters station is the focal point of the District Centre and the key location from which many visitors access Tottenham. This situation is forecast to continue, and increase further, with the potential addition of Crossrail 2 and therefore makes the area a suitable location for housing and 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 to ensuring that the existing multicultural feel of the area is sustained in the future. This policy therefore seeks to retain this part of the centre as the retail heart of the District Centre, with a particular focus on encouraging additional comparison retail uses in the area.

5.25 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 opportunities for refreshing the shopping frontage while also 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.

STAGE 2 AMENDS

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)	3.66	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 m²	Net residential units	Commercial m²
	264	500	178	1,390

STAGE 2 AMENDS

Extant Planning Permission (HGY/2012/1983)

5.26 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):

5.27 Mixed use development with commercial uses at ground floor level and residential above.

Commentary

5.28 Following on from the recent development at the southern end of Lawrence Road, 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 Road.

Site Requirements

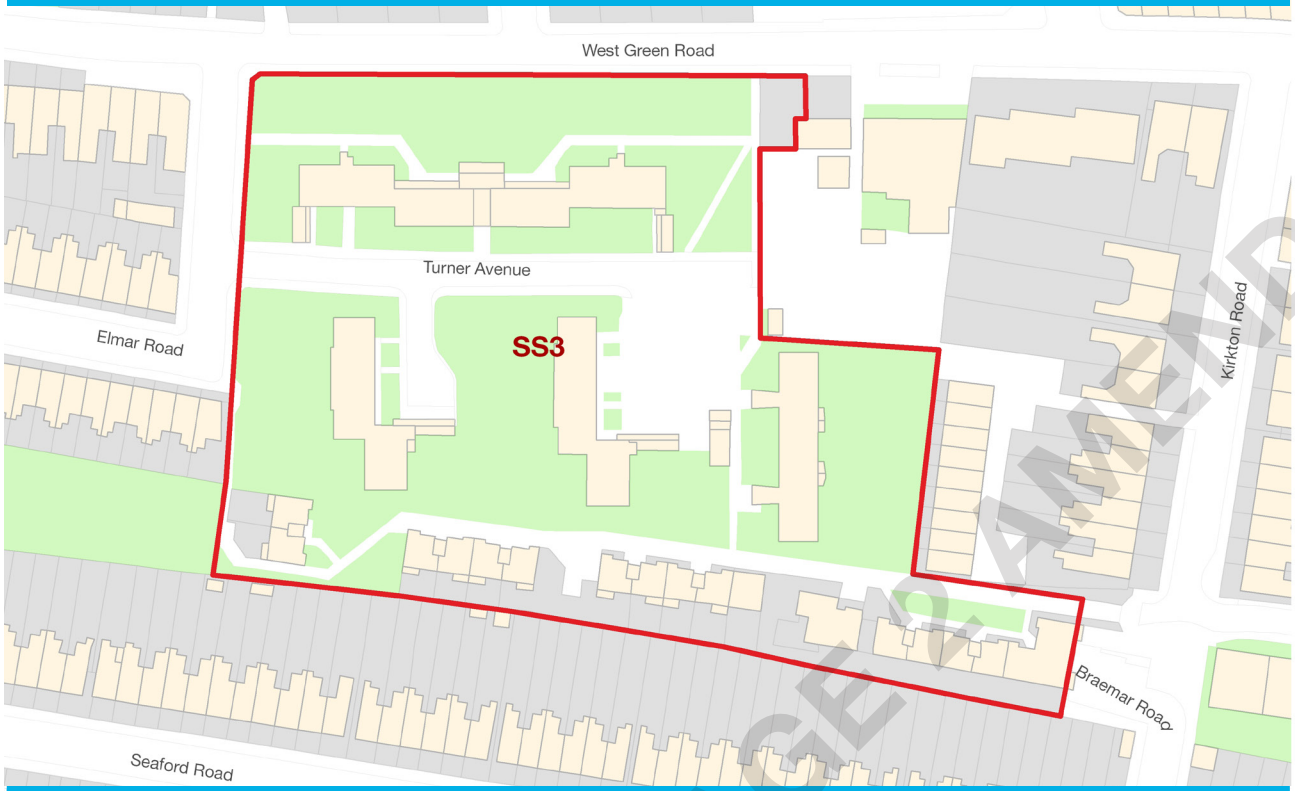
- Development proposals will be required to be accompanied by a site-wide masterplan showing how the land included meets this policy and does not compromise coordinated development on the other land parcels within the allocation.
- Re-provision of employment floorspace at ground floor level along Lawrence Road, with residential development above.
- This site is suitable for taller buildings facing both sides of Lawrence Road with mews-type streets behind containing family housing. Proposals 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 Road as part of the Mayor of London's Quietway cycle network.
- Development must be designed in a way that responds to the designated open space 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 Road should be undertaken for any adjacent or closely proximate development proposals.

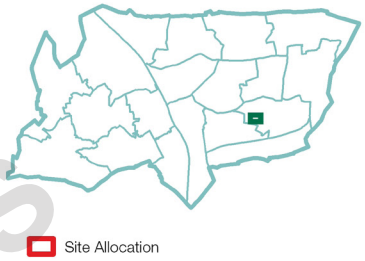
Development Guidelines

- Existing good quality stock, notably 28 Lawrence Road, 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 Road, 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 Road frontage due to the deep set backs from the street, consideration should be given to avoid new development creating a canyon-like effect on this street.
- Thames Water should be consulted with regard 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.
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 site lies in a Groundwater Source Protection Zone and as such the Council will expect developments to demonstrate no adverse impact on water quality.
- The urban realm along, and linking to, West Green Road should be of a high quality so as to provide a pleasant approach to Seven Sisters station by foot.

STAGE 2 AMENDS

SS3: BRUNEL WALK AND TURNER AVENUE





Address	Turner Avenue estate, and 1-36 Brunel Walk		
Site Size (Ha)	1.41	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

5.29 Potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.

Commentary

5.30 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.

STAGE 2 AMENDS

5.31 The process for undertaking estate renewal will follow the following steps:

- Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;
- The establishment of Residents Steering Group;
- An assessment of the potential for refurbishment;
- The establishmentof the principles under which demolitions would be considered;
- The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;
- The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.
- The conducting of financial appraisals of the development options;
- Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;
- Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;
- Appointment of a contractor to commence works.

Site Requirements

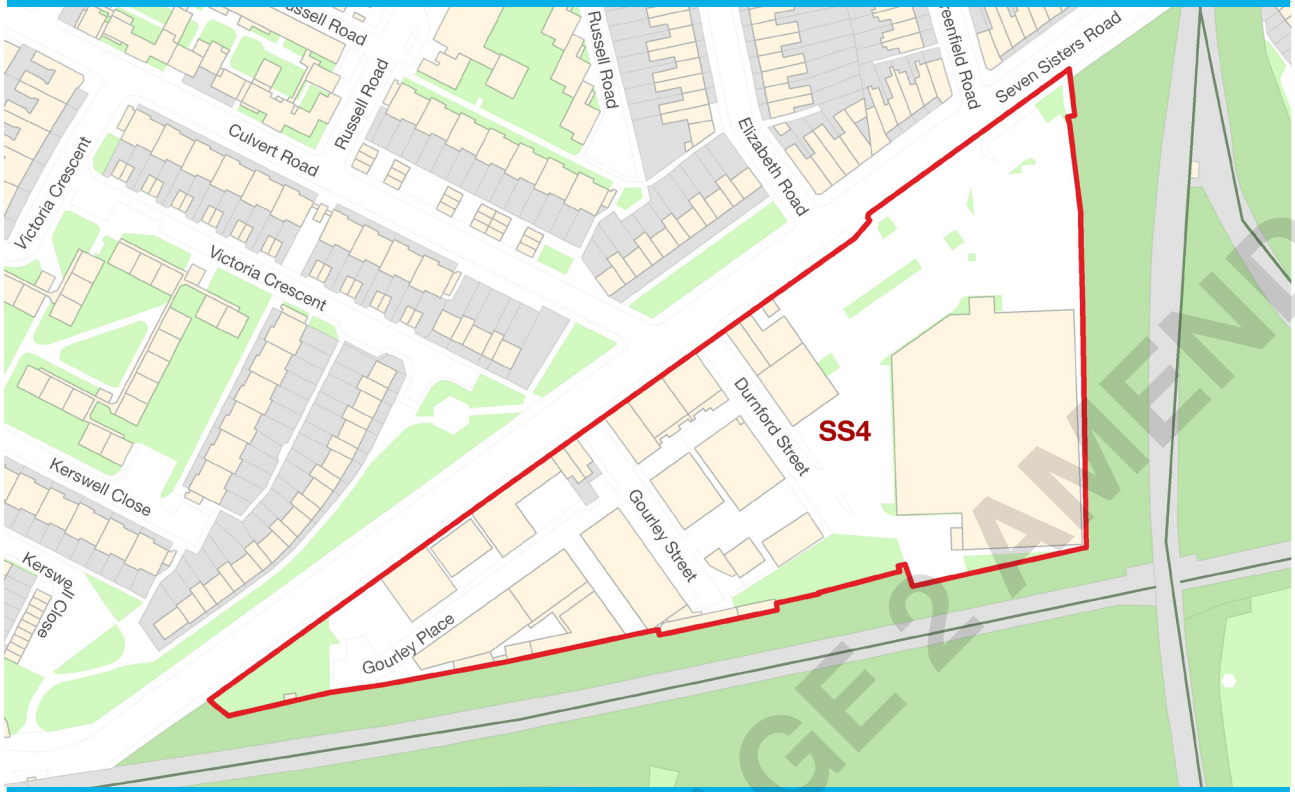
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- Existing buildings do not need to be retained, although refurbishment of the existing blocks with limited infill of the Turner Avenue part of the site should be considered.
- Design should take 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 appropriate access for contractors to maintain.

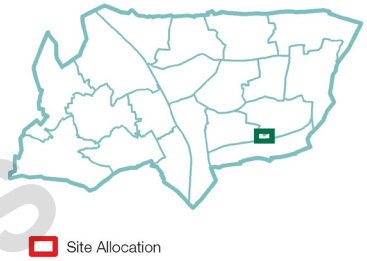
Development Guidelines

- Developments 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 the Council 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- The southern portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

SS4: GOURLEY TRIANGLE





STAGE 2 AMENDS

Address	Land South of Seven Sisters Road extending west of the Mainline Railway and East to the junction of Seven Sisters Road and St. Ann's Road		
Site Size (Ha)	2.01	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

5.32 Comprehensive mixed use redevelopment in accordance with a site wide masterplan providing new employment space and residential use.

Commentary

5.33 The Council is seeking to encourage redevelopment of the area to introduce a range of higher density employment uses to exploit the excellent access provided by Seven Sisters Station. Residential uses will be permitted to optimise the delivery of renewed employment uses which will be aimed at creating flexible workspace for businesses in the knowledge-driven economy.

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 coordinated development on the other land parcels within the allocation.
- An active frontage onto Seven Sisters Road will be created, with employment uses located here.
- The employment use should be of a typology that is compatible with the 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 Road.

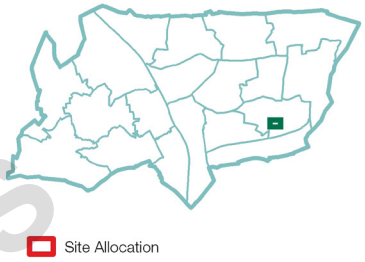
Development Guidelines

- The layout of new development should provide for adequate servicing of the employment floorspace on the site. This should not be from Seven Sisters Road, rather 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 the Council will expect developments to demonstrate no adverse impact on water quality.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

SS5: WARDS CORNER





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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/2014/0575	
	Net residential units	Town Centre m²	Net residential units	Town Centre m²
	163	3,693	0	3,680

Site Allocation

5.34 Mixed use development providing town centre uses at ground floor level, including a replacement market, with residential use above.

Commentary

5.35 The site's prominent location at the heart of the Seven Sisters/West Green Road 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 Road. 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.

Planning Permissions

5.36 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.

5.37 HGY/2014/0575 (expired) - Restoration of the existing market and corner building bringing 2150m^2 of derelict space into A1, A2, A3 and B1 use.

Site Requirements

- Comprehensive masterplanned development is required to ensure that this site delivers a high quality and coordinated development appropriate for the location, which is a key gateway into Tottenham, and maximises the 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.
- Development must ensure a high quality public realm is secured on all frontages and that it is designed appropriately to demarcate an important arrival point into Tottenham. The 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.

STAGE 2 AMENDS

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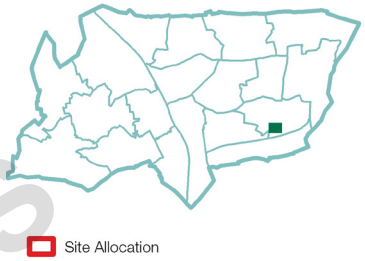
SS6: APEX HOUSE & SEACOLE COURT





Address	Apex House, 820 Seven Sisters Rd, and Seacole Court, Tottenham High Road		
Site Size (Ha)	0.55	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 m^2	
	63	1,600	

Site Allocation

5.38 Mixed use development with town centre uses at ground floor level and residential above.

Commentary

5.39 This site's strategic location at a key point at the confluence of Seven Sisters and Tottenham High Roads, and additionally, in 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, along with unexceptional existing buildings that do not contribute to the conservation area, justify redevelopment for mixed use buildings that define and identify the location at a key node on Tottenham High Road.

STAGE 2 AMENDS

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 Road and Tottenham High Road. Consideration should be given to the long views of this building, including the linear view along the High Road and Seven Sisters Road, as well as the effect on the microclimate.
- The tallest element of development 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 Road.
- 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, as well as the provision of public space and public realm improvements to support access, both for 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 Road and High Road 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 and proposals should therefore refer to the Local Flood Risk Management Strategy.
- The existing mature trees along Tottenham High Road 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.



Apex House

STAGE 2 AMENDS

TOTTENHAM GREEN SUB AREA

Vision

5.40 *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

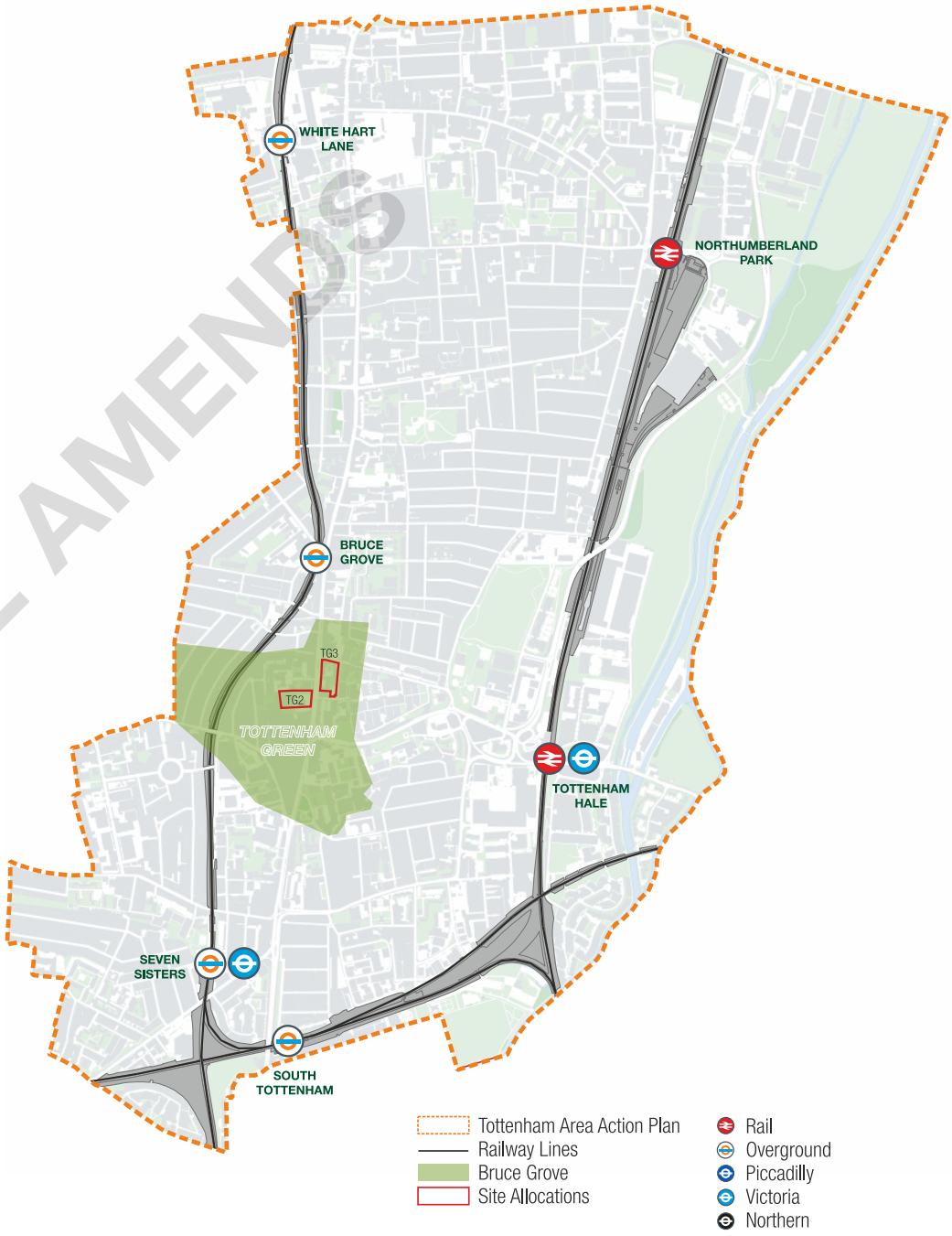
5.41 The key objectives for the neighbourhood sub area are:

- 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.



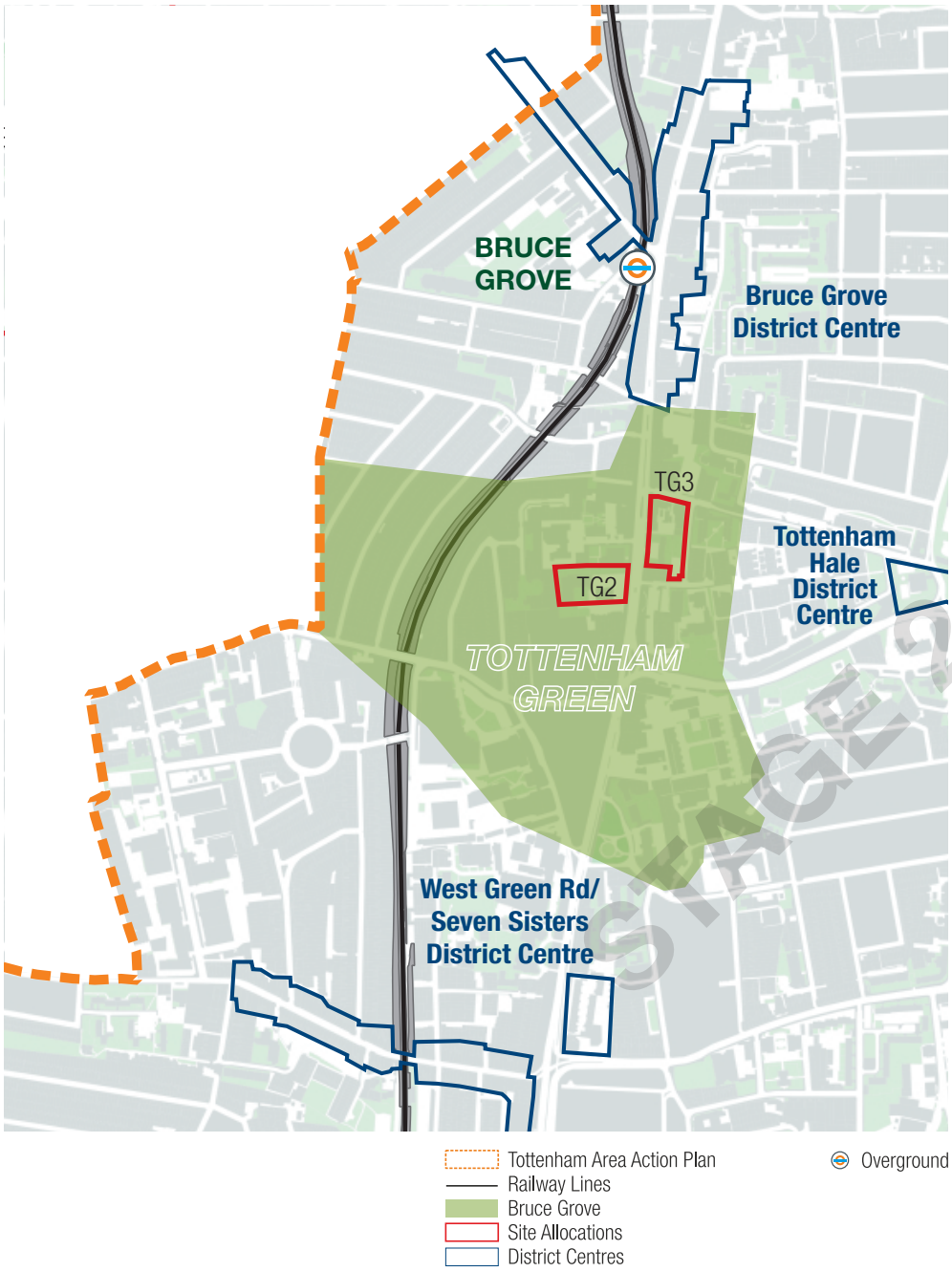
Tottenham Green

FIGURE 5.5: Tottenham Green Neighbourhood Area



STAGE 2 AMENDS

FIGURE 5.6: Tottenham Green Sites



Urban Character of the Area

5.42 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.

5.43 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 Road, is quite poor.

5.44 The area has a range of community uses surrounding Tottenham Green, with town centre uses on the High Road and to a lesser extent on Phillip Lane. The prevailing uses are well established residential terrace streets, laid out during the mid-late 19th Century, which still characterise 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

5.45 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.

5.46 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 including Tottenham Town Hall (1904-05) and Tottenham Fire Station (1905).

STAGE 2 AMENDS

5.47 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.

5.48 **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 and 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, including the 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.

5.49 **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

5.50 The site allocations in this neighbourhood sub area are:

- TG2: Tottenham Chances & Nicholson Court
- TG3: Tottenham Police Station & Reynardson Court

Infrastructure

5.51 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 Transport for London 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.

STAGE 2 AMENDS

FIGURE 5.7: Tottenham Green's Civic Heart



POLICY TG1: TOTTENHAM GREEN'S CIVIC HEART

A Development which serves to consolidate and improve access to community facilities in the Tottenham Green area will be supported.

B Permissible uses on sites surrounding the Green will include community facilities, and secondary town centre uses such as restaurant and café use.

C 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 be of a scale consistent with the existing buildings in the area.

D Tottenham Green itself will be enhanced, with opportunities to use the Green for public events, such as markets and fetes, supported.

Reasoned Justification

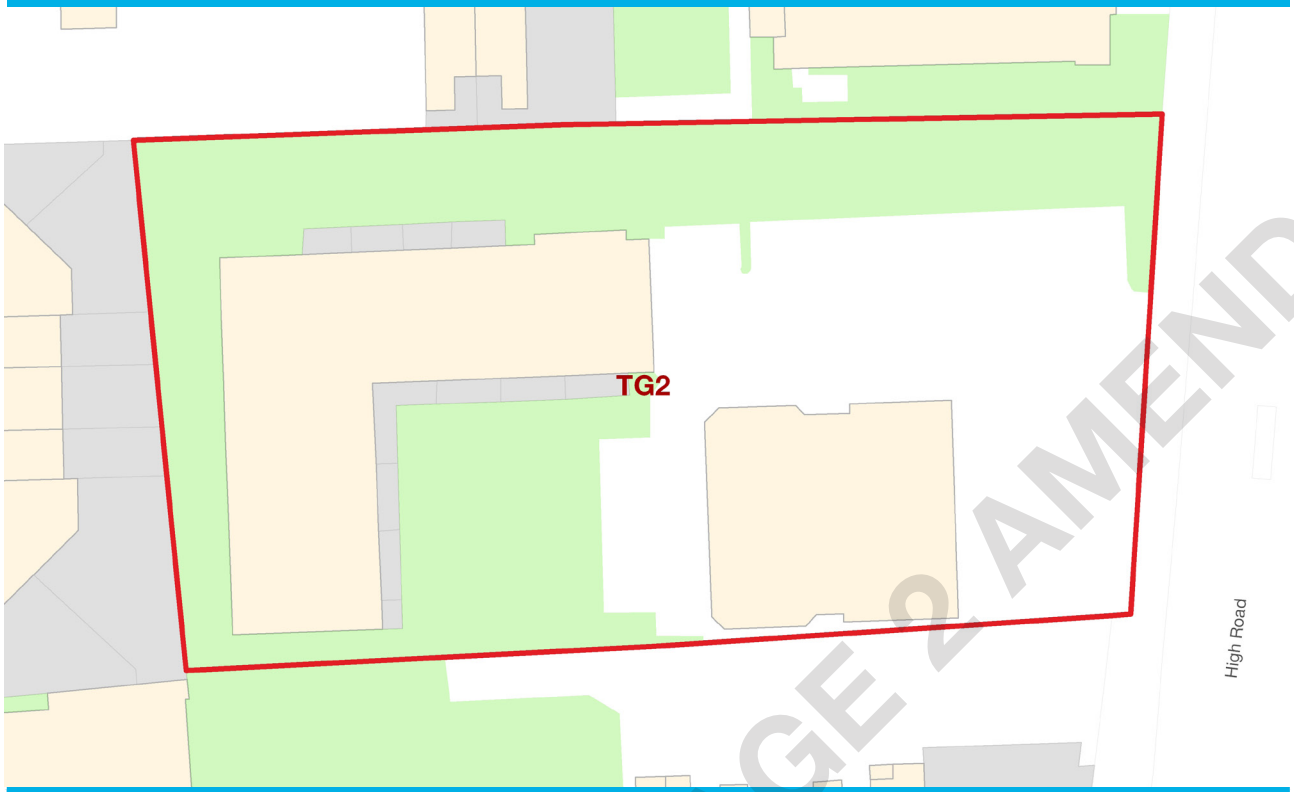
5.52 Tottenham Green represents an existing centre for community uses in Tottenham. It is a key destination and "go-to" place for civic facilities. The Green boasts many local assets including the former Tottenham Town Hall building, Old Fire Station, Tottenham Leisure Centre, the Bernie Grants Arts Centre, the College of North East London, Marcus Garvey Library, and Holy Trinity Church.

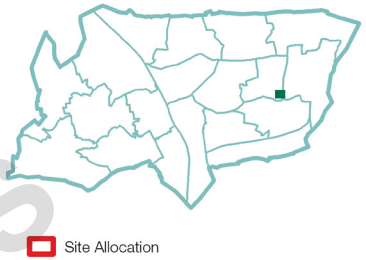
5.53 Improved pedestrian and cycle routes to and through this area, including the introduction of Cycle Superhighway 1, along with the introduction of complementary uses (such as additional workspace, community facilities, and restaurant or café uses) will further increase the utility of this area for local residents. Support for a wide range of services to be located in close proximity to one another will also better enable Tottenham Green to become a "one stop shop" for a wider range of functions, reinforcing its role in supporting the local community. By encouraging more trips by sustainable transport modes, including walking and cycling, there will be additional benefits to the local road and bus network.

5.54 Tottenham Green is already a location that regularly supports events such as markets, and the Council will support the continuation and growth of this use, where appropriate, in the future.

STAGE 2 AMENDS

TG2: TOTTENHAM CHANCES & NICHOLSON COURT





STAGE 2 AMENDS

Address	399 High Road, N17		
Site Size (Ha)	0.48	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

5.55 Mixed use development which creates an enhanced community use, with residential infill.

Commentary

5.56 Subject to ensuring an appropriate venue for the existing community use, development will be permitted where it improves the site's addressing of the High Road frontage. The current building at the front of the site is listed. Proposals will need to show how the design enhances the setting of this building 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

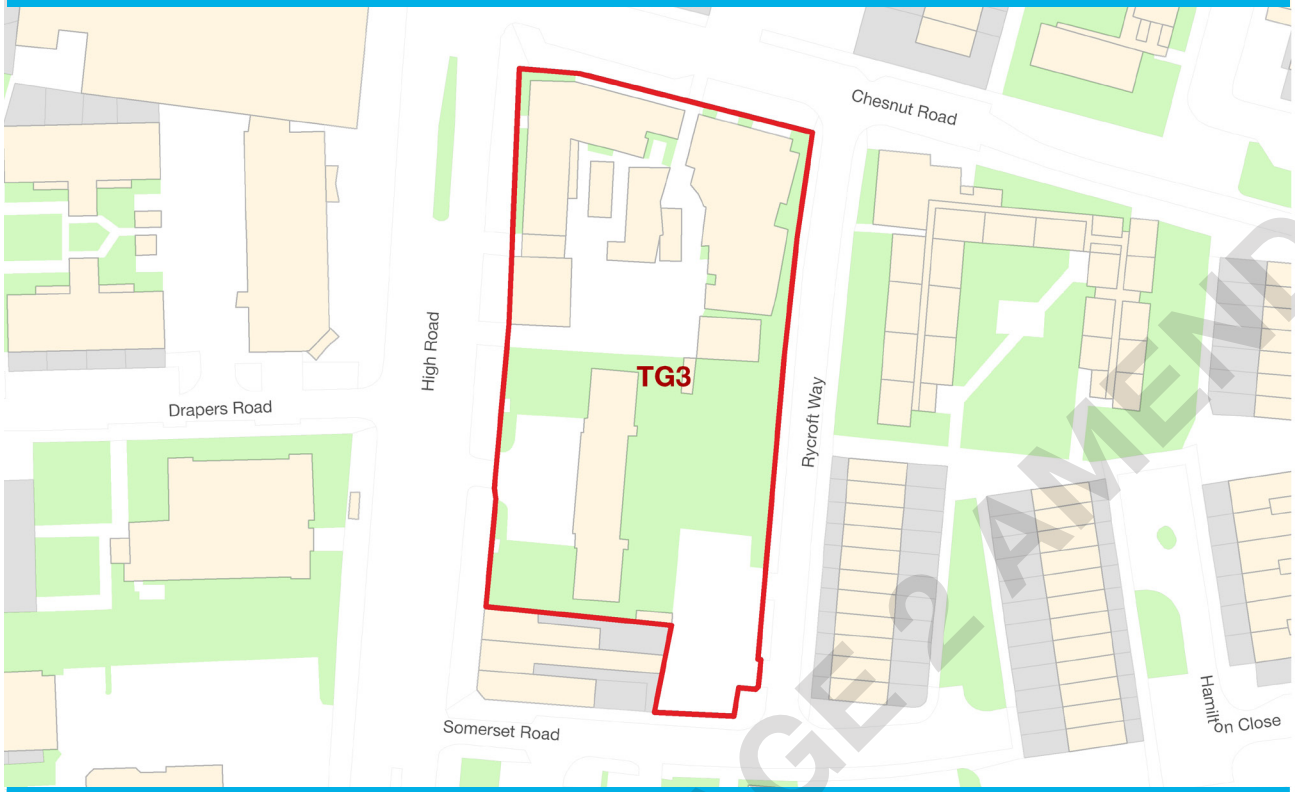
- The development should be sensitively designed to include the retention of the listed building; an extension to the rear and northern side are acceptable. A more comprehensive scheme would need to justify the loss of the existing listed building.
- If demolition of the listed building is justified:
    - New development should continue the building line established by 391 and 413 High Road.
    - Development should respect the setting of neighbouring locally listed buildings.
    - Views to the former High Cross School from the High Road should be maintained and enhanced as appropriate.
    - The community use should be located on the High Road frontage, with residential uses above and behind.

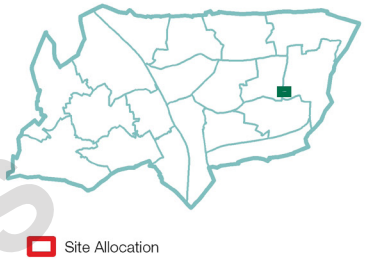
Development Guidelines

- Particular care for the amenity of 413 High Road should be taken into account through any potential redevelopment proposal.
- 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.
- The site lies in a Groundwater Source Protection Zone and as such the Council will expect developments to demonstrate no adverse impact on water quality.
- Proposals will be expected to ensure appropriate provision of the community use, both in terms of form and function, in consultation with the existing site users and other stakeholders as appropriate.

STAGE 2 AMENDS

TG3: TOTTENHAM POLICE STATION AND REYNARDSON COURT





Address	398 High Road and Reynardson Court, N17		
Site Size (Ha)	0.48	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 m²	Town Centre m²
	30	1,230	490

Site Allocation

5.57 Subject to reprovision of the Police Station locally, site redevelopment to optimise the use of land, in accordance with a site-wide masterplan which addresses opportunities for conversion of the existing police station to include commercial space for SME and start up businesses. and redevelopment of Reynardson Court and the car park to the rear for improved housing stock and improved/enhanced open space.

Commentary

5.58 The Police Station building is a prominent locally listed building on Tottenham High Road 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 1980's extension of the Police Station building, and underutilised land to the rear can create a more consistent frontage to the High Road, improve housing stock and create a new open space in the High Road 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.

STAGE 2 AMENDS

5.59 The buildings on the corner of Chestnut Road and Rycroft Way benefit from an unimplemented planning permission (HGY/2013/0155), making provision for 64 student rooms through partial demolition.

5.60 The process for undertaking estate renewal will follow the following steps:

- Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;
- The establishment of Residents Steering Group;
- An assessment of the potential for refurbishment;
- The establishmentof the principles under which demolitions would be considered;
- The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;
- The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.
- The conducting of financial appraisals of the development options;
- Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;
- Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;
- Appointment of a contractor to commence works.

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. However, these properties could be considered as part of a master planned development where it is 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 the police facility within Tottenham must 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.
- Proposals will be expected to demonstrate through the site-wide masterplan that a range of options have been considered to deliver the most optimal and sustainable use of the land and buildings.

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 Road.
- 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.

STAGE 2 AMENDS

BRUCE GROVE SUB AREA

Vision for the neighbourhood sub area

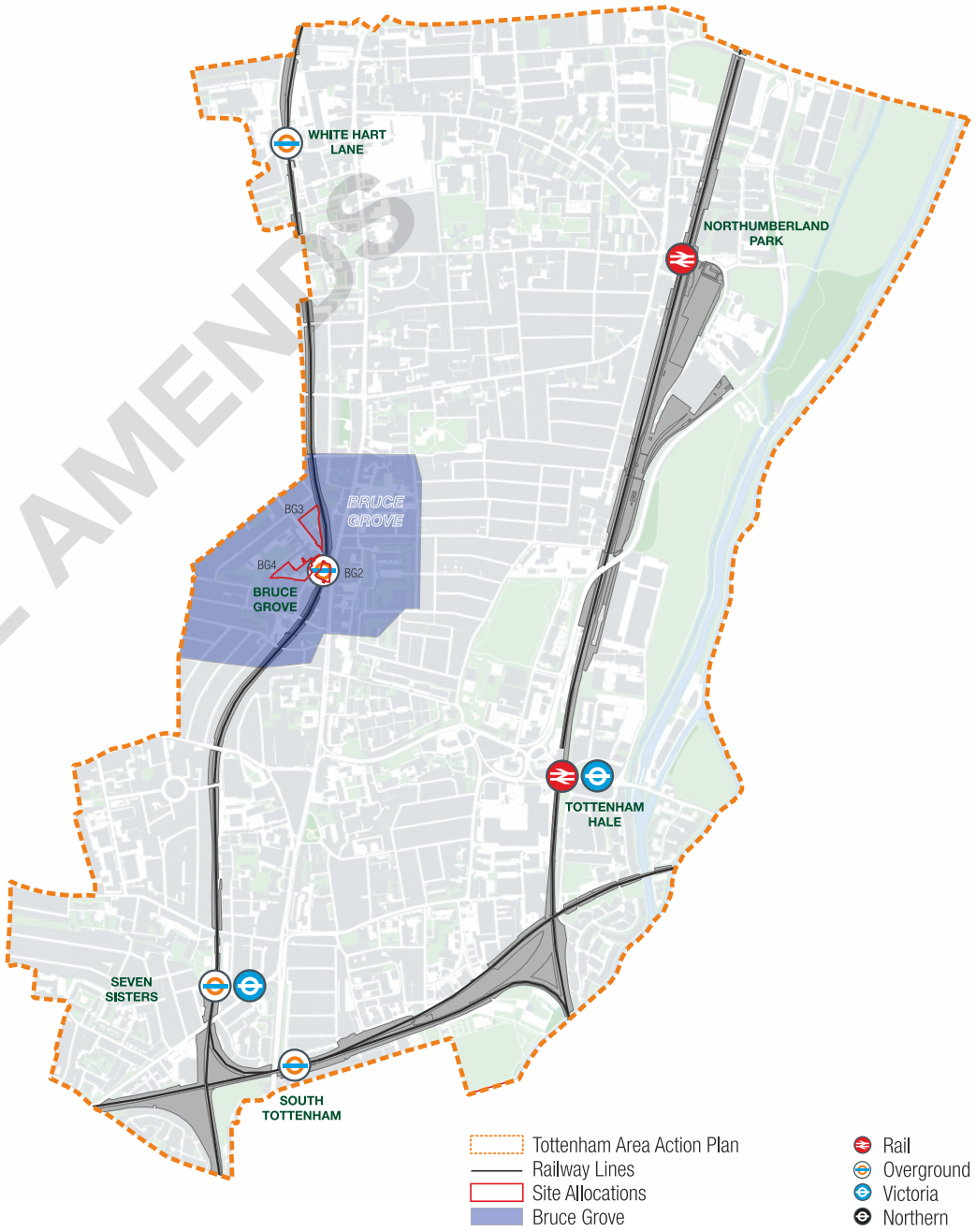
5.61 *Revitalisation of Tottenham High Road/Bruce Grove District Centre through developments creating targeted and visible developments, in some cases using innovative architecture, to cement the role of the District Centre at the heart of a vibrant urban community within Tottenham, and provide a balance to large scale change in other parts of Tottenham.*

Key neighbourhood sub area objectives

5.62 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 function 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.

FIGURE 5.8: Bruce Grove Neighbourhood Area



STAGE 2 AMENDS

Urban Character of the Area

5.63 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.

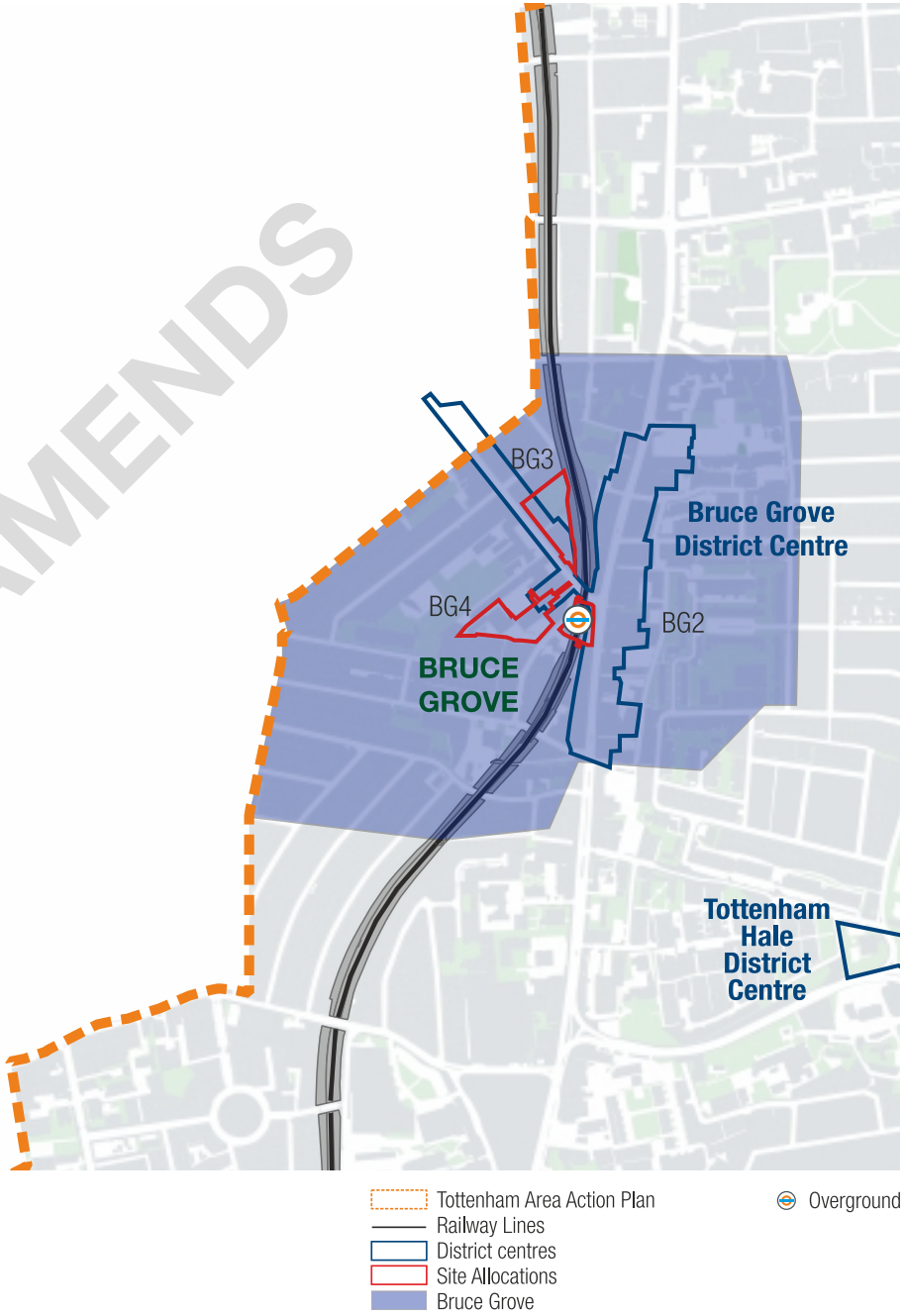
5.64 Bruce Grove's primary retail frontage and core shopping area is along the High Road while the town centre boundary (along with a significant secondary portion of retail frontage) continues along the A10 (Bruce Grove). In general the commercial units in this part of the town centre are of poor quality and dilute the commercial offer along the High Road which should be the functional and physical axis to which the adjoining areas respond.

5.65 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.



Bruce Grove

FIGURE 5.9: Bruce Grove Sites



STAGE 2 AMENDS

Urban realm improvements:

5.66 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 function 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 Road/Bruce Grove District Centre

Site Allocations in this Sub Area

5.67 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

5.68 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.

5.69 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.

5.70 **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. In addition, there are a number of a number of grade II listed buildings requiring repair, and viable reuse

5.71 **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.

5.72 **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

STAGE 2 AMENDS

Infrastructure

5.73 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.

POLICY 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.

C An improved public realm to encourage pedestrian activity, including where possible, pavement widening measures.

D Residential units behind ground floor could be acceptable provided they are carefully designed to allow overlooking onto the public realm without compromising the use of the town centre unit.

E The Council will enhance this District Centre along the High Road as the principal high street shopping area, reinforcing its historic and diverse character.

F Opportunities to improve shop fronts, including enforcing against unauthorised development which adversely affects the overall appearance of the area.

Reasoned Justification

5.74 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.

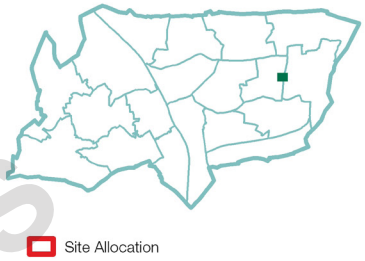
5.75 Development which complements improvements to Bruce Grove Station, and the service improvements courtesy of the transfer to London Overground, will be supported. This includes improvements to the layout of the station buildings and forecourts. A positive urban realm which supports enhanced pedestrian access to the station, intermodal transfer with buses and bicycles and new opportunities for retail provision around the station will be supported.

5.76 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.

STAGE 2 AMENDS

BG2: BRUCE GROVE STATION





STAGE 2 AMENDS

Address	Bruce Grove Station, and 22-24 Moorefield Rd, N17		
Site Size (Ha)	0.17	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 m^2	Employment m^2
	11	100	100

Site Allocation

5.77 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 Road.

Site Requirements

- An extension for high quality retail or restaurant use facing the High Road.
- Proposals will be required to demonstrate how the development:
    - Enhances the locally listed station building and the conservation area, highlighting this important location;
    - Improves the public realm outside of the station; and
    - 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 Transport for London 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 serve to reinforce the mutually beneficial relationship between the station and the town centre.
- Development should respond to 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 is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.

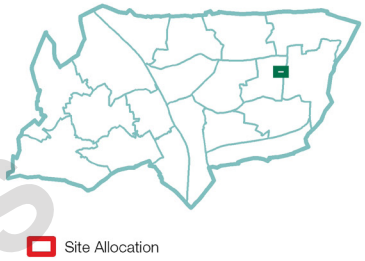


Bruce Grove Station

STAGE 2 AMENDS

BG3: BRUCE GROVE SNOOKER HALL AND BANQUETING SUITE





STAGE 2 AMENDS

Address	110-119 Bruce Grove and Public Convenience building, Bruce Grove N17		
Site Size (Ha)	0.43	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 Use m^2	
	49	850	

Site Allocation

5.78 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

5.79 Bruce Grove has a significant cluster of heritage assets at its southern end, and additionally forms part of the Tottenham High Road/ Bruce Grove District Centre. The aim on this site allocation 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

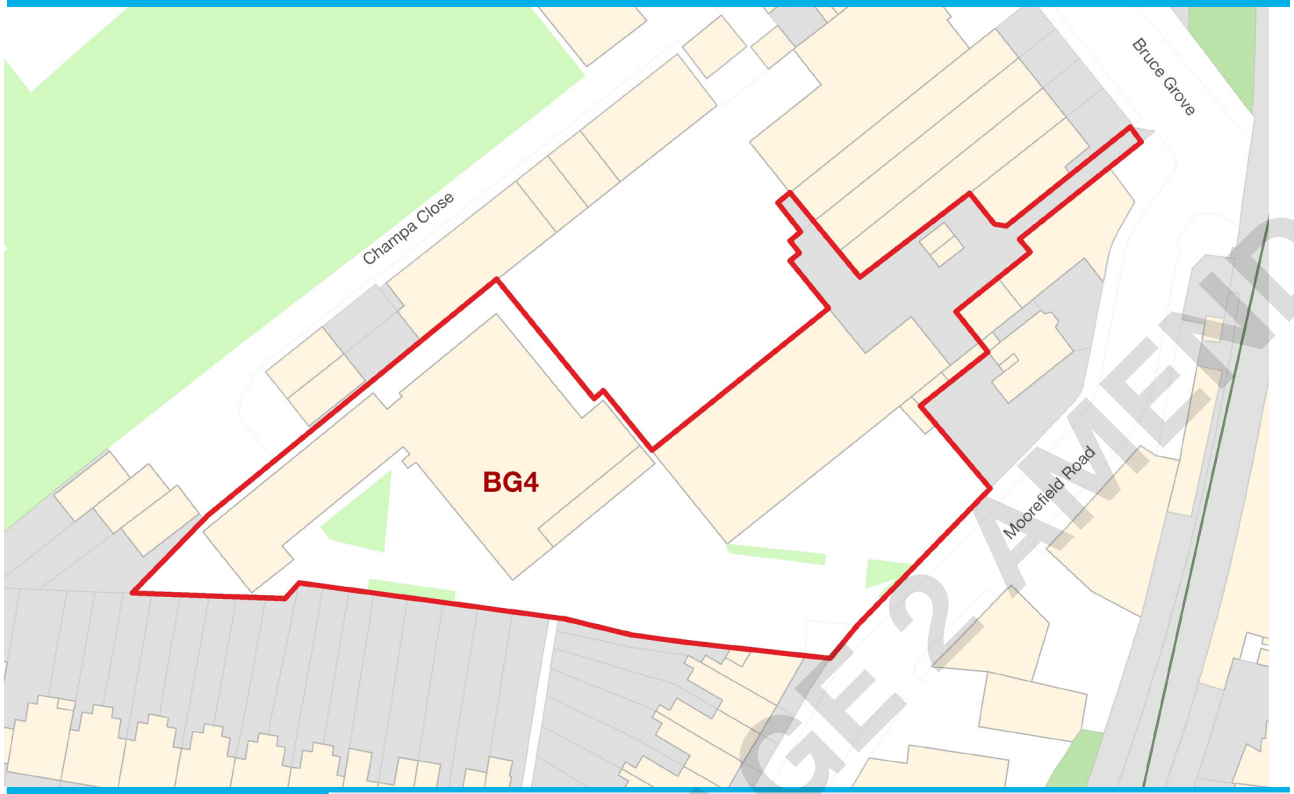
- Proposals will be required to demonstrate through the submission of a site-wide masterplan how the scheme will complement development of the remainder of the site including reference to:
    - Retained buildings;
    - Extant permissions; and
    - Future development potential.
- The public toilets, 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.

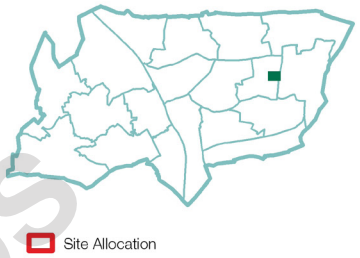
Development Guidelines

- 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.
- The site lies in a Groundwater Source Protection Zone and as such the Council 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.

STAGE 2 AMENDS

BG4: TOTTENHAM DELIVERY OFFICE





STAGE 2 AMENDS

Address	Rear of 5 Bruce Grove and Delivery Office and builder's yard on Moorefield Rd.		
Site Size (Ha)	0.44	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

5.80 **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.

5.81 **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

5.82 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

5.83 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 Road. 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 Road. 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.
- The site lies in a Groundwater Source Protection Zone and as such the Council 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 is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22. .

STAGE 2 AMENDS

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NORTH TOTTENHAM NEIGHBOURHOOD AREA

Vision for the neighbourhood area

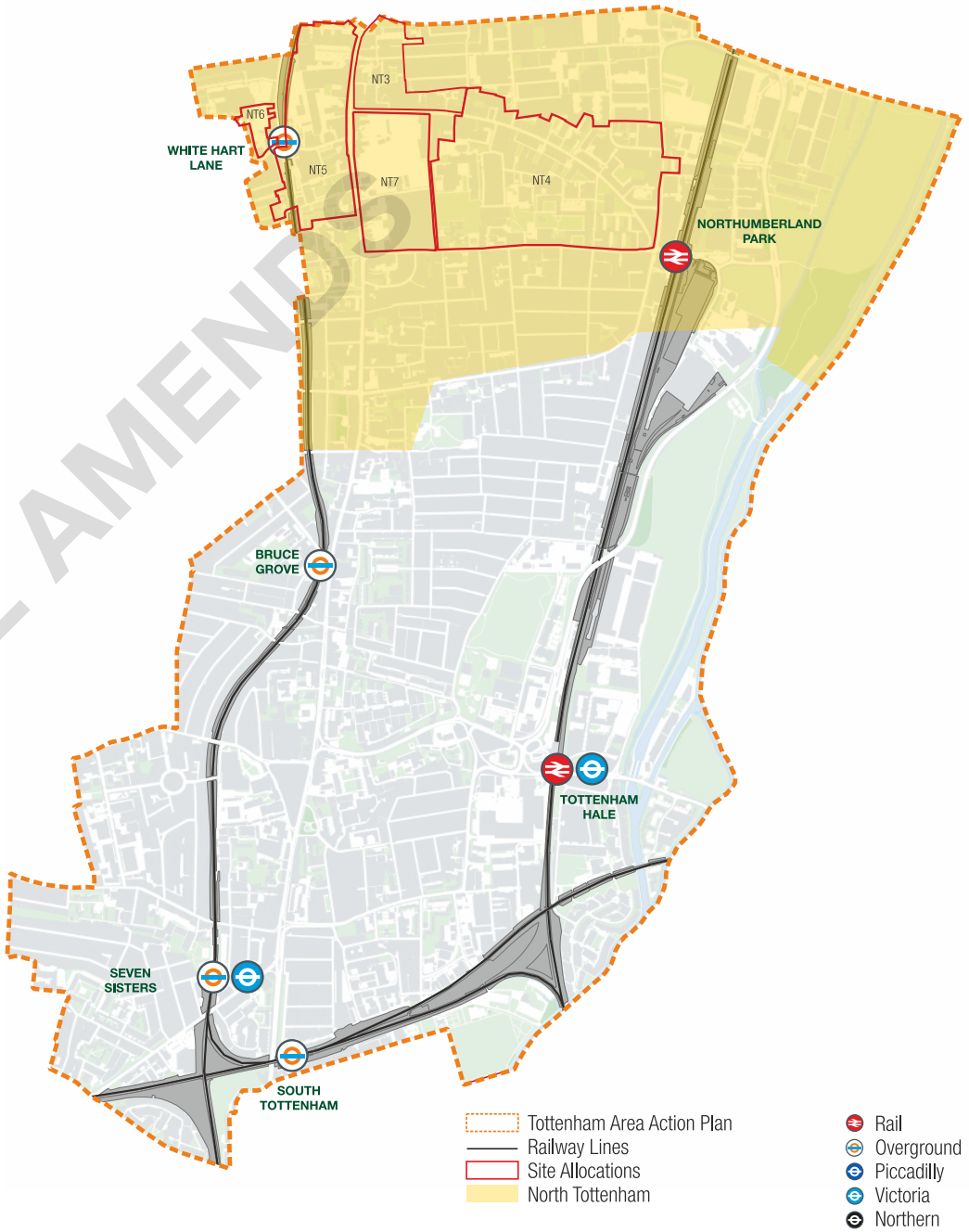
5.84 *North Tottenham will be transformed into a mixed and sustainable community and new leisure destination for London- a place where people want to live, work and visit. It will retain its diverse north London character and have a strengthened community identity. The neighbourhood will be known for 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

5.85 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.

5.86 High Road West and Northumberland Park are focused on delivering transformative housing estate renewal, whilst the substantial private investment coming forward from Tottenham Hotspur Football Club (THFC) in the Northumberland Development Project provides an opportunity to create a scheme at the heart of the place making ambitions for north Tottenham.

FIGURE 5.10: North Tottenham Neighbourhood Area



STAGE 2 AMENDS

5.87 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 complements 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 premier 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 and 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.

STAGE 2 AMENDS

Character of the neighbourhood area

5.88 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, 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.

5.89 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.

5.90 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 Area. A significant recent development is the Brook House development adjacent to the Rail line. This, 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.

5.91 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.

5.92 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.

5.93 The Northumberland Park Estate part of the Neighbourhood Area (as addressed in NT4 and 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 also 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.

5.94 The area suffers from poorly defined and underutilised public and private spaces that are not always well looked after. Entrances do not 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.

5.95 The west side of Tottenham High Road 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. These have very poor street and block layouts, with a lack of connections and fragmented networks. The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication. The northern end of the area is characterised by a now vacant superstore and the new twenty-two storey Brook House development.

5.96 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.

STAGE 2 AMENDS

Urban realm improvements:

5.97 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, as well as 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, a new public square which will:
  - Serve as the heart of a new or expanded centre in the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane Station and linking through to the new THFC stadium;
  - Include a new library, community facilities and learning/education hub;
  - Provide 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 stadium, 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, as well as 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 existing buildings, including facade and public realm improvements and safer and more accessible environments.

STAGE 2 AMENDS

Management of Heritage Assets in the area

5.98 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.

5.99 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.

5.100 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".

5.101 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.

5.102 The built heritage of North Tottenham should be considered to be as much a 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.

STAGE 2 AMENDS

5.103 **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.

5.104 **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, the 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, 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.

5.105 **PROTECTION OF VIEWS:** Consolidating the threshold views into the neighbourhood area along the High Road and strengthening the sense of character and place

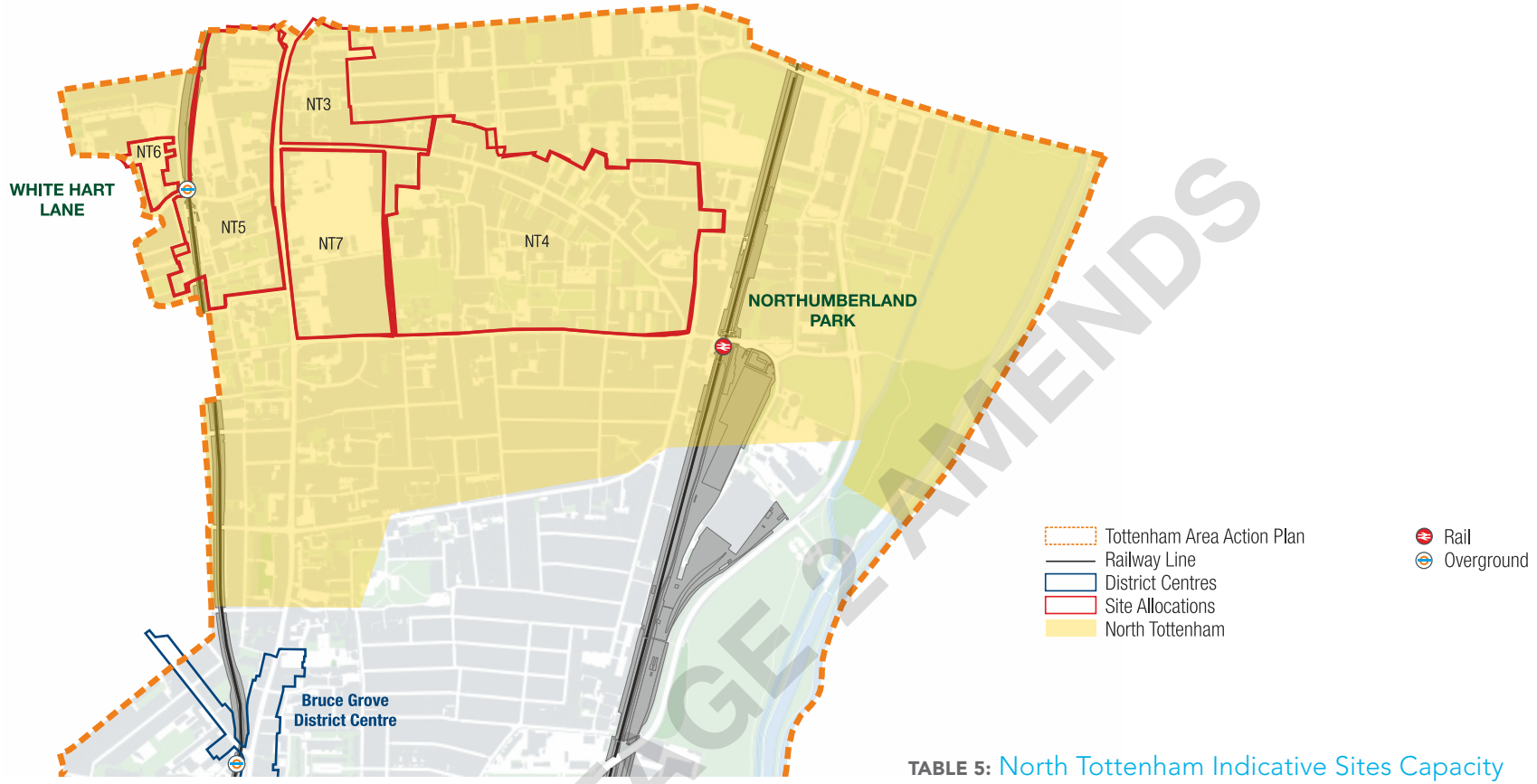
The view south, into North Tottenham High Road from Enfield
The view north, into North Tottenham coming from Bruce Grove
Threshold view at the junction with Northumberland Park and White Hart Lane

Local Strategic Policies in this area govern:

- NT1: Northumberland Park Station
- NT2: SIL in North/East Tottenham

STAGE 2 AMENDS

FIGURE 5.11: North Tottenham Sites



STAGE 2 AMENDS

Site Allocations in this Neighbourhood Area

5.106 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

TABLE 5: North Tottenham Indicative Sites Capacity

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

5.107 The site allocations NT3, NT5 and NT7 all have frontages on to the High Road and are to form part of the expanded or new town centre delivering a combined total of 50,000m^2 of town centre uses. The precise boundary of the Centre is still to be defined, and, therefore, how this quantum of new town centre floorspace is delivered between the sites may vary from that indicated in Table 5 above, especially if this results in a better and more functional townscape layout. Any retail schemes coming forward as a significant component of the town centre use will need to be tested as part of any planning application(s) to demonstrate compliance with national retail planning tests, namely sequential and impact tests.

Infrastructure

5.108 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.

POLICY 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 optimises the future accessibility provided by the introduction of Crossrail 2. This may include ensuring that a mix of uses, and potentially enhanced infrastructure, are 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.

5.109 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.

5.110 The 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 considers a policy that ensures any nearby development is optimised with regards the improving services from this station is warranted.

STAGE 2 AMENDS

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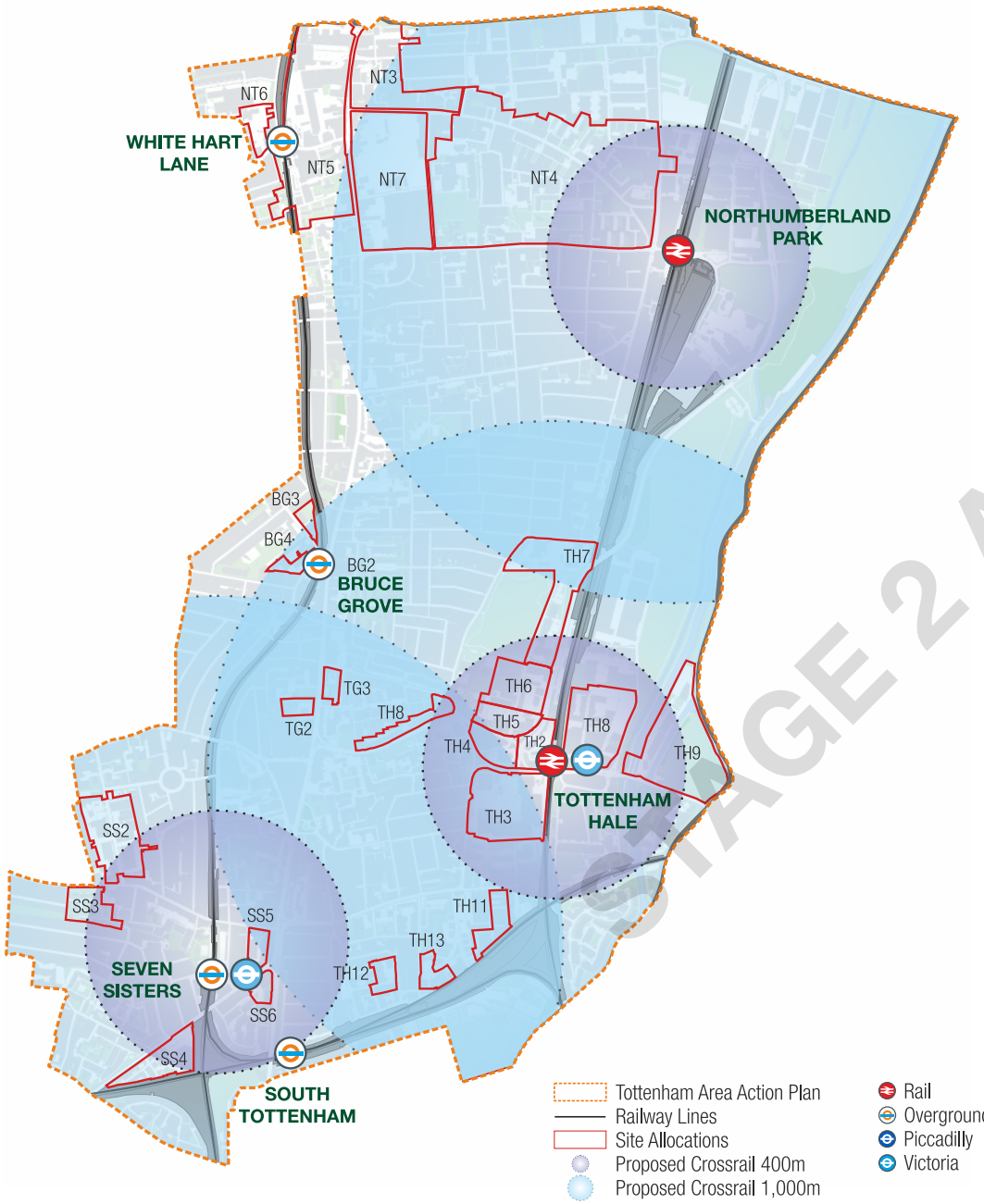
FIGURE 5.12: Crossrail 2 Proposal



POLICY 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;

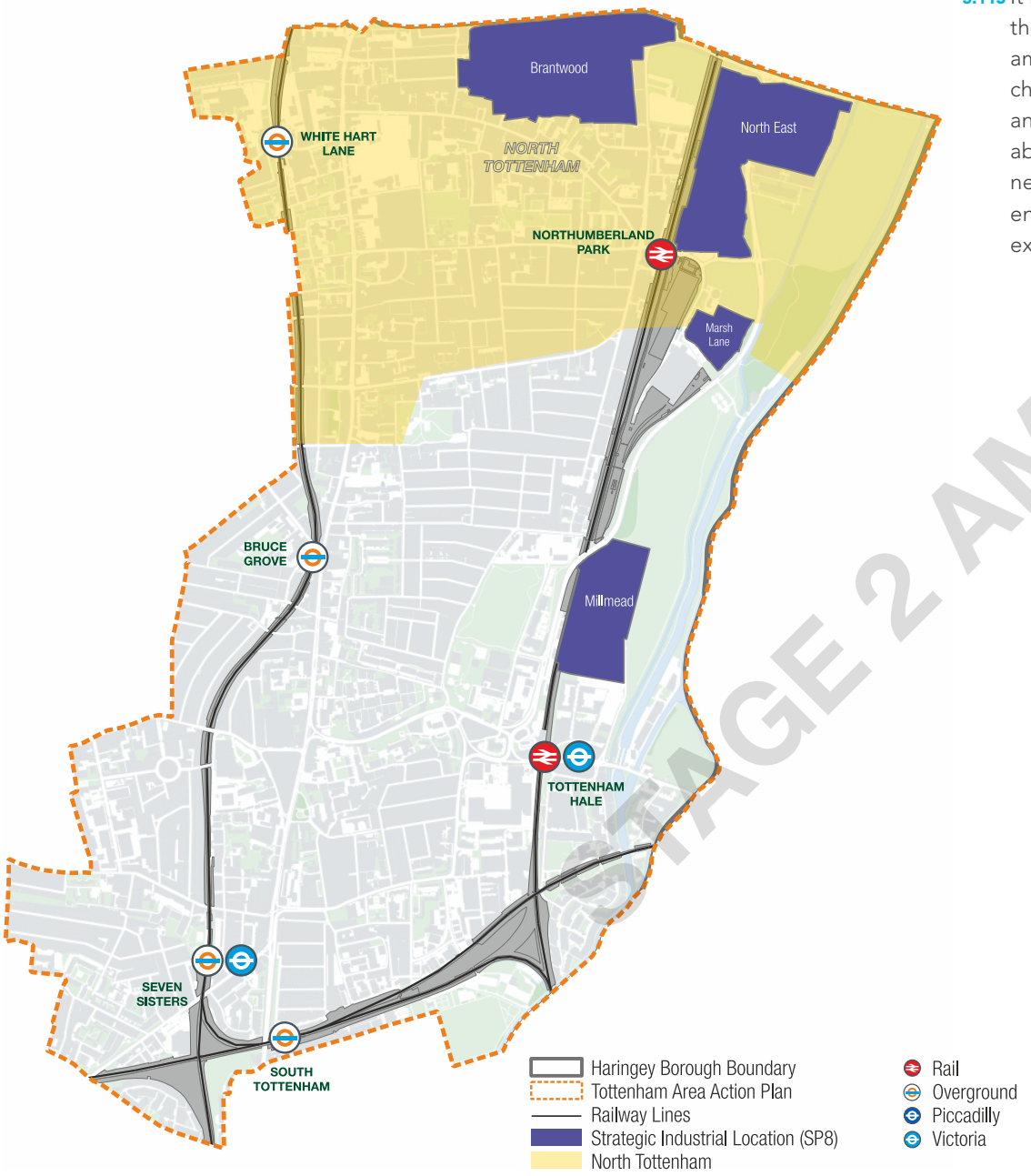
D The Council will not encourage warehouse living or residential encroachment in this area.

5.111 The reservoir of industrial land in the north east of Haringey is by some way the largest in the Borough. It is home numerous employers and jobs which 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 functioning. Additionally, it is these areas in which products will be created and developed for export, thereby contributing to the national economy.

5.112 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 North East 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.

STAGE 2 AMENDS

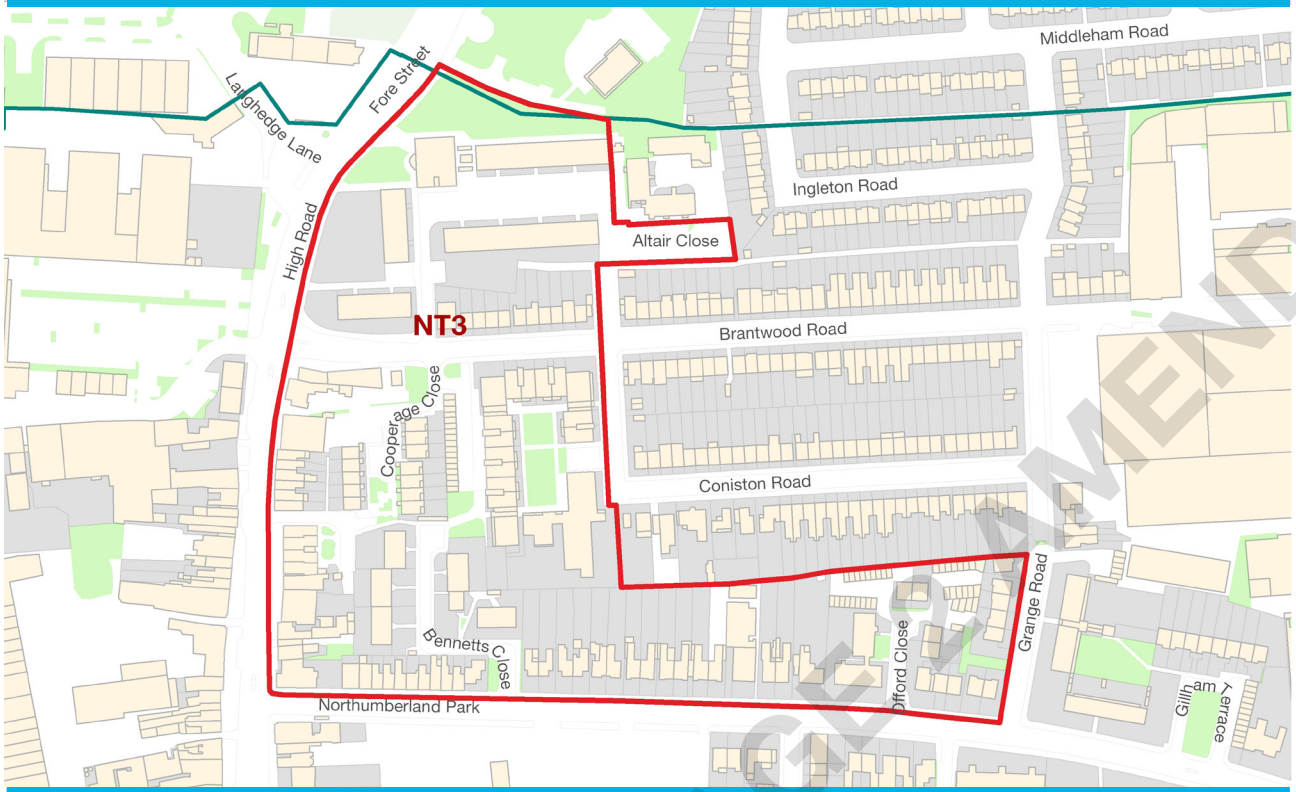
FIGURE 5.13: North Tottenham Strategic Industrial Land

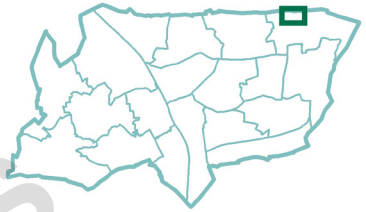


5.113 It is therefore appropriate that in addition to simply protecting these assets, the Council will aim to support business growth, whilst improving the amenity of employment locations, so that they can adapt to meet the ever changing needs of emerging economic sectors. This could take the form of an intensification of uses, 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 provided. However, alongside this aim, the Council will seek to ensure that opportunities for increasing job densities are fully considered and exploited, wherever possible.

STAGE 2 AMENDS

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)	5.02	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 North Tottenham Growth Area 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

5.114 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 Road and Northumberland Park.

Commentary

5.115 The Northumberland Park North area will benefit from public transport improvements at both White Hart Lane and Northumberland Park stations, along with the redevelopment of the Tottenham Hotspur FC stadium. At present the estate suffers problems linked to low socioeconomic levels, lack of site permeability, 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.

STAGE 4 AMENDS

5.116 The introduction of Crossrail 2 to Northumberland Park Station in the future could produce a particularly significant uplift in accessibility within the area. Higher densities will be considered here once the introduction of Crossrail 2 is confirmed.

5.117 Improvements to the internal road and street layout will improve legibility and permeability, along with optimising routes to Northumberland Park and White Hart Lane Stations. This 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.

5.118 The process for undertaking estate renewal will follow the following steps:

- Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;
- The establishment of Residents Steering Group;
- An assessment of the potential for refurbishment;
- The establishmentof the principles under which demolitions would be considered;
- The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;
- The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.
- The conducting of financial appraisals of the development options;
- Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;
- Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;
- Appointment of a contractor to commence works.

Site Requirements

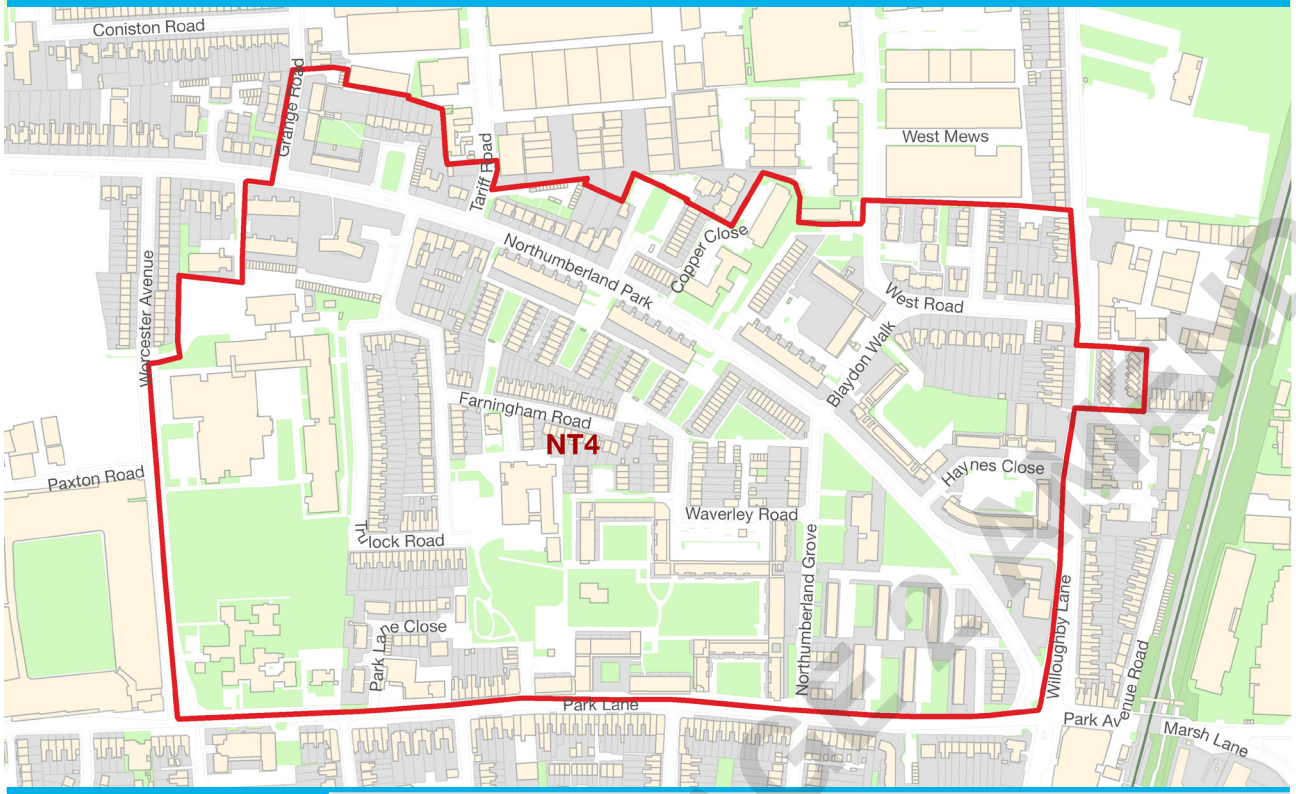
- Development will be required to be in accordance with a masterplan, prepared with resident involvement.
- The site will be brought forward in a comprehensive manner to best optimise the regeneration opportunity.
- Development will be in conformity with any future adopted masterplan for the area.
- 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 through the retention of buildings that make a positive contribution to the conservation area and the improvement of public realm on Tottenham High Road.
- Development will achieve a high quality town centre landscape consistent with provision across the neighbouring site allocations NT7 and NT5.

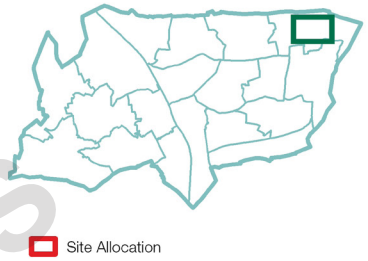
Development Guidelines

- New high quality public spaces should be created within the site, 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- Development should complement the amenity provided by Florence Hayes Rec (in the borough of Enfield).
- Where development is likely to impact heritage assets, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken, and new development should respond to it accordingly.
- 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.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

NT4: NORTHUMBERLAND PARK





Address	Northumberland Park Estate Area, Tottenham, N17		
Site Size (Ha)	27.48	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	North Tottenham Growth Area Locally listed buildings: Northwood Road Archaeological priority area Partially in Flood Zone 2		
Indicative Development Capacity	Net residential units	Commercial m²	Town Centre m²
	1929	1,550	1,550

Site Allocation

5.119 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.

STAGE 3 PLANS

Commentary

5.120 The Northumberland Park area will undergo significant change through benefiting from public transport improvements at Northumberland Park Station, the opportunities resulting from the redevelopment of the land to the West of the High Rd (NT6) and the Tottenham Hotspur FC stadium (NT7).

5.121 At present the estate experiences conditions linked to high levels of socio-economic disadvantage, lack of site permeability 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.

5.122 The introduction of Crossrail 2 to Northumberland Park Station will create a significant uplift in accessibility within the area, and the Council is therefore planning for higher development densities.

5.123 Improvements to the internal road and street layout will improve legibility and permeability, along with optimising routes to Northumberland Park and White Hart Lane Stations. This will yield benefits in terms of residents' ability to reach the new urban squares and jobs created in the THFC 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.

5.124 The process for undertaking estate renewal will follow the following steps:

- Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;
- The establishment of Residents Steering Group;
- An assessment of the potential for refurbishment;
- The establishmentof the principles under which demolitions would be considered;
- The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;
- The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.
- The conducting of financial appraisals of the development options;
- Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;
- Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;
- Appointment of a contractor to commence works.

STAGE 2 AMENDS

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 cycle friendly route linking Tottenham High Road, the existing Park Lane Local Centre, Northumberland Park Station and the Lee Valley Regional Park.
- Work in conjunction with Transport for London to investigate opportunities for 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. 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 this location.
- Education infrastructure will be enhanced including the provision of new schools to meet the overall need of the neighbourhood on this site.

STAGE 2 AMENDS

Development Guidelines

- New high public spaces should be created within the site, 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- The potential for new employment and leisure opportunities to be developed along Park Lane should be explored, in line with the Council's 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.
- The eastern portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
- The western portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

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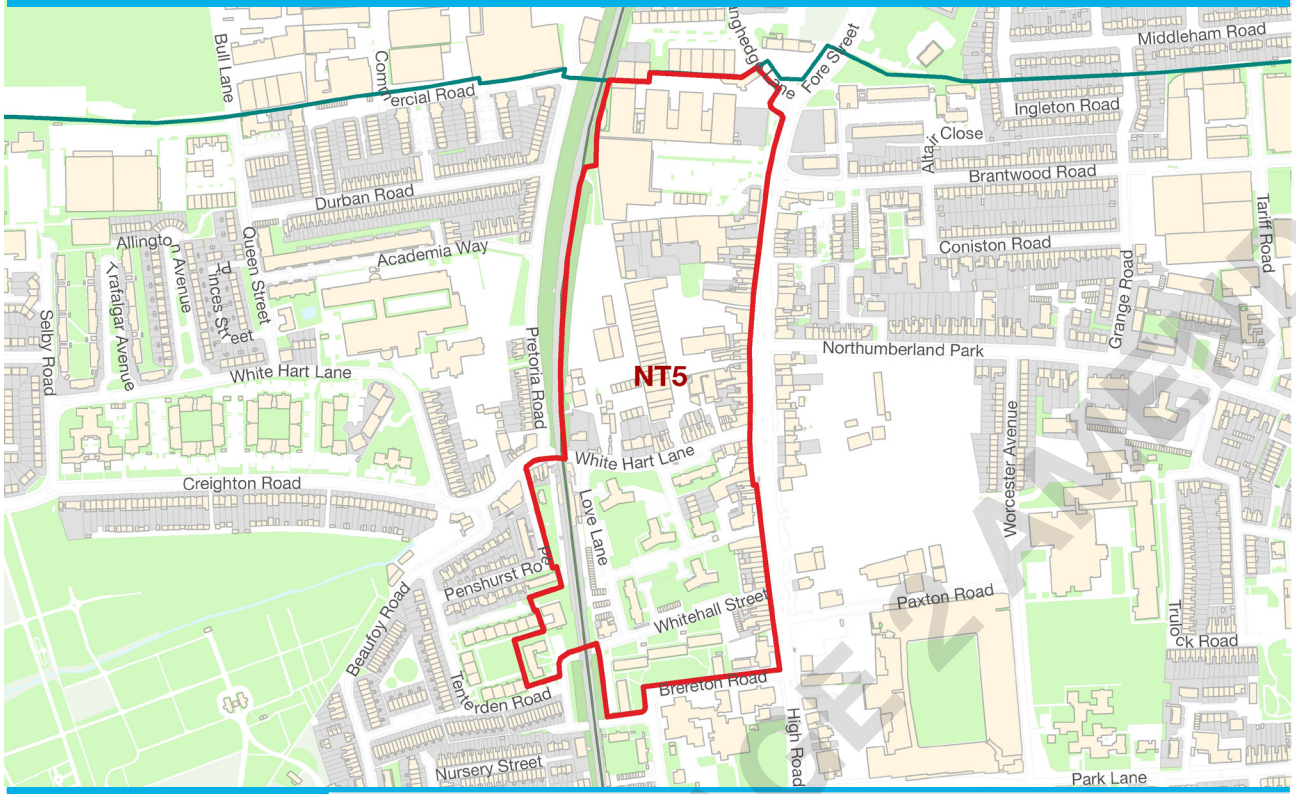
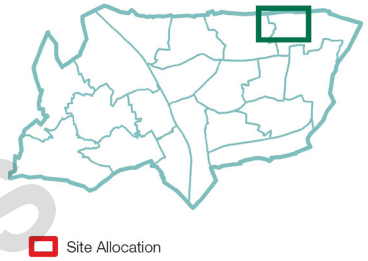
NT5: HIGH ROAD WEST





Address	High Road West regeneration area, High Rd, Tottenham N17			
Site Size (Ha)	11.69	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	North Tottenham Growth Area 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 Partially in Flood Zone 2			
Indicative Development Capacity	Net residential units	Commercial m²	Town Centre units	Other m²
	1,200	4,353	11,740	1,200

Site Allocation

5.125 Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential-led mixed-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.

STAGE 2 AMENDS

102 Haringey's Local Plan: **Tottenham Area Action Plan** 5: **NEIGHBOURHOOD AREAS AND OPPORTUNITY SITES**

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Commentary

5.126 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.

5.127 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 for new community and leisure uses, creating a year round focus for the area.

5.128 New employment opportunities will be created from the expanded local centre, leisure destination and delivery of new high quality workspace.

5.129 The process for undertaking estate renewal will follow the following steps:

- Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;
- The establishment of Residents Steering Group;
- An assessment of the potential for refurbishment;
- The establishment of the principles under which demolitions would be considered;
- The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;
- The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.
- The conducting of financial appraisals of the development options;
- Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;
- Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;
- Appointment of a contractor to commence works.

STAGE 2 AMENDS

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 local centre, or create a new local centre, opposite to and incorporating appropriate town centre uses within the new stadium, including the new Moselle public square. This should complement not compete with Bruce Grove District Centre.
- 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.
- Where feasible, viable uses should be sought for existing heritage assets, which may require sensitive adaptations and sympathetic development to facilitate.
- 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 along with a defined hierarchy of interconnected pedestrian routes.

STAGE 2 AMENDS

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.
- 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.
- This central portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 needs 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, a detailed assessment of their significance and their contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- The Moselle runs in a culvert underneath the site and will require consultation with the Environmental Agency.

STAGE 2 AMENDS

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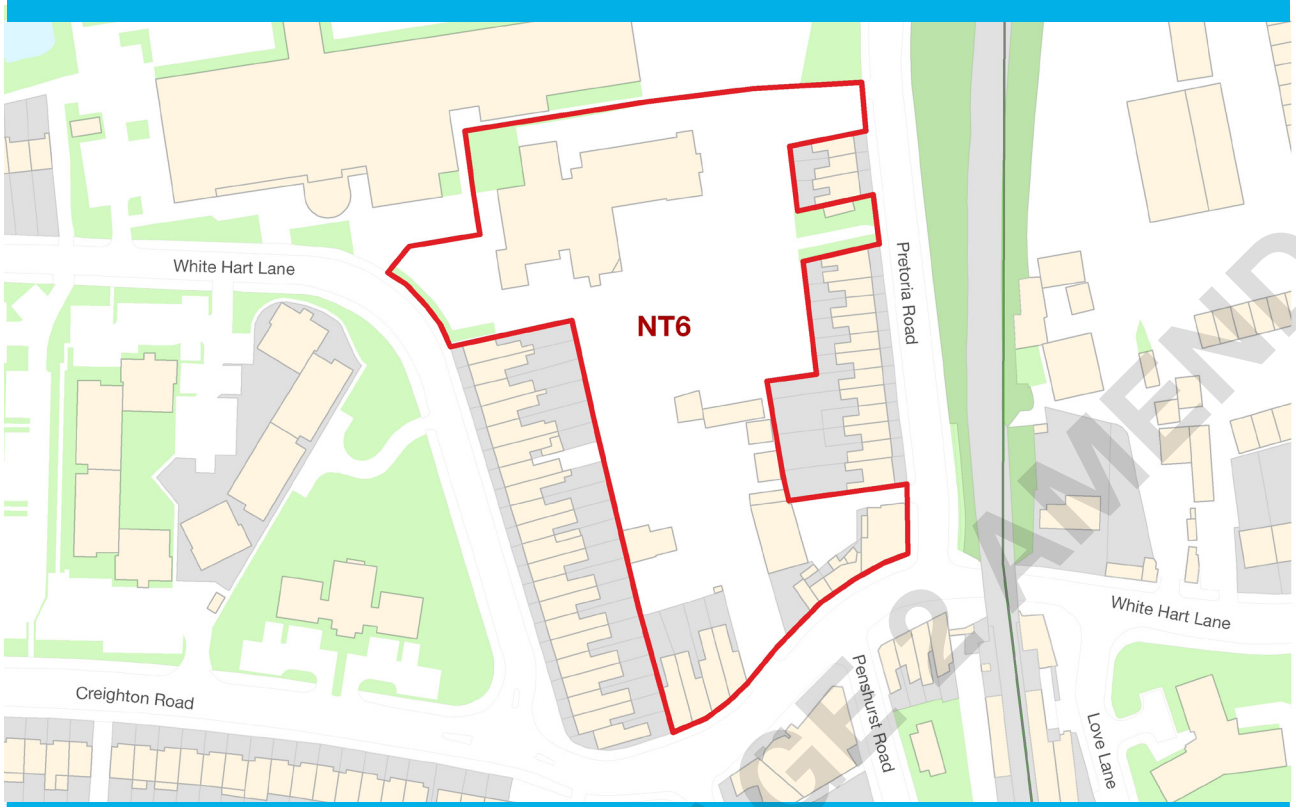
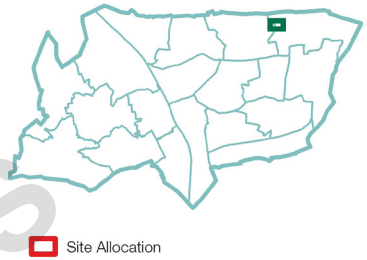
NT6: NORTH OF WHITE HART LANE





STAGE 4 AMENDS

Address	1-6 White Hart Terrace, 74-80 White Hart Lane Haringey Irish Cultural & Community Centre, Pretoria Road, Tottenham, London N17		
Site Size (Ha)	1.03	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

5.130 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

5.131 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 Road, 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 Road.
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 the High Road West area.
- Consideration of sensitive neighbouring uses, such as the school.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

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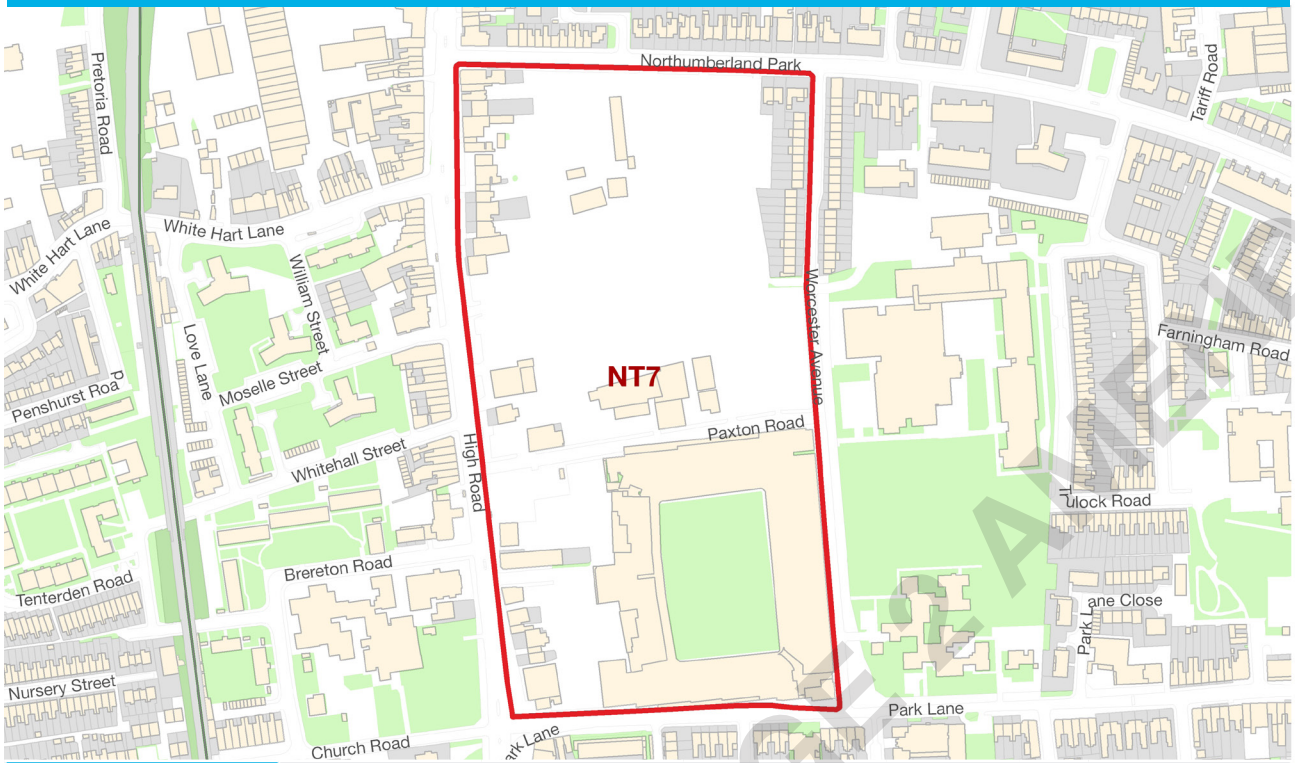
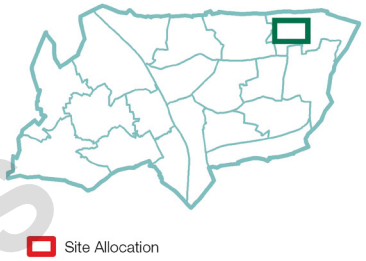
NT7: TOTTENHAM HOTSPUR STADIUM





Address	748 High Road, Tottenham, London N17 0AP			
Site Size (Ha)	9.31	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 North Tottenham Growth Area 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 Partially in Flood Zone 2			

Indicative Development Capacity HGY/2015/3000)	Net residential units	Leisure m²	Community m²	Commercial m²	Hotel m²
	285	122,045	6,000	4,000	18,820

STAGE: AMENDS

Existing Planning Permission (HGY/2010/1000)

- The Northern Development Permission HGY/2011/2350 & HGY/2013/1976
- The Southern Development Permission HGY/2011/2351
- Stadium Basement Permission HGY/2015/0964
- Hybrid Development Permission HGY/2015/3000:

5.132 Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); 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 "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001).

- HGY/2015/3001:

5.133 Listed building consent for internal and external works to No.744 High Road, all in connection with the use of the building for ancillary museum uses associated with a separate planning application for the Northumberland Development Project

- HGY/2015/3002 (at 44 White Hart Lane):

5.134 Erection for a temporary period of, together with use as, a construction compound.

Site Allocation

A Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail, education, community, leisure and hotel uses, and improved public realm across the site.

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

STAGE 2 AMENDS

Commentary

5.135 The London Borough of Haringey is proud of its long association with Tottenham Hotspur Football Club. It is a major employer in the Borough and important for Haringey's economic success. The Council will, where appropriate, continue to work with the Football Club to ensure appropriate nearby developments capitalise on the opportunities presented by the existing and proposed stadium, which enhance the investment in the stadium and surrounding areas and respect the operational needs of the Football 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, creating 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.

STAGE 2 AMENDS

- The retail/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area.
- 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.
- 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

- New high quality public spaces should be created within the site, 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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, a detailed assessment of their significance and contribution to the wider conservation area should be undertaken and new development should respond to it accordingly.
- Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.

STAGE 2 AMENDS

TOTTENHAM HALE NEIGHBOURHOOD AREA

Vision

5.136 The Vision, as expressed within the Strategic Regeneration Framework, and District Centre Framework:

5.137 *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

5.138 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, and will be complemented by the Site Allocations in this Neighbourhood Area.
- An affordable 21st century neighbourhood of choice, with a range of housing tenures and types. This includes the improvement of community facilities including a new health and education facilities to meet the need of an expanding 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

5.139 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 Road, can make Tottenham Hale feel distinct from the rest of Tottenham.

5.140 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.

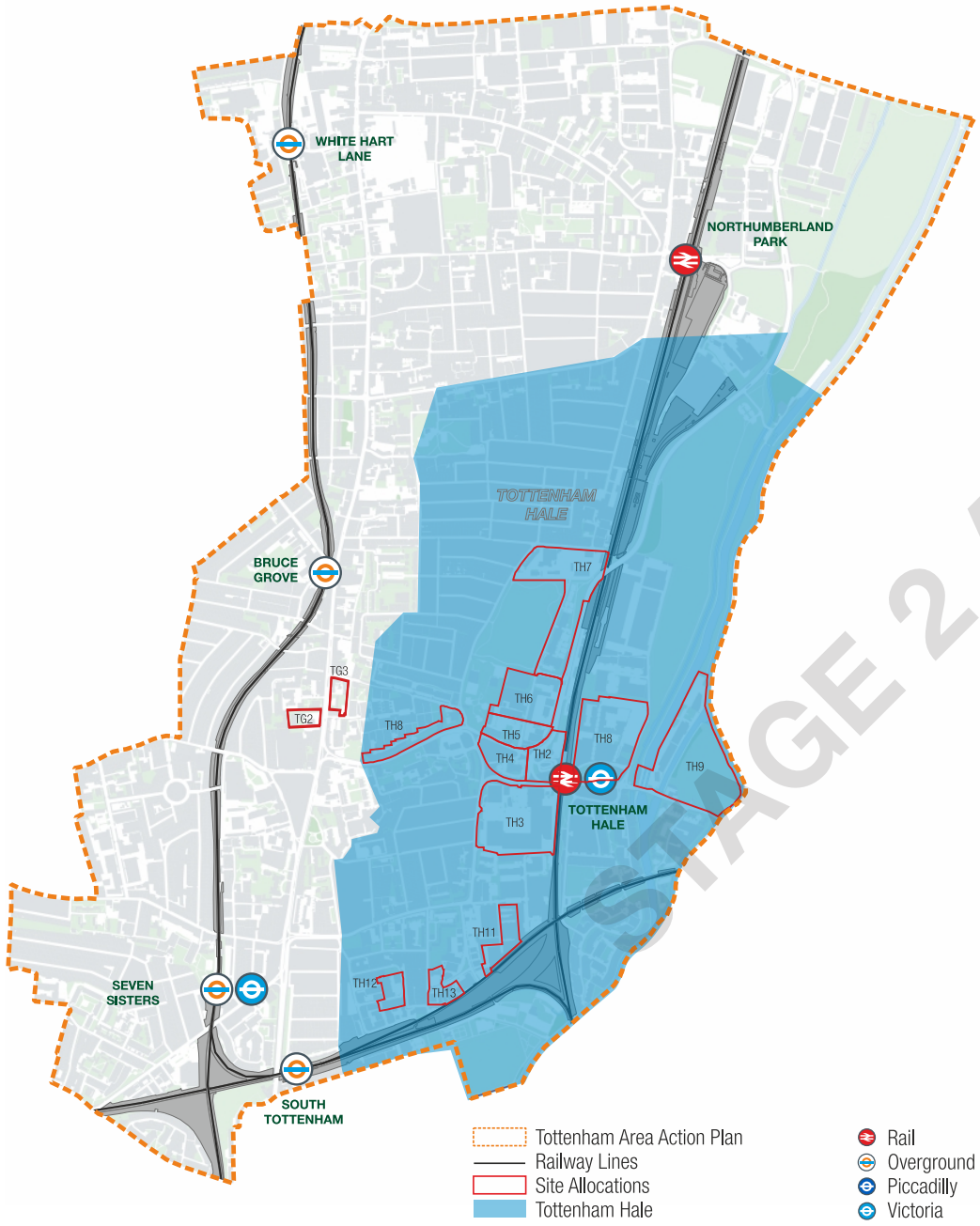
5.141 The convergence of a number of routes (Monument Way, Hale Road, Ferry Lane and Watermead Way) combines to frame the centre of Tottenham Hale. Historically, this formed the medieval village of Hale, from where the area derives its present name. The original village centre is designated as an Area 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.

5.142 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 Road, 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.

5.143 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.

STAGE 2 AMENDS

FIGURE 5.14: Tottenham Hale Neighbourhood Area



Urban realm improvements

5.144 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 Council's 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.

STAGE 2 AMENDS

- 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

5.145 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.

5.146 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.

5.147 The Council and the Mayor of London have agreed a package of investments for Tottenham, focusing 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.

5.148 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.

5.149 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.

5.150 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.

5.151 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.

5.152 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 one and two 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.

5.153 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 Road 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 Road 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.

STAGE 2 AMENDS

5.154 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

5.155 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 – 2,000m² 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



Tottenham Hale

Site Allocations

5.156 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

TABLE 6: Tottenham Hale Sites Capacity

Site		Net residential units	Commercial m²	Town Centre m²	Other m²
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	1,800	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

STAGE 2 AMENDS

POLICY TH1:
DISTRICT CENTRE IN TOTTENHAM HALE

A The Council will support planning applications for development within the Tottenham Hale District Centre as indicated in Map 5.15 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 area's 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.

FIGURE 5.15: Indicative boundary of Tottenham Hale District Town Centre



STAGE 2 AMENDS

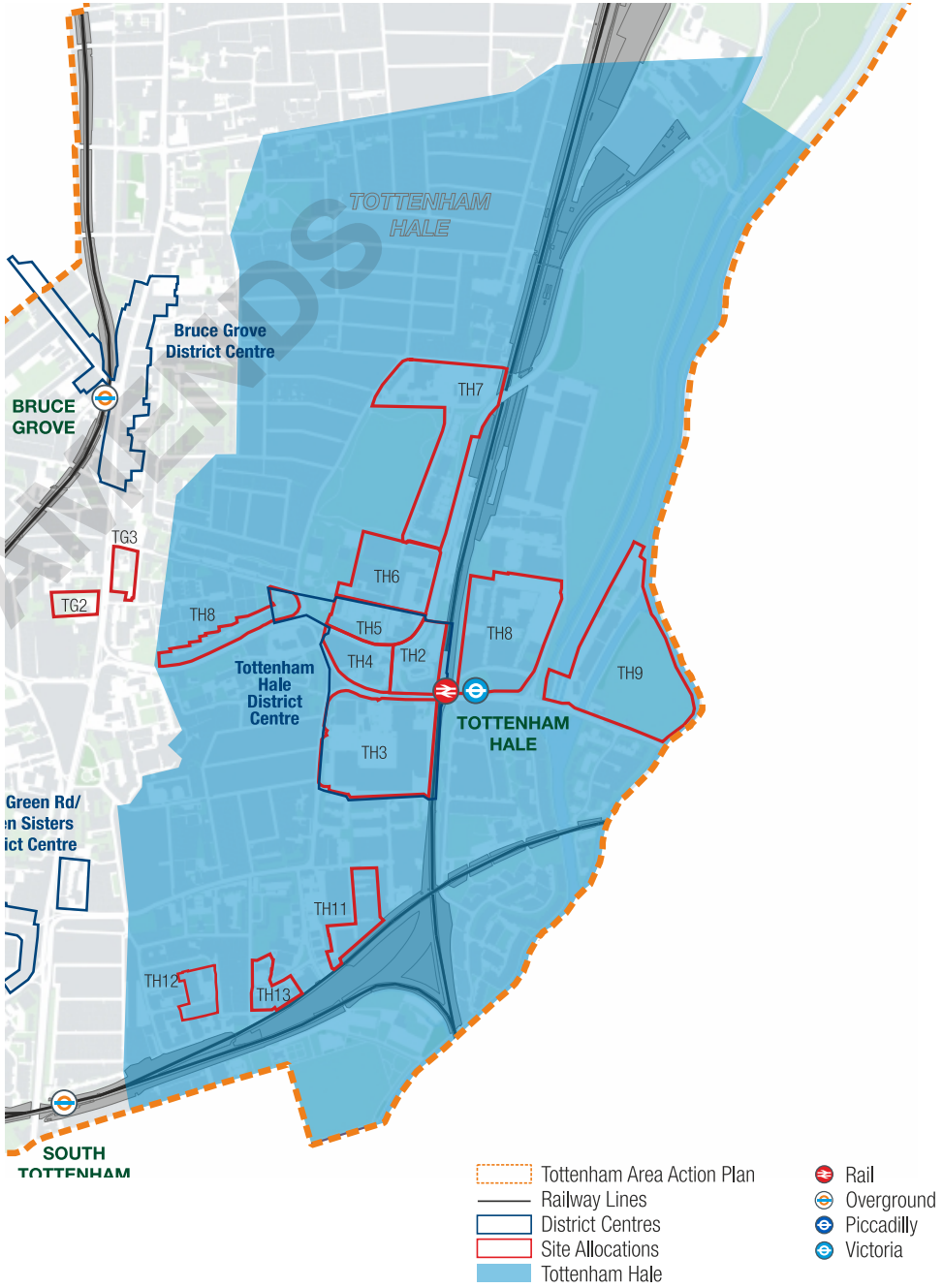
5.157 A new District Centre will be created at Tottenham Hale. The area will become a distinctive, high quality, diverse and vibrant commercial destination. The environmental quality of the area will be transformed through coordinated public and private investment, with complementary improvements to 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.

5.158 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 (LVRP) to Tottenham High Road, encourage walking and improve sight lines to the LVRP.

5.159 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.

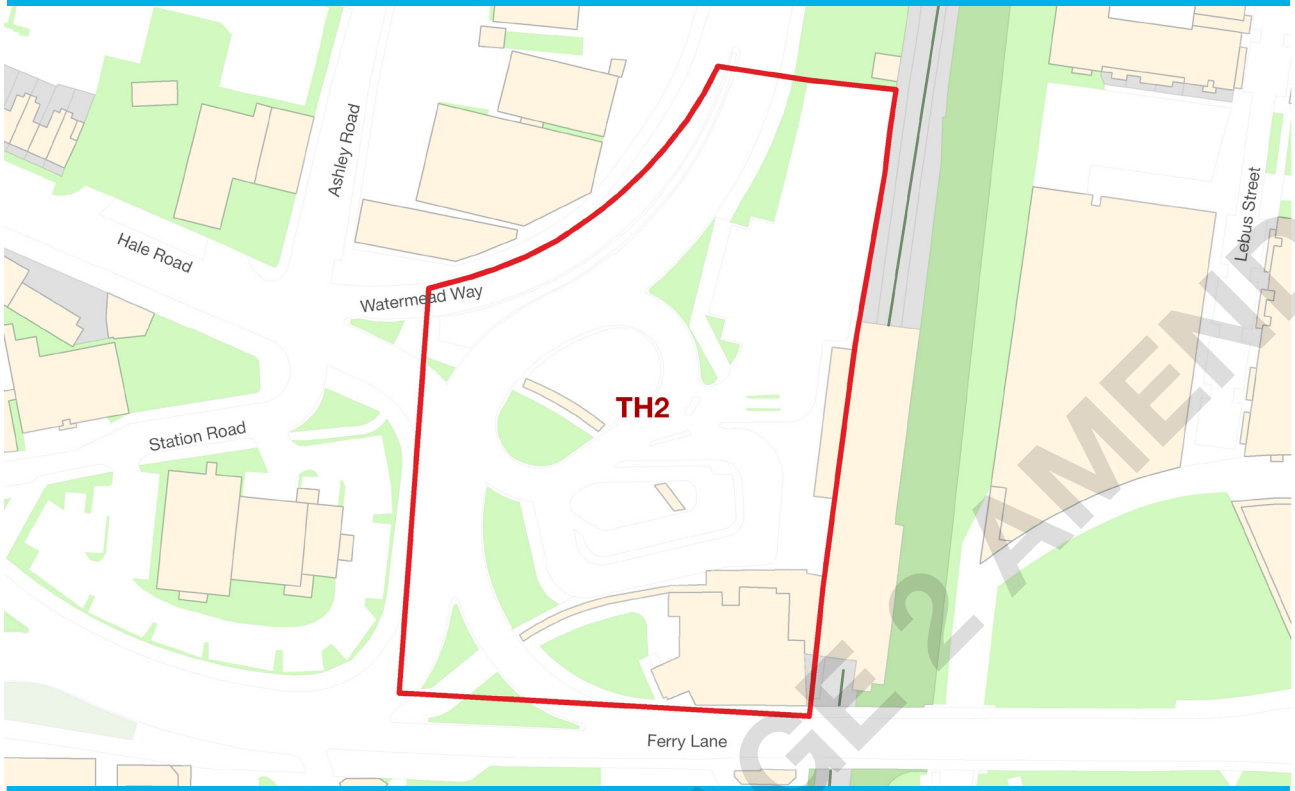
5.160 An increasingly permeable streetscape will be created, as coordinated through the District Centre Framework. New high quality urban realm will be created, to attract retail businesses to the Centre and new and existing employers to the locality more generally. Ashley Road will be the principal north-south route, linking the Centre to the Harris Academy and the Ashley Road employment area to the north, and creating a legible route through the District Centre.

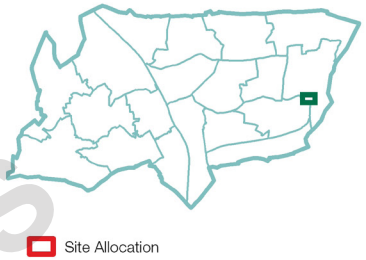
FIGURE 5.16: Tottenham Hale Sites and District Centre



STAGE 2 AMENDS

TH2: TOTTENHAM HALE STATION





STAGE 2 AMENDS

Address	Tottenham Hale rail and bus station, N17		
Site Size (Ha)	1.36	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

5.161 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 act 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, and support east-west and north-south movement.

Current Planning Permission (HGY/2013/2610)

5.162 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

5.163 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 that accords with the principles set out in the most up-to-date Council-approved masterplan for the wider Growth Area. It should show how development will complement:
    - Existing/retained parts of the site;
    - Existing planning permissions; and
    - The requirements of this, and other District Centre policies
- 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.

Development Guidelines

- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

STAGE 2 AMENDS

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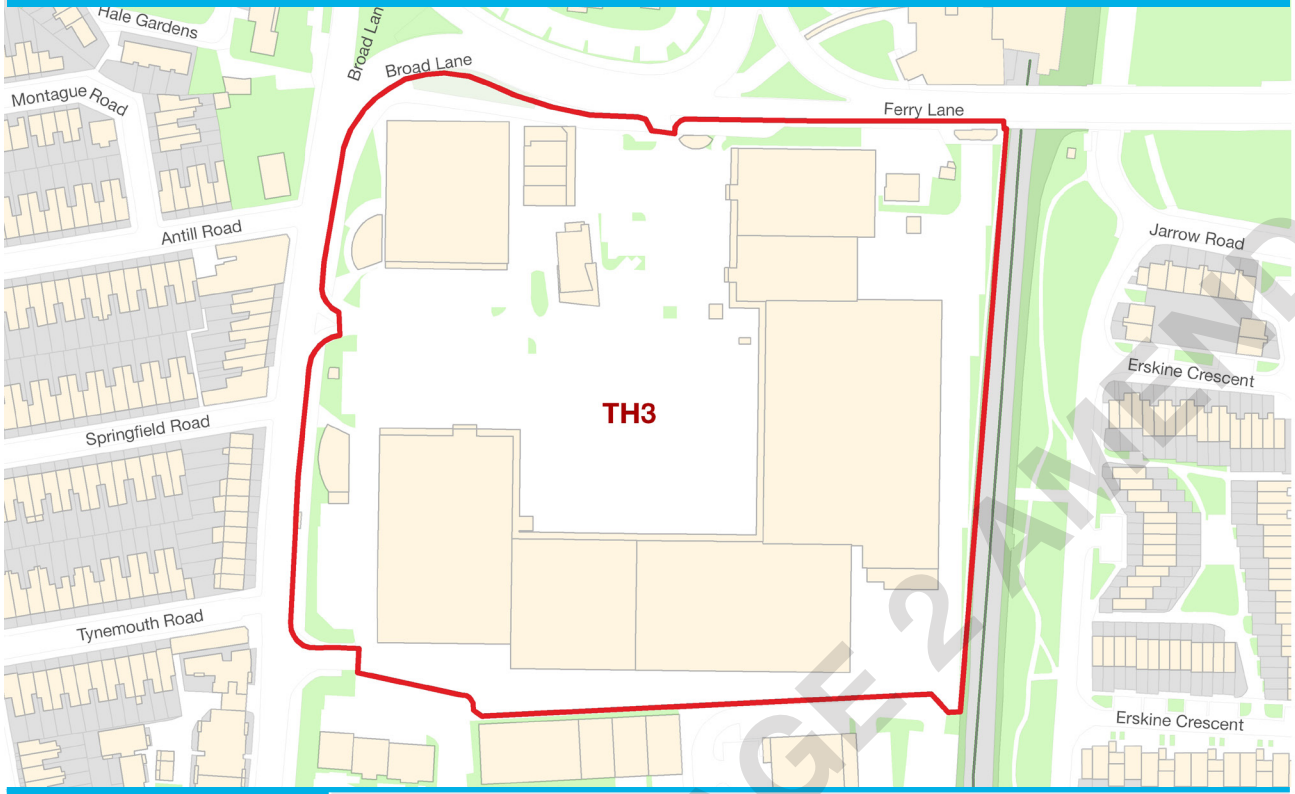
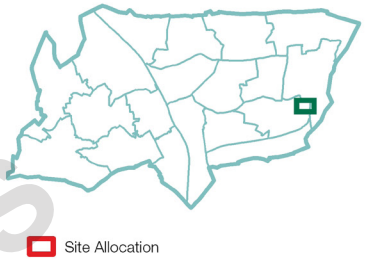
TH3: TOTTENHAM HALE RETAIL PARK





Address	Corner of Broad Lane and Ferry Lane, N17			
Site Size (Ha)	4.76	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 m²	Commercial m²	Other m²
	992	13,900	13,900	2,800

Site Allocation

5.164 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

5.165 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 Road will extend into this site, and a new urban square will be created to complement the shops and facilities of the Centre.

STAGE 2 AMENDS

Site Requirements

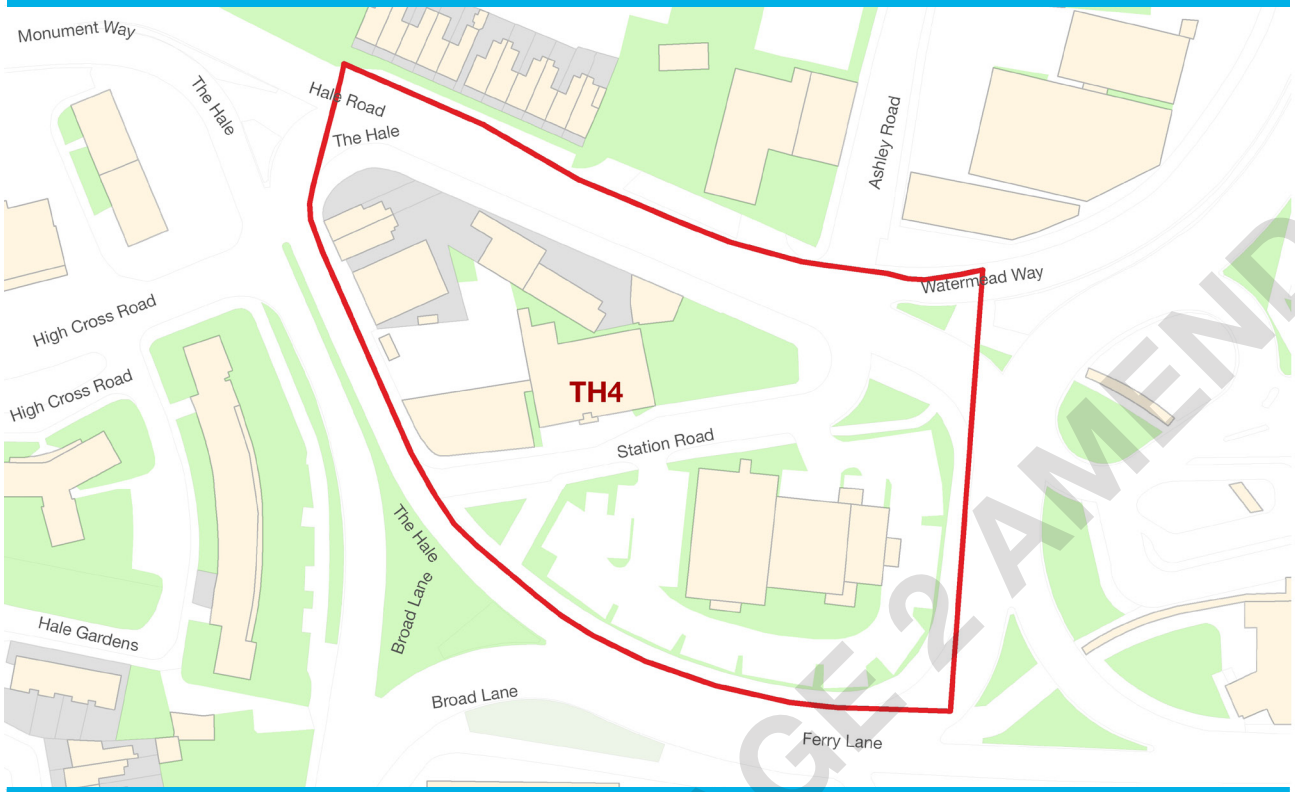
- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Existing/retained parts of the site;
    - Planning extant permissions;
    - The requirements of this, and other District Centre policies; and
    - The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.
- Ashley Road 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 minimised due to the excellent public transport in the area.

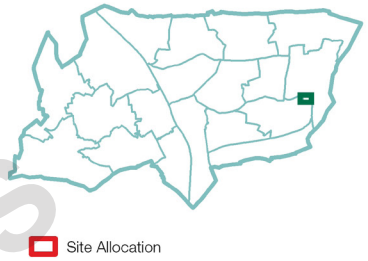
Development Guidelines

- 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 Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

STAGE 2 AMENDS

TH4: STATION SQUARE WEST





STAGE 2 AMENDS

Address	29-51 The Hale, 1 -21 Hale Road, 1-25 Ashley Road, Station Road		
Site Size (Ha)	1.31	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 m^2	
	297	5,200	

5.166 **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

5.167 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 Road as the primary route through the site.

Commentary

5.168 The parcel of land between Hale Road, 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

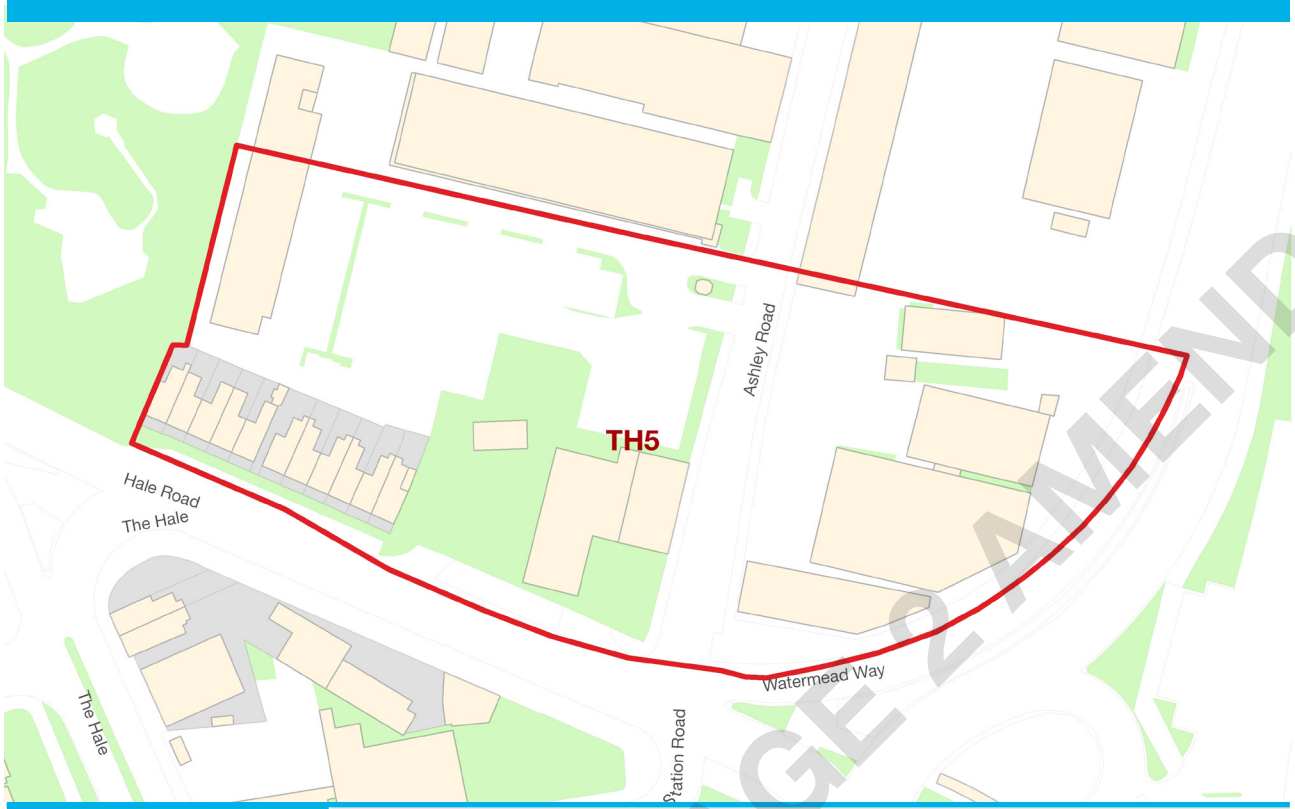
- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Existing/retained parts of the site;
    - Existing extant permissions;
    - The requirements of this, and other District Centre policies; and
    - The recommendations of the 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 Road 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.

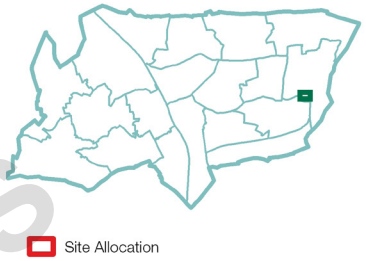
Development Guidelines

- 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 Road, and potentially the extended Ashley Road 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 Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.

STAGE 2 AMENDS

TH5: STATION SQUARE NORTH





STAGE 2 AMENDS

Address	Land at Ashley Road South of Burdock Road		
Site Size (Ha)	1.43	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

5.169 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

5.170 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

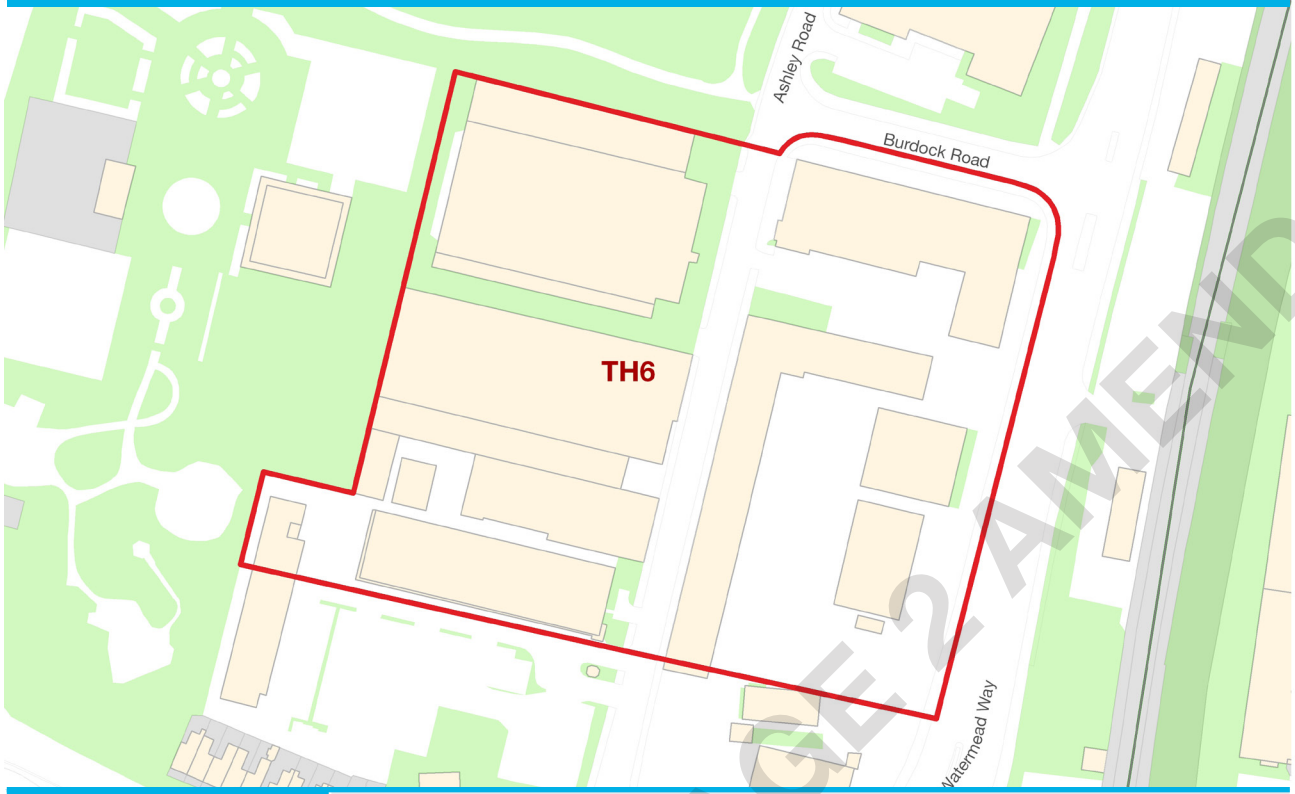
- Development will be required to be accompanied by a District Centre-wide masterplan showing how it will complement:
    - Existing/retained parts of the site;
    - Existing extant permissions;
    - The requirements of this, and other District Centre policies; and
    - The recommendations of the 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 Road area to the north, through the heart of the District Centre, and to the Tottenham Hale Retail Park site to the south.
- 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 Road.
- An active frontage, potentially employment, should be provided on the Hale Road/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 Road 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.

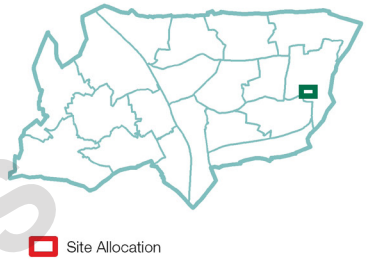
Development Guidelines

- 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 Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.

STAGE 2 AMENDS

TH6: ASHLEY ROAD SOUTH EMPLOYMENT AREA





Address	Land at Ashley Road South of Burdock Road		
Site Size (Ha)	2.49	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

5.171 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 Road public realm. Residential use will be permitted to cross subsidise improvements to employment stock.

Commentary

5.172 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.

STAGE 2 AMENDS

Site Requirements

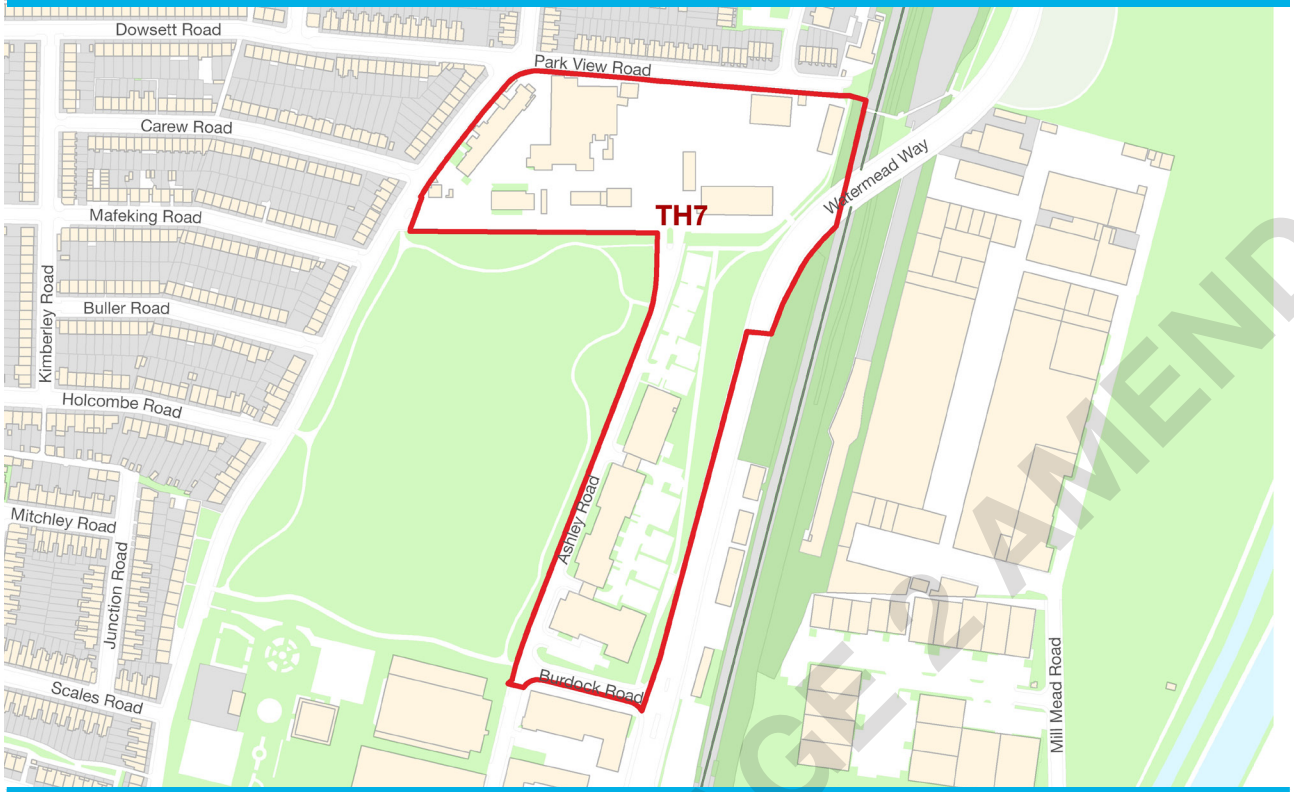
- The site is within a Designated Employment Area: Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate. It is anticipated that the redevelopment of this site will not create a net reduction in employment floorspace..
- The introduction of a tertiary education provider providing education in the technology sector will be supported on this site.
- Residential development will only be acceptable for the purpose of making viable the reprovision of employment floorspace.
- 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 optimised.
- 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 superfast broadband to the employment area will be supported.

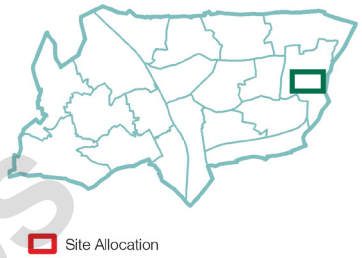
Development Guidelines

- The most suitable use on the Watermead Way frontage is considered to be employment use, which may include an educational use.
- Development should utilise and improve 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 Road 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 Road will be supported on this site, including the orientation of sites to open onto Ashley Road 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 Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

STAGE 2 AMENDS

TH7: ASHLEY ROAD NORTH





Address	100-399 Ashley Road including Council Depot		
Site Size (Ha)	4.67	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	

STAGE 3 AMENDS

Site Allocation

5.173 New residential development complementing the amenity of Down Lane Park, and the extension of Ashley Road as a pedestrian and cycling connection north through to Park View Road. Creation of new educational facility.

Commentary

5.174 The introduction of Harris Academy into the former Technopark buildings on Ashley Road 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 Road Depot site, new housing and an improved edge to Down Lane Park.

Site Requirements

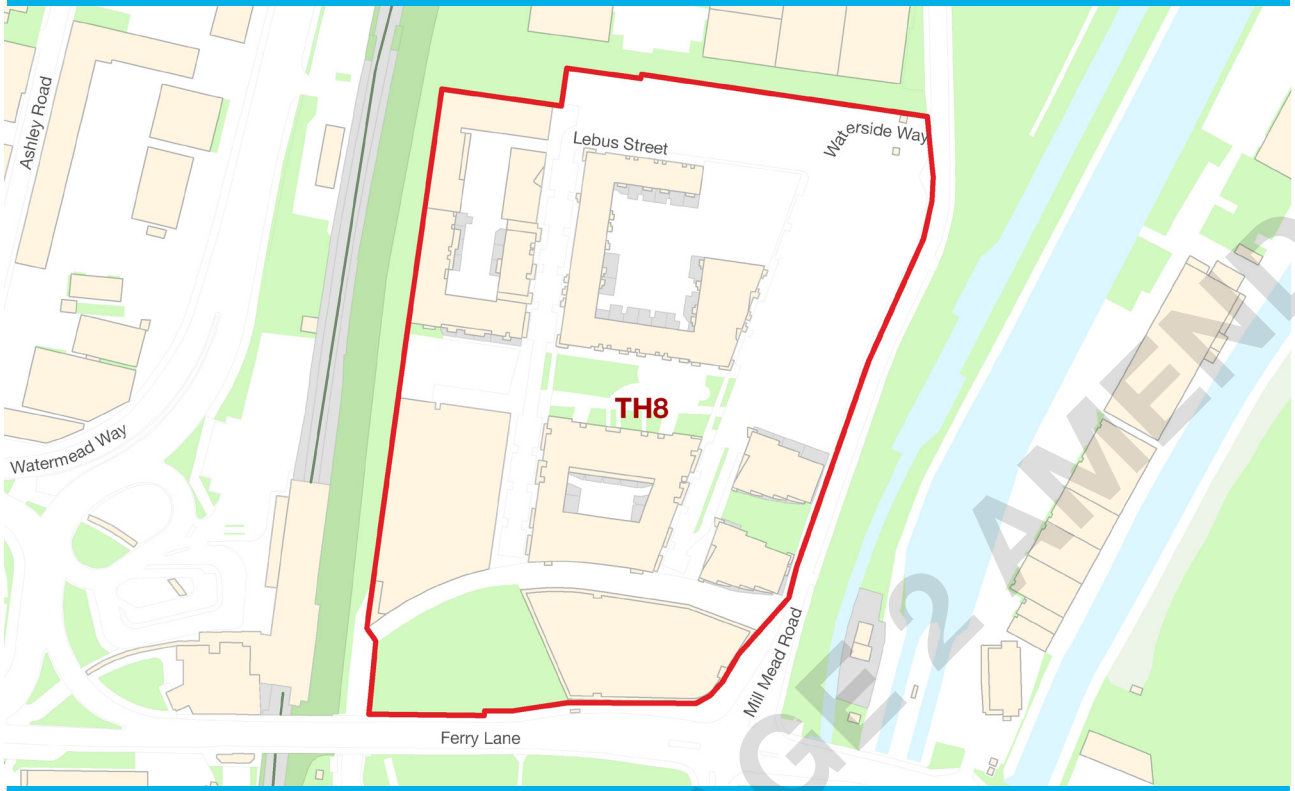
- A new pedestrian and cycle route will be created extending the line of Ashley Road north between to Park View Rd, and through an improved foot tunnel, improving access into the Lee Valley Regional Park.
- Vehicular access to the site will be from Ashley Road/Burdock Road or Park View Road, but there 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 Road or Park View Road, but there will not be a link from one to the other.
- The site's existing licensed waste capacity will be replaced prior to any redevelopment taking place.

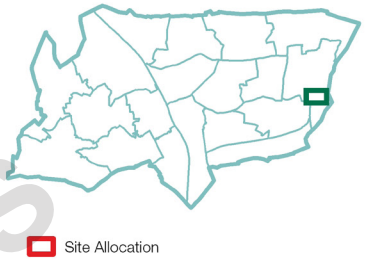
Development Guidelines

- Paths connecting Watermead Way, Ashley Road and Park View Road 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 an incorporated into any future design. The amenity of Down Lane Park should be protected and improved.
- 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

STAGE 2 AMENDS

TH8: HALE VILLAGE





STAGE 2 AMENDS

Address	Hale Village, Ferry Lane, N17					
Site Size (Ha)	4.37		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 m²		Town Centre m²	
	Permitted	Tower	Permitted	Tower	Permitted	Tower
	2,175	253	4,000	0	4,300	1,800

Site Allocation

5.175 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

5.176 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 marker for the entrance to the station from Ferry Lane.

Existing Planning Permission HGY/2006/1177

5.177 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

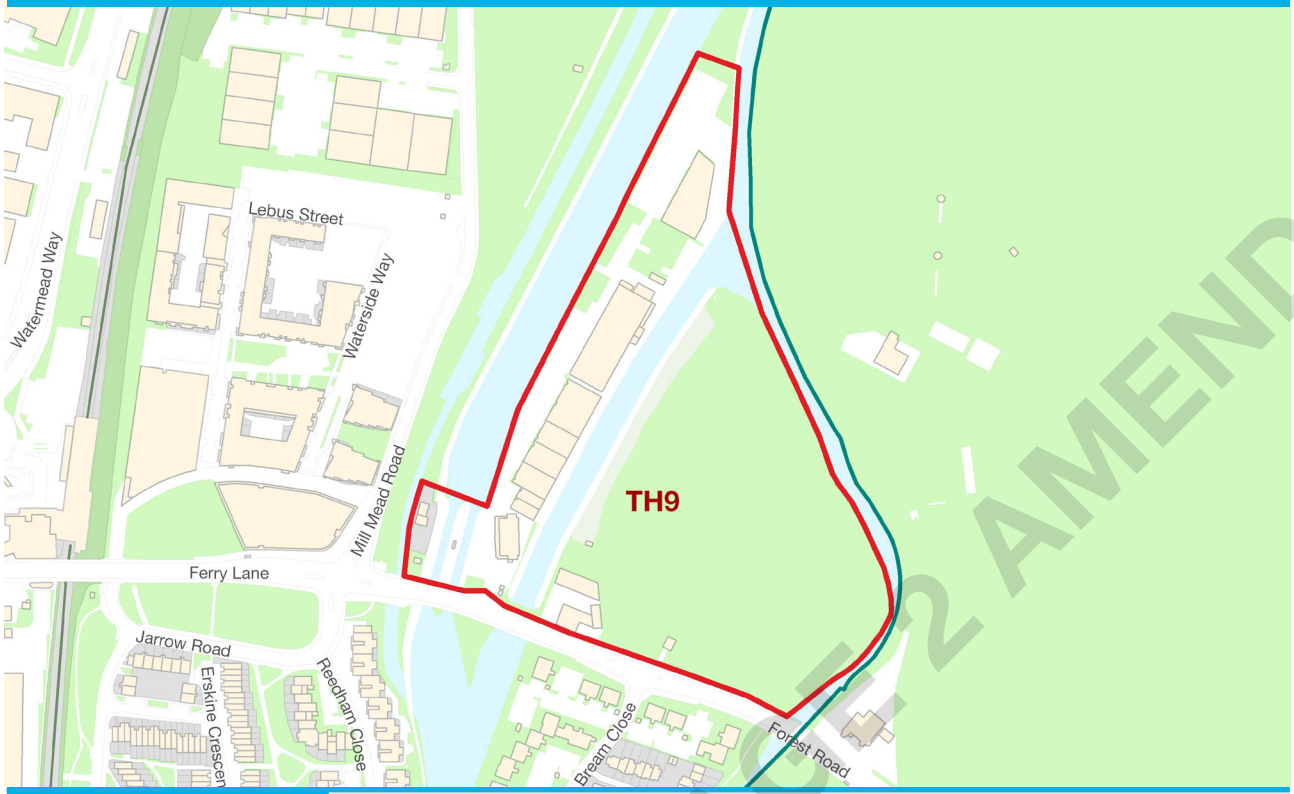
- The outline planning permission permits a tall building (18 storeys).
- Ground floor uses should contribute to the vitality of the existing urban streets within the site, and provide amenities for local residents.
- Development proposals will be required to be accompanied by a site-wide masterplan showing how the land included meets this policy and does not compromise coordinated 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 optimised, 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.

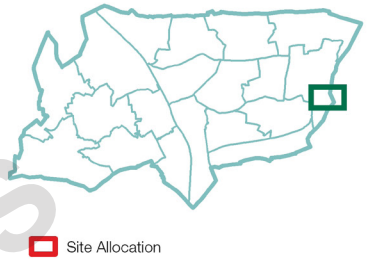
Development Guidelines

- 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.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

STAGE 2 AMENDS

TH9: HALE WHARF





STAGE 2 AMENDS

Address	Land north of Ferry Lane from Pymmes Brook to the River Lea, including Hale Wharf and "The Paddock" N17.		
Site Size (Ha)	6.39	PTAL Rating	4-5
Timeframe for delivery	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 m²	
	405	3,200	

Site Allocation

5.178 Comprehensive redevelopment to provide a mix of uses, with replacement employment floorspace, new residential and a leisure destination linked to the Lee Valley Regional Park.

Commentary

5.179 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.

STAGE 2 AMENDS

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; and
    - The requirements of this document.
- The site is within a Designated Employment Area: Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate.
- 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 redevelopment 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 Road 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 coordinated 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.

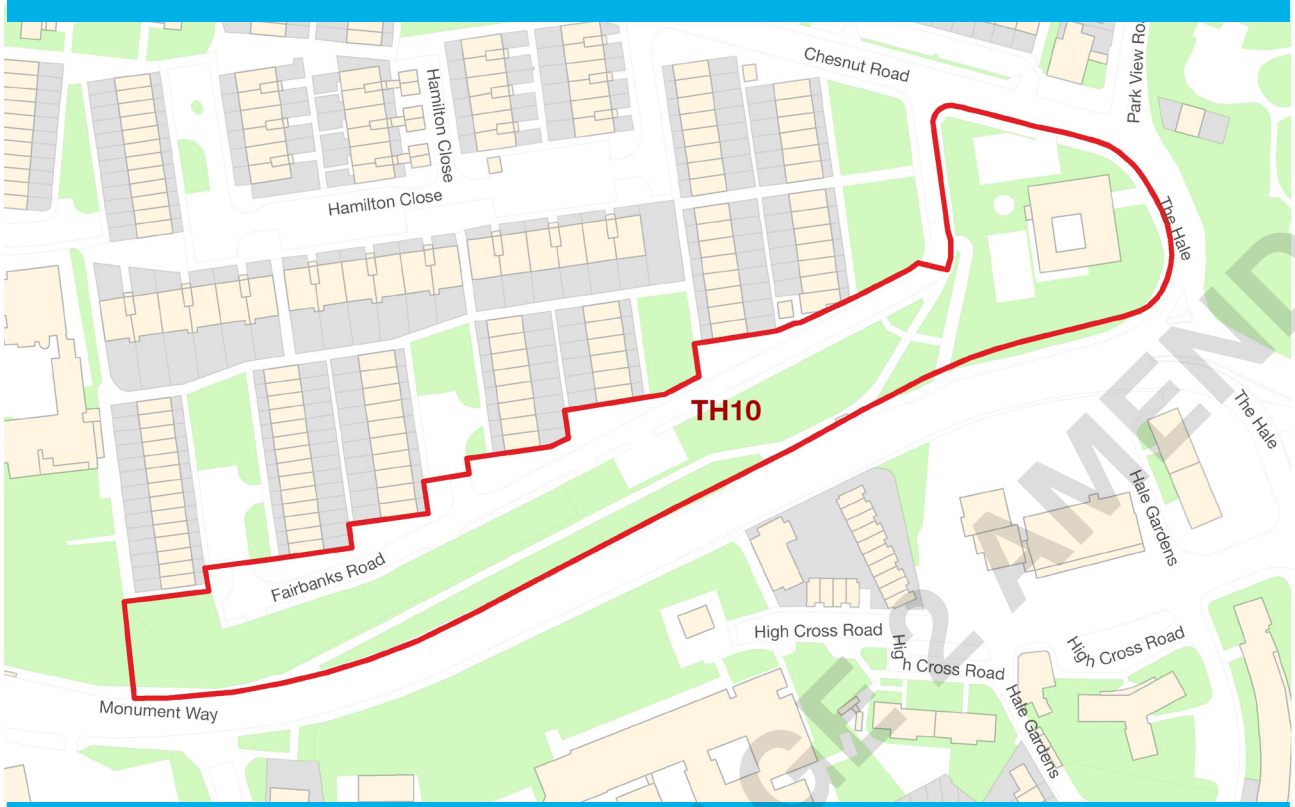
STAGE 2 AMENDS

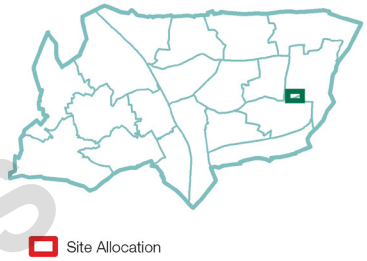
Development Guidelines

- 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 site's 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. In addition, the site is in close proximity to the Walthamstow Marshes SSSI, Lee Valley Ramsar Site and Special Protection Areas. Proposals should protect and enhance the nature conservation value of these sites in line with DM19, and applicants are encouraged to consult Natural England prior to submitting applications.
- Building heights will have to respond to the site's location within the Lee Valley Regional Park, and for the garage site, the need to maintain the 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.

STAGE 2 AMENDS

TH10: WELBOURNE CENTRE & MONUMENT WAY





STAGE 2 AMENDS

Address	Land North of Monument Way, South Fairbanks Road, South of Chesnut Road and West of Park View Road		
Site Size (Ha)	1.23	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 Partially in Flood Zone 2		
Indicative Development Capacity	Net residential units	Other m^2	
	298	2,300	

Site Allocation

5.180 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

5.181 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 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.

Development 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 Road 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 provision for a "green buffer" at this site to protect local amenity.
- 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.

STAGE 2 AMENDS

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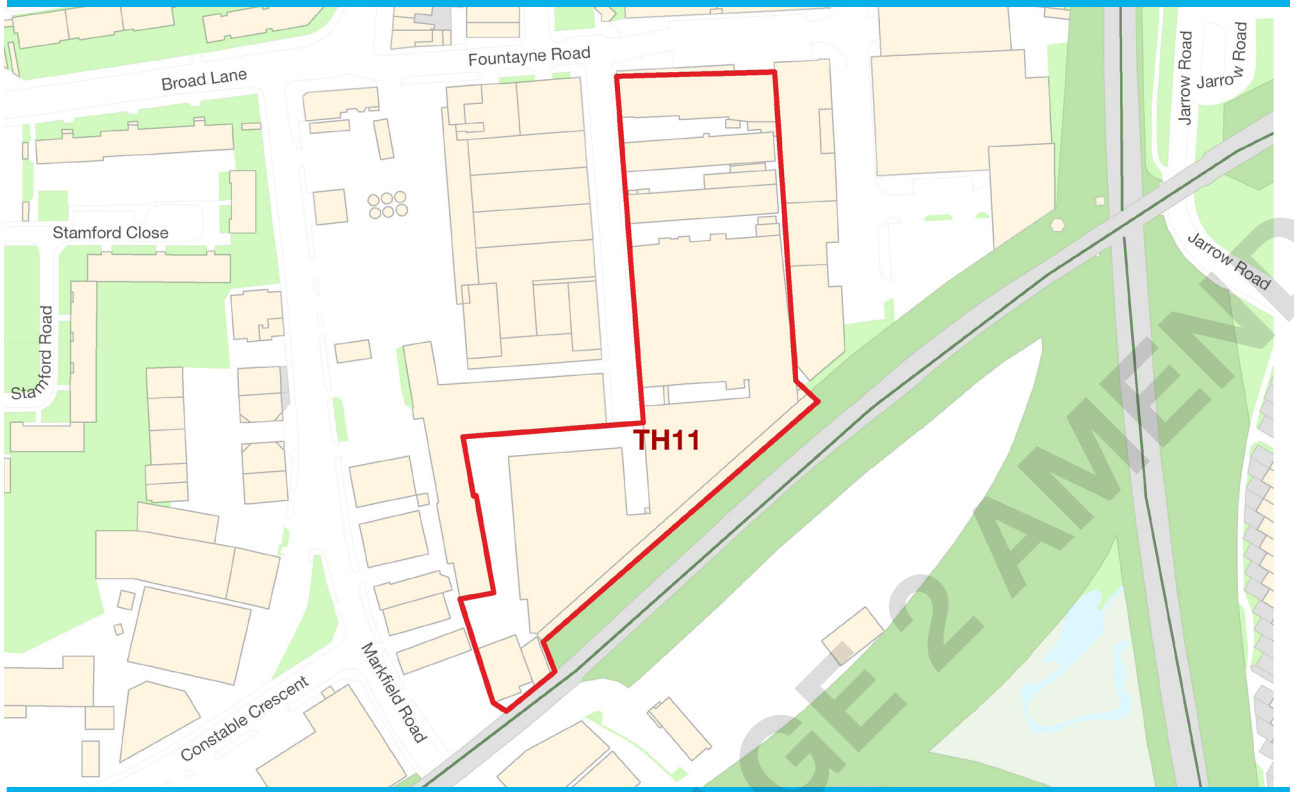
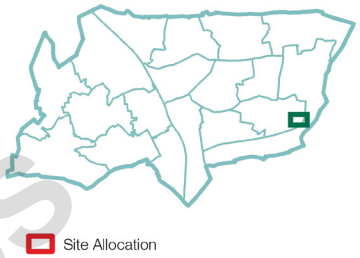
TH11: FOUNTAYNE ROAD





Address	Unit 3 High Cross Centre, 1-7 Fountayne Rd, N15		
Site Size (Ha)	1.13	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		

STAGE 2 AMENDS

Site Allocation

5.182 Potential mixed-use employment-led development to increase accessibility, maximise employment floorspace and provision for warehouse living accommodation.

Commentary

5.183 The Council has made provision for Warehouse Living at this site, having regard to the existing uses and the site's potential to deliver mixed-use development in accordance with Policies DM38 and DM39, which will support the AAP objectives and create a new point of interest within Tottenham Hale where people can live, work and visit.

Site Requirements

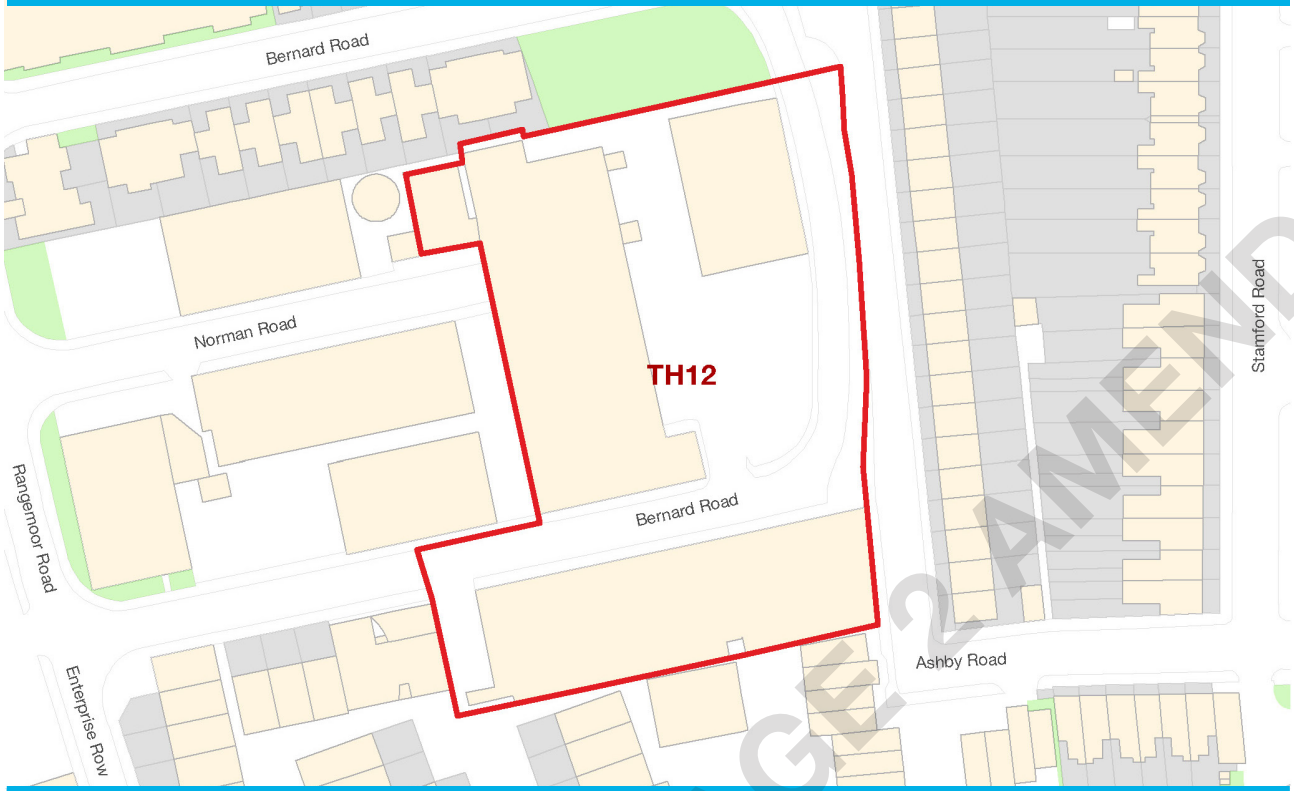
- All applications will be required to be in accordance with the principles set out in the Council's Warehouse Living policy (DM39).
- The site is within a Designated Employment Area: Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate, to create 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 Road, which 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.
- Proposals should make provision for an element of affordable workspace in line with Policy DM38.
- 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.

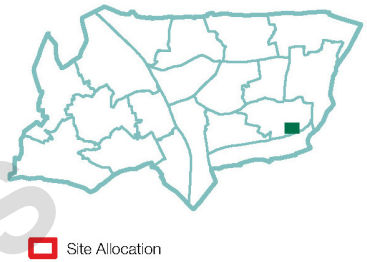
Development Guidelines

- A thorough review of Fountayne Road'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 policy (DM39) 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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.

STAGE 2 AMENDS

TH12: HERBERT ROAD





STAGE 2 AMENDS

Address	5-18 Herbert Road, land on Norman Road and Bernard Road to the West of Ashby Road.		
Site Size (Ha)	0.69	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 m^2	
	66	2,300	

Site Allocation

5.184 Potential redevelopment of the sites for mixed-use employment-led development

Commentary

5.185 This area has a number of buildings that produce unsuitable neighbours for the residential uses, parallel access roads which do not 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

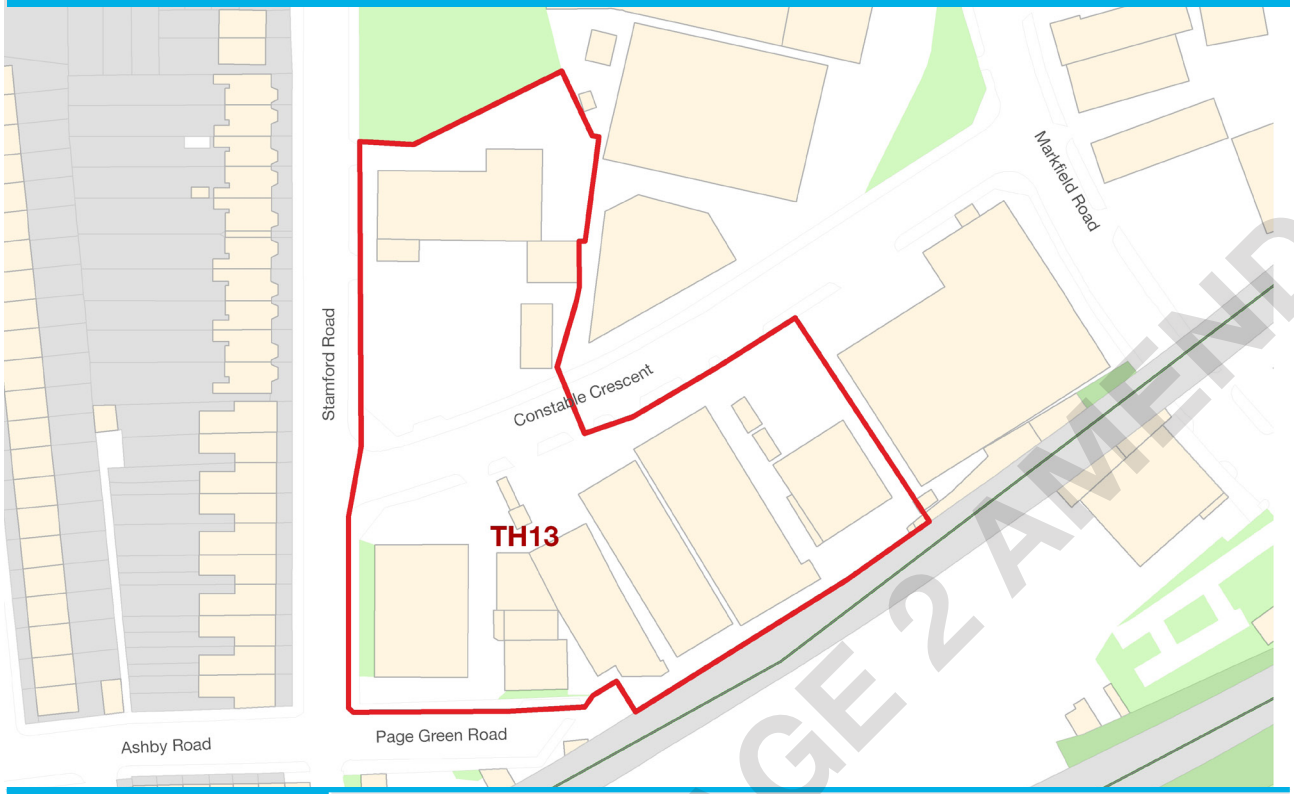
- The site is within a Designated Employment Area – Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate, to create a mix of uses through the re-introduction of creative employment uses.
- The quantum of dedicated employment floorspace on the site should be maximised through any development. Residential uses will be permitted to optimise the delivery of new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
- Proposals should make provision for an element of affordable workspace in line with Policy DM38.

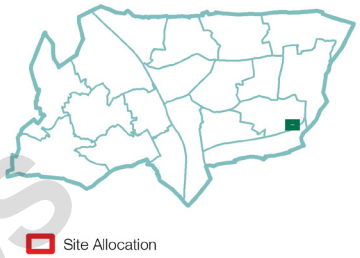
Development Guidelines

- Rationalisation of the "parallel access roads" on Ashby/Bernard/Herbert Roads.
- Reintroducing employment-generating uses is the key aim of this policy.
- Improved streetscape with the existing homes on Ashby Road is required.
- This site is identified as being in an area with potential for being part of a Decentralised Energy (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 Road should be retained.

STAGE 2 AMENDS

TH13: CONSTABLE CRESCENT





STAGE 2 AMENDS

Address	1-7 Constable Crescent, and 52 to 68 Stamford Road.		
Site Size (Ha)	0.74	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 m^2	
	66	2,300	

Site Allocation

5.186 Potential mixed-use employment-led development to increase accessibility, maximise employment floorspace and provision for warehouse living accommodation.

Commentary

5.187 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 is within a Designated Employment Area – Regeneration Area and proposals for mixed-use employment-led development will be supported, where appropriate, to create a mix of uses 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 Road frontage to optimise the delivery of new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
- Proposals should make provision for an element of affordable workspace 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 (DE) network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.
- 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 Road will be supported to improve passive surveillance.
- This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.

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Implementation, Delivery and Monitoring

CHAPTER 06

Chapter 6
IMPLEMENTATION, DELIVERY AND MONITORING

STAGE 2 AMENDS

6.1 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.

6.2 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.

6.3 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 DPD, 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. The Council will also take account of its supplementary planning documents and guidance when determining planning applications.

Working in partnership

6.4 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

6.5 Where appropriate the Council will prepare, in consultation with landowners, developers and the community, more detailed masterplans where this aids in accelerating delivery.

6.6 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.

6.7 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

6.8 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.

6.9 Any procurement exercise will be undertaken in an open and transparent manner.

Infrastructure delivery

6.10 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.

6.11 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.

6.12 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

6.13 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.

6.14 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.

6.15 Where monitoring indicates that a strategic objective, elements of the AAP spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, the actions/contingencies listed in the monitoring tables alongside other appropriate interventions.

STAGE 2 AMENDS

TABLE 7: AAP Objectives

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 community	As per Strategic Policies Local Plan monitoring framework.	Monitor through the Authority Monitoring Report process.

STAGE 2 AMENDS

TABLE 8: AAP Opportunity Sites

AAP Objective			
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

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Appendices

CHAPTER 07

Chapter 7
APPENDICES

APPENDIX A: METHODOLOGY FOR ASSESSING THE CAPACITY OF ALLOCATED SITES

7.1 On sites where planning permission has already been granted for major development (10+ Units or 1,000m²), 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.

7.2 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.

7.3 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 70m² 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.

7.4 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) = 70m² x 265 x 2.5 = 46,375m²
Mix: 33% commercial, 67% residential
Therefore estimated capacity of site is **15,304m² 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) = 70m² x 140 x 0.5 = 4,900 m²
Mix: 25% commercial, 10% town centre, 65% residential
Total estimated capacity of site is 490m² town centre uses (gross), 1,225m² commercial floorspace (gross), and 46 gross residential units.
But Existing homes = 16
Therefore the total estimated capacity of site is **490m² town centre uses** (gross), **1,225m² commercial floorspace** (gross), and **30 net residential units.**

STAGE 2 AMENDS

TABLE 9: Site Allocation Capacity

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
TH8	Hale Village	As per planning consent HGY/2006/1177			
	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

7.5 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.

7.6 The Tottenham Area is forecast to deliver 10,624 new homes between 2011 and 2026.

7.7 Whilst this represents a substantial proportion of the borough's housing target, this still leaves a balance of a minimum of 9,178 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 8,471 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.

7.8 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 Strategic Policies DPD. 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.

7.9 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.

STAGE 2 AMENDS

TABLE 10: Delivery Summary 2011/12 to 2025/26

Area		M² Employment	M² 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

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

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

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Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	
Fountayne Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium (HGY/2015/3000)	Not started	585		585	
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under construction	2		2	
Small sites	Not started	11		11	

STAGE 2 AMENDS

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate Renewal (NT4)		1,929			1,929
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann's Police Station (HGY/2015/3729)		28		28	
Ward's Corner (HGY/2012/0915) (SS3)		163		163	
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under construc-tion	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)		40		40	
Crusader Industrial Estate (SA31)		64		64	
Omega Works (SA32)		40		40	
Vale/Eade Roads (SA33)		101		101	
Overbury & Eade Roads (SA34)		141		141	

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Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
L/b Seven Sisters Road & Tewkesbury Road (SA35)		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House (2013/2465)	Delivered	50	50		
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 0AA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA (HGY/2012/0563)		13		13	
2 Chestnut Rd (HGY/2013/0155)		64		64	

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Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
TOTALS		13,453	3,100	4,468	5,855

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7.10 In accordance with Policy SP8, a net increase of 23,800m^2 of B Class employment floorspace is required across the borough up to 2026. The Tottenham area contains the majority of the borough's remaining large industrial estates and therefore has a significant role in meeting the increased floorspace requirement. The Tottenham AAP identifies a number of strategic sites where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace. These sites are set out in the Table 12 below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

TABLE 12: Tottenham AAP Employment Trajectory

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

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

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

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

http://www.haringey.gov.uk/localplan

APPENDIX B: PROPOSED DELETED POLICIES AND PROPOSAL SITES OF THE HARINGEY UNITARY DEVELOPMENT PLAN (2006)

7.13 The table below identifies the saved policies and site specific proposals of the Haringey Unitary Development Plan that will be deleted upon adoption of the Tottenham AAP.

7.14 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.

TABLE 11: Deleted Policies and Site Specific Proposals

UDP Proposal Sites	
UDP Site ref No.	Address
13	White Hart Lane Stadium
18	Tottenham Green Baths
19	Land adjacent to railway line White Hart Lane Station
20	Tottenham International including Tottenham Hale Station, the retail park, Hale Wharf and Tottenham Marshes
21	Wards Corner and Council Offices at Apex House
27	Lawrence Road
28	Seven Sisters, Road / Durnford, Street/ Gourley Place

APPENDIX C: SUPERSEDED SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE

7.15 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);

7.16 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.

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APPENDIX D: 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.

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- **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.

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- **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

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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.

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- **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)

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- **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.

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- **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:** Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey. It comprises purpose built and genuine integrated, communal working and living accommodation specifically targeted at the creative industries sectors. This development typology does not fall within a specific Use Class – and is not live/work development – and is considered a Sui Generis use.

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London Borough of Haringey
River Park House
225 High Road
Wood Green
N22 8HQ

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urban graphics
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Haringey LONDON

Development Management DPD

Adopted July 2017

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Foreword

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It is with great pleasure that I am able to present this, the first document of the Council's Local Plan. The Local Plan Strategic Policies will shape the location and scale of development in the borough from now until 2026.

Great care and attention has been taken in setting out responses to the plethora of challenges and opportunities that exist in Haringey. The Local Plan, as the spatial planning document, tasked with fulfilling the aims of the Council's Sustainable Community Strategy, has a key role in shaping the future of the borough, and fulfilling the Council's vision of creating a place for diverse communities that people are proud to belong to.

This Plan has been shaped by ongoing consultation and engagement involving local people, businesses and communities, as well as service providers and key stakeholders. Through this engagement, the Council will continue to build on these relationships to help deliver the aims of sustaining and improving the life chances of our residents, especially those who are most vulnerable, and in developing a borough which is a good place to be born, learn, work, have fun and grow old.

The Local Plan will enable the regeneration of the growth areas at Tottenham and Haringey Heartlands, while protecting the amenity and appearance of the borough's conservation areas. It sets out how and where new development can be accommodated to deliver the housing challenge facing the borough. New infrastructure has been identified to deliver high quality services to existing and future residents. The land to create opportunities for local businesses has been safeguarded, and the future shopping needs of local residents' planned for. A commitment to sustainable design and a low carbon future has been made.

It is hoped that over the lifetime of this Plan, the borough will flourish as a place to live, work, and visit and that through the positive impacts of new development, local resident's quality of life will grow. Further work is necessary now to ensure that the policies set out here are put into place effectively, with a complementary Development Management Policies document, and a range of topic based supplementary documents, coming forward in the near future. Together these will ensure that Haringey remains a place for diverse communities that people are proud to belong to.

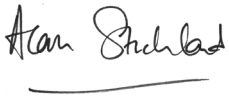
Cllr Alan Strickland

Cabinet Member for Housing Regeneration and Planning

to be updated.

Matt to supply





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Introduction

CHAPTER 01

Introduction

01

1.1 The Strategic Policies Local Plan 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 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 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 DPD and other planning policy documents

1.4 Figure 1.1 shows where the Development Management 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. 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 DPD the Local Plan documents include:

- Strategic Policies Local Plan – 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 – identifies strategic site allocations for housing and employment growth in Tottenham and area wide policies;
- Wood Green Area Action Plan – will identify strategic site allocations 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.

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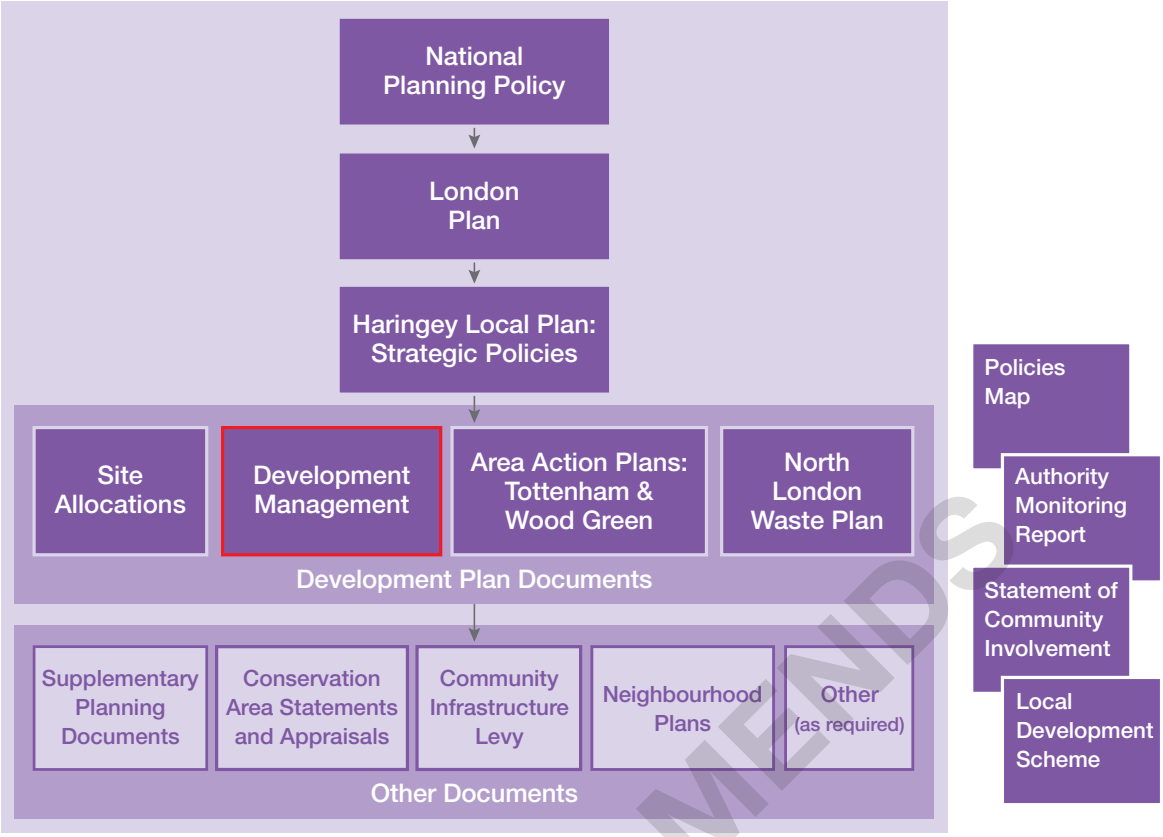
FIGURE 1.1 Planning Policy Documents



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Plan development

1.8 The Development Management DPD has was developed over several stages and in consultation with local residents and other stakeholders. It was also subject to public examination prior to its adoption.

Integrated impact assessment

1.9 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, Equalities Impact Assessment and Health Impact Assessment.

1.10 An Equalities Impact Assessment considered the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community. This delivered upon the requirements of the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006.

1.11 A Habitats Regulations Assessment (HRA) was also carried out to consider the impact of the Plan's proposals on significantly important habitats, including those protected under European directives.

Superseded policy documents

1.12 The policies contained in this Development Management DPD supersede and/or replace Haringey's Unitary Development Plan Saved Policies. A schedule of the policies this Plan replaced is provided in Appendix D of this document.

1.13 A schedule is provided in Appendix E of this document outlining the Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) which are superseded and/or replaced by the policies in this Plan.

Structure of this document

1.14 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, Implementation and Monitoring

1.15 Cutting across all thematic policies is the presumption in favour of sustainable development contained within the National Planning Policy Framework, which is also reflected in Policy SP0 of the Strategic Policies Local Plan. 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.

1.16 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.

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Design & Character

CHAPTER 02

Design & Character

02

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, as well as avoid harmful impacts, especially to the amenity of neighbouring buildings, 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 policies in the following chapter take a lead from the Strategic Policies Local Plan, including Policies SP1, SP11 and SP12, setting further detailed requirements 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 deliver sustainable development through securing high quality development.

2.4 To assist in delivering 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 addition 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 new 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 address 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.

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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 Development proposals must ensure a high standard of privacy and amenity for the development's 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 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 environments will ensure that new developments enhance and enrich the Borough's built environment and the experience of those who use it.

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).

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POLICY DM2: ACCESSIBLE AND SAFE ENVIRONMENTS

A Proposals should ensure that new developments:

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 Have regard to 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, reducing 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. Proposals will be assessed against the principles of 'Secured by Design'. The latest published guidance in this respect should be referred.

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 Appropriately maintained.

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. These spaces should be positively managed, maintained to a high standard, and public access secured.

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:

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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 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 is preserved, in line with the Manual for Streets.

E All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.

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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 negatively 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 (2015) provides guidance for use on the Transport for London Road Network (TLRN).



Public Realm

2.17 Public art can play a valuable role in contributing to local distinctiveness and legibility of neighbourhoods. Where appropriate, the Council will seek to harness opportunities for development to contribute to public art. 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.

Advertisements

2.20 The Council aims to ensure that advertisements are designed to a high standard and contribute to a safe and attractive environment. It considers that poorly designed, very bright or inappropriately sited advertisements can detract from the visual quality of the street or local 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. 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.

STAGE 2 AMENDS

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 Policy 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 will continue to encourage recycling, including through the provision of segregation of waste at source. However, the number of bins required can be unsightly, especially in conversions, and the storage of wastes can cause nuisance in terms of noise and odour. It is therefore important that facilities are well designed and sensitively integrated into developments 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 investigated. This avoids compromising the quality and provision of amenity space, forecourts or active ground floor frontages.



Views and Housing

POLICY DM5: LOCALLY SIGNIFICANT VIEWS AND VISTAS

A Development proposals within the viewing corridors of the Locally Significant Views shown on Figure 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 characteristics and composition of the local view, where possible; and
- c Has had regard to 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 of 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.

E Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).

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 Figure 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.

STAGE 2 AMENDS

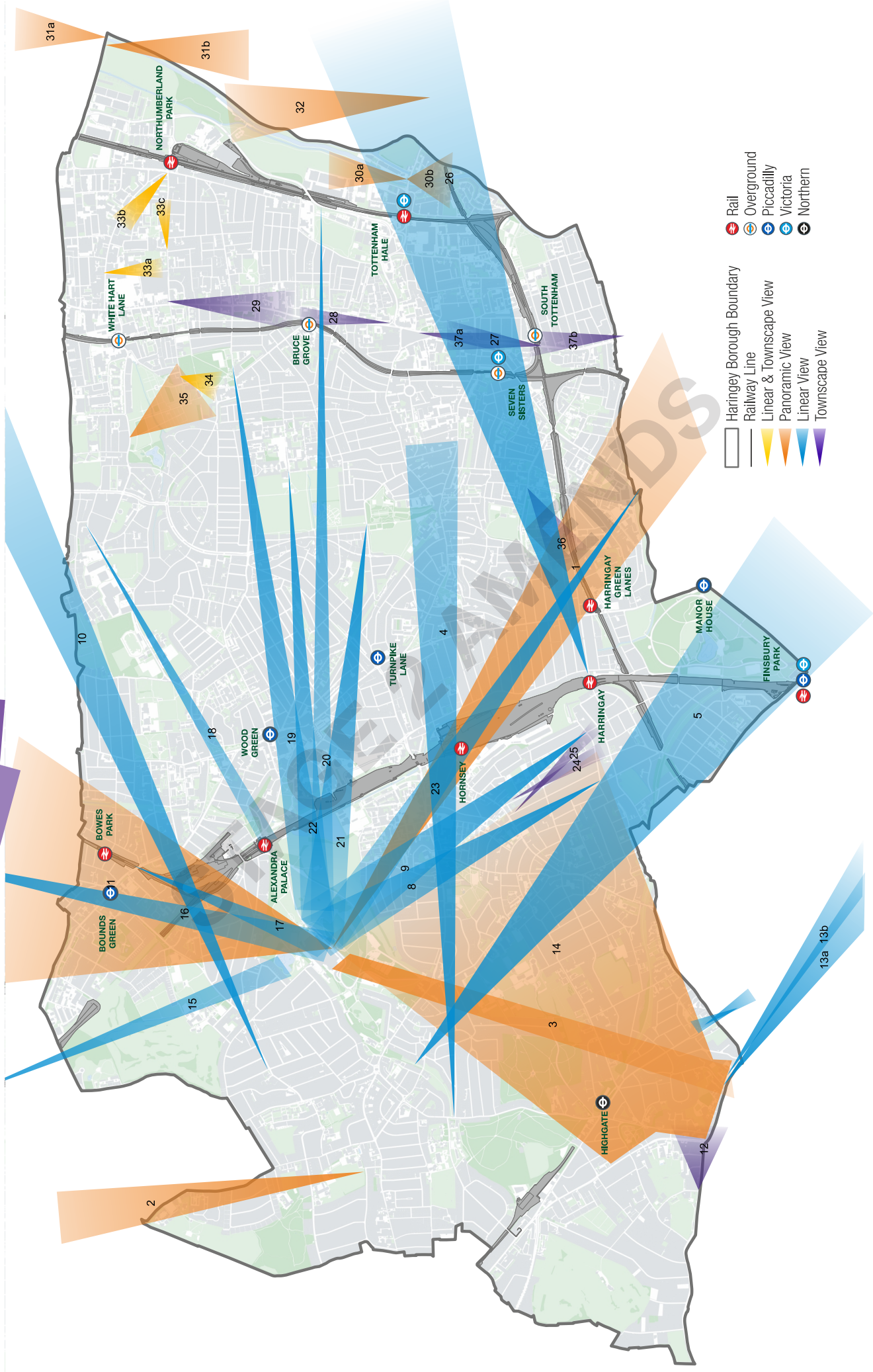


FIGURE 2.1 Haringey Views



Building Height

2.35 There are a number of views included in the Council's Conservation Area Appraisals and 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). The Council has 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 respond 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 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 Protect and preserve 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 Figure 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:

    i Be a way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation;

    ii Be elegant and well proportioned, and visually interesting when viewed from any distance or direction; and

    iii Positively engage with the street environment.

  b Consider the impact on ecology and microclimate; and

  c Have regard to 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;

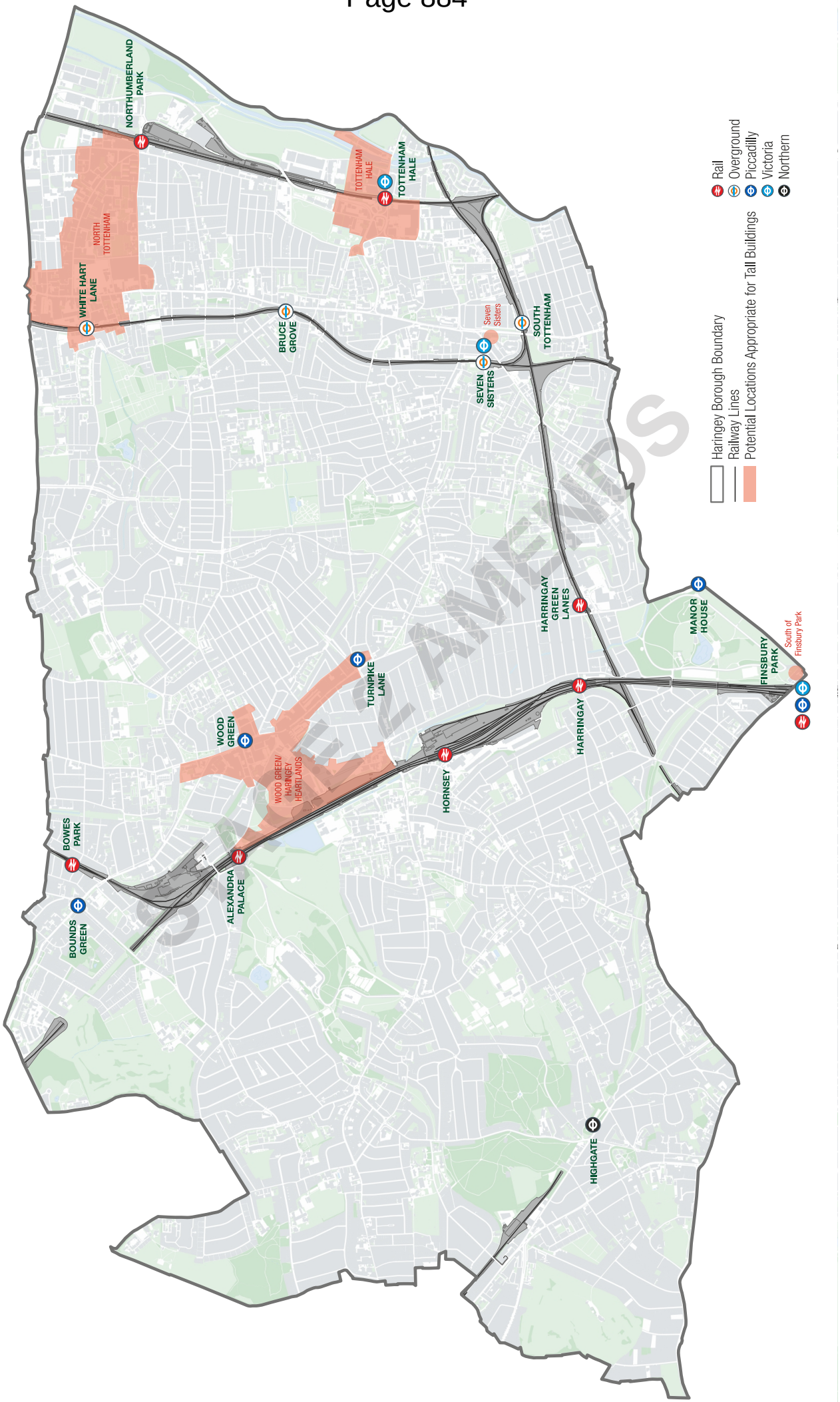
  c Avoid coalescence between individual buildings; and

  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.

STAGE 2 AMENDS

FIGURE 2.2 Potential Locations Appropriate for Tall Buildings (DM6)



SAMPLE AMENDS

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 Local Plan 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. Where they are 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 and 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 Urban Characterisation Study (2015) and the Tall Buildings Locations Validation Study (2015), which resulted in a detailed examination of the case for Tall buildings in the Borough and the identification of suitable locations. Figure 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 Policy 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 Figure 2.2 will be resisted.

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 Policies 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.

STAGE 2 AMENDS

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 NPPF paragraph 53 provides that local authorities may set policies to resist inappropriate development of residential gardens where they would cause harm to the local area. London Plan Policy 3.5 also supports a presumption against development on back gardens or other private residential gardens where this can be locally justified. 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 surrounding character and amenity.

2.48 This policy implements Haringey's Strategic Local Plan Policy SP11 which seeks to ensure that new development in residential areas protects existing local 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, 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:

a Cause a public safety hazard;

b Contribute to clutter or a loss of amenity; or

c Adversely 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.

STAGE 2 AMENDS

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 frontage 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 shopfronts 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 shopfronts 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 Shopfronts with poor quality materials, bulky and crudely attached, fully internal 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 Urban Characterisation Study). 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 shopfront would have an impact on the significance of a heritage asset or its setting.

2.53 Poorly designed or excessively bright 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 shopping centres or public squares. However, these should not disrupt normal pedestrian movement or other high street activities. Where possible, such facilities should integrate with the public realm of the surrounding area. Temporary furniture is important as it allows flexibility of the space to be converted back to public use. Consideration of smoking areas or shelters will be necessary 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 conserves 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 complement 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;

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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 do not adversely affect the internal or external appearance or character of the listed 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.

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 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 Area 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.

STAGE 2 AMENDS

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 the Haringey Development 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 the 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.

1 Constructive Conservation: Sustainable Growth for Historic Places. English Heritage, March 2013.

2 English Heritage "Heritage Counts 2008: Climate Change"

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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 NPPF paragraph 135, 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. Where planning permission is required consideration should be given to 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, including publication and deposition in an appropriate designated museum. 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 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.

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Housing

CHAPTER 03

Housing 03

Introduction

3.1 The National Planning Policy Framework (NPPF) sets out the requirements for local authorities to identify, and set policies to respond to, housing need in order to support the delivery of sustainable, inclusive and mixed communities. The London Plan (2015) provides the strategic planning framework against which Haringey sets its 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;

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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; and

d The need to achieve inclusive and mixed 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.

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 integral to achieving the Local Plan objectives of delivering sustainable development and growth. It is also in line with London Plan Policy 3.9. The redevelopment of previously developed land across the Borough offers the opportunity to consider the existing housing typologies within and across neighbourhoods and the Borough as a whole, and to ensure that the mix of new residential development is 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, has 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. In accordance with the London Plan, the distinct economics of covenanted private rented developments will be taken into account in the assessment of scheme viability. 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. 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, is of a high quality and consistent with the policies in this plan, including the requirement to provide affordable housing.

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 – 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.

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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, development proposals should seek 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 Mayor's Housing SPG.

G Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

3.12 Improving the quality of housing in Haringey is a key priority for the Council. The above policies aim to ensure delivery of high quality housing which provides a good quality of life for occupants, and 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, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.

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 the amenity of neighbouring properties, 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 they are already part of the established local character and sensitively designed to contribute positively to the roofscape.

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;

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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 re-developed in phases. This will be assessed based on the following:

i. Whether the sites/land parcels are in the same ownership;

ii. The occupied status of sites/land parcels at the grant of planning permission for the first application and at the commencement of the development;

iii. Land agent/infrastructure provider intelligence as to development interest; and

iv. The time lapsed between completion of the first development before planning permission is sought for the next Phase.

b Additional residential units proposed above that provided by unimplemented permitted development;

c Unsecured student accommodation (see Policy DM15);

d All forms of Use Class C3 housing; and

e 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 inclusive and mixed community in accordance with Policy DM11.

c Better address priority housing needs.

3.17 The latest Strategic Housing Market Assessment (SHMA) (2014) identifies an affordable housing requirement deficit of 11,757 homes by 2026, which equates to 59% of the total net housing requirement of 20,361 households for the Borough of all tenures over the same period (2011 – 2026). This demonstrates that the 'need' for affordable housing continues to be significantly greater than the 'supply' of affordable housing.

3.18 Policy SP2 sets an ambitious target for Haringey to deliver a minimum of 600 affordable homes per annum. To give effect to Policy SP2, the above policy seeks to maximise the supply of new affordable housing without constraining overall housing delivery. It also recognises that that there may be opportunities within different parts of the Borough, on a scheme by scheme basis, to achieve more than the strategic target.

3.19 While the SHMA suggests there is a significant shortfall in one and two bedroom dwellings, the priority afforded to family affordable housing recognises that the shortage relative to supply of affordable housing is greatest for three or more bedroom properties.

3.20 Whilst the expectation is for on-site provision of affordable housing in line with the prescribed tenure split, in all negotiations the Council will seek to secure affordable housing that achieves sustainable communities, including provision that best meets local housing needs. Further detail on the Council's procedures for securing affordable housing are set out in the Planning Obligations SPD, 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.

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3.21 Where a building or part of a building benefits from an unimplemented prior approval for conversion to residential use as permitted development, proposals for additional residential development (i.e. through extension to the building or further change of use), will be subject to the requirement for affordable housing. In such circumstances, the affordable housing assessment will take account the total residential units to be provided in the development as a whole.

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.

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).

3.23 Where a building or part of a building benefits from an unimplemented prior approval for conversion to residential use as permitted development, proposals for additional residential development (i.e. through extension to the building or further change of use), will be subject to the requirement for affordable housing. In such circumstances, the affordable housing assessment will take account the total residential units to be provided in the development as a whole.

3.24 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.

3.25 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.

3.26 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.

3.27 In accordance with the NPPF, the Council is committed to collecting evidence to understand the need for self and custom build, and to 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.

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3 http://localselfbuildregister.co.uk/buildyourownlondonhome/

POLICY DM15: SPECIALIST HOUSING

Special Needs Housing

A Proposals 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 Level of supervision, management and care/support;
- c There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and
- d The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

Student Accommodation

C Where further student accommodation is required to meet local and strategic need, it will be supported where it is appropriately located within:

- a One of Haringey's Growth Areas, as identified in the Strategic Policies Local Plan; or
- b Within or at the edge of a town centre; and
- c In an area of good public transport accessibility.

D In addition to meeting the requirements of (C) above, proposals for student accommodation will also need to demonstrate 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 quality design, including consideration for unit size, daylight and sunlight;
- 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, subject to viability, the proposal will provide an element of affordable student accommodation in accordance with Policy DM13.

Residential Hostels and Secured Accommodation

E The Council will support proposals for the provision of new hostels and secured accommodation where:

- a They do no not involve the loss of permanent housing or existing satisfactory shared accommodation;
- b They will not result in an overconcentration of provision in an area;
- c They are 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 accommodation and facilities, including provision for 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.

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Specialist Housing

STAGE 3 AMENDS

Special Needs Housing

3.28 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.

3.29 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 many 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.

3.30 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].

3.31 The Council will seek to work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites.

Student Accommodation

3.32 Meeting conventional housing needs remains the priority for the Council. However, it is recognised 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.

3.33 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.

3.34 Student accommodation is included within the London Plan strategic housing requirement for Haringey. Being non-conventional housing, it will be captured separately for monitoring purposes within the Authority Monitoring Report. This will complement information provided through the Mayor's Academic Forum which informs London Plan monitoring.

3.35 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. Applicants should submit evidence of an undertaking where appropriate. Where there is not an undertaking involving a specific educational institution, providers will be expected to deliver an element of student accommodation that is affordable for students in line with the London Plan and associated guidance, including the Mayor's Housing SPG, which sets out further details in this regard. To avoid confusion, an "undertaking" is a nominations agreement between a provider of Purpose Built Student Accommodation (PBSA) and one or more academic institutions.

Residential Hostels and Secured Accommodation

3.36 Residential hostels and secured accommodation are a necessary component of social care provision. They provide 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.

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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.

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 Figure 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 in line with Policy DM11.

B Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss 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.

3.37 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 and congestion, increased pressure on local services, adverse changes to residential character and amenity, as well as 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.

3.38 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 (3+ bedrooms) within these areas (see Figure 3.1 'Family Housing Protection Zone'[5]), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.

3.39 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 the bespoke criteria specific to the challenges and constraints posed by the conversion of an existing larger dwelling into flats. This will ensure that the resultant homes are, as far as is practical, consistent with the policy objectives for new build residential accommodation.

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5 Previously known as 'Restricted Conservations Areas' in the Haringey Unitary Development Plan (July 2006)

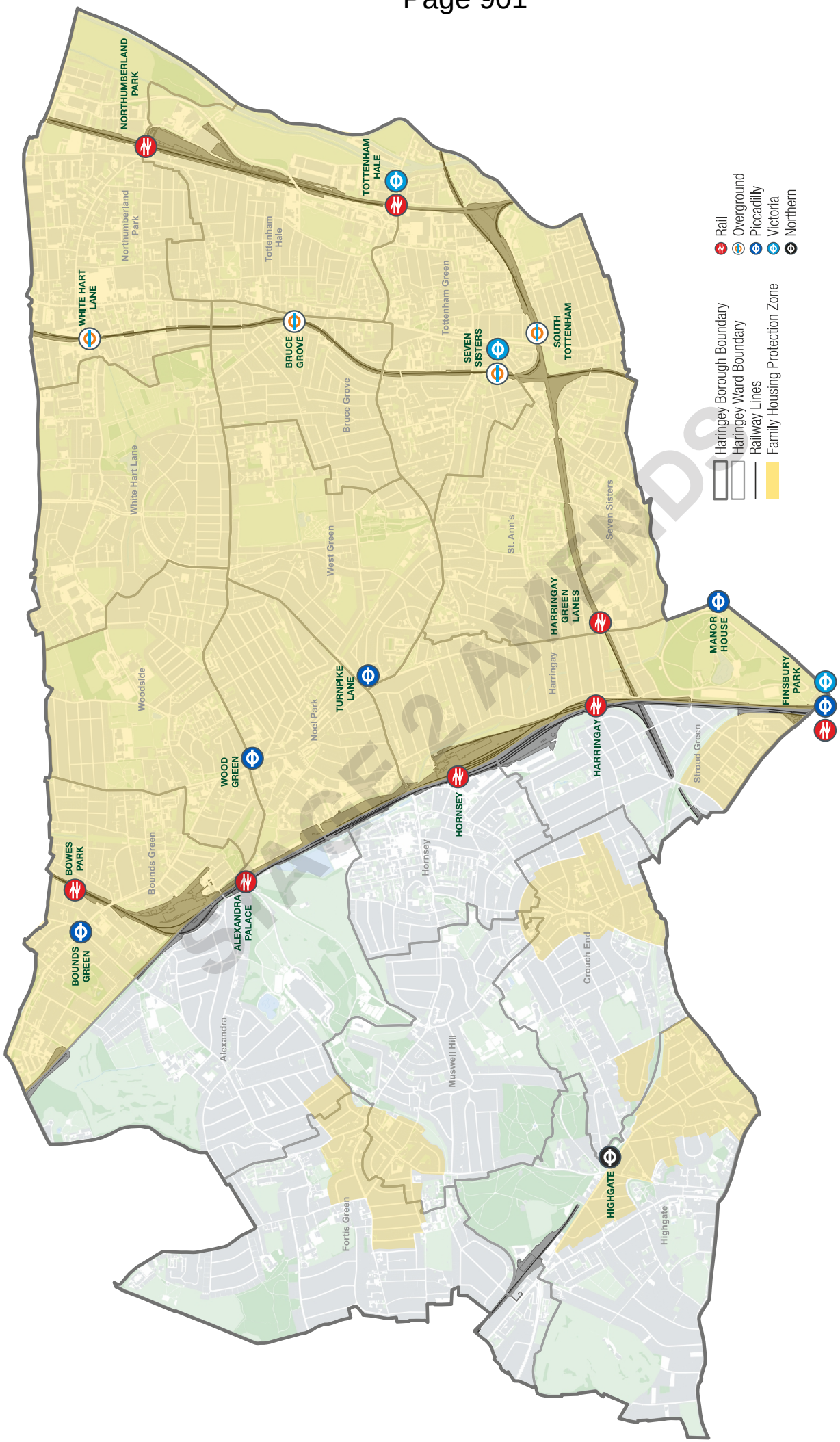

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FIGURE 3.1 Family Housing Protection Zone

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 Figure 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 They are accessible by public transport, cycling and walking;

d They 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

e 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 (as set out in the Housing Act 2004 and the Management of HMOs (England) (Regulations) 2006) and has no realistic prospect of meeting the standards; or

b Where the property is in a Growth Area or Area of Change and is not registered.

3.40 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 needing 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.

3.41 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 Figure 3.2. The Article 4 Direction requires those wishing to change a single use dwelling unit (C3 Use Class) to a small HMO (C4 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. HMOs will be required to satisfy the appropriate Haringey Environmental Health Standards.

3.42 There are two planning use classes for HMOs. 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.



Fortis Green

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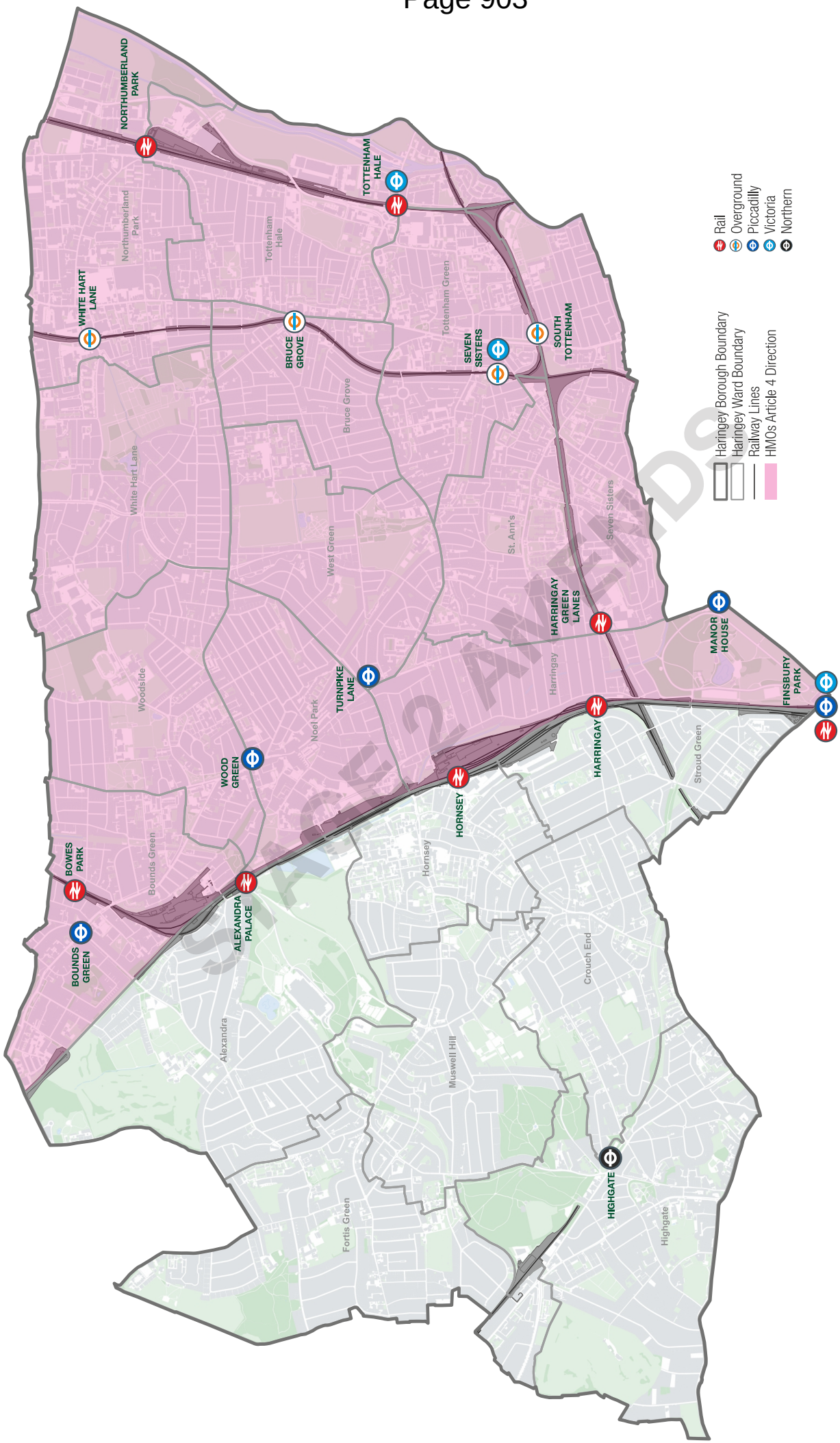

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FIGURE 3.2 Houses in Multiple Occupation Article 4 Direction Area

POLICY DM18: RESIDENTIAL BASEMENT DEVELOPMENT AND LIGHT WELLS

A Householder extensions to existing basements, and the construction of new basements, including in existing dwellings 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 (See Policy DM24);

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 Proposals for basements must not include habitable rooms or other sensitive uses in areas prone to flooding where there is no reasonable 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.



Highpoint 2, Highgate

3.43 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.

3.44 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.

3.45 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.

3.46 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.

3.47 The introduction of light wells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. Where external visible elements are allowed they need to be located and sensitively designed to avoid light pollution to neighbours and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

STAGE 2 AMENDS

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Environmental Sustainability

CHAPTER 04

Environmental Sustainability

04

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. The policies in the following section give effect to the Strategic Policies and ensure the appropriate level of protection for Haringey's open and green spaces.

4.2 Additionally, the section sets out how the Council expects new development to contribute to enhancing provision of and access to open and green spaces, particularly in areas of identified deficiency. It also describes 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 Plans seek to ensure that 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 including for the management of air quality, 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 Policy 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.

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.

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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.

POLICY DM20: OPEN SPACE AND GREEN GRID

A Development that protects and enhances Haringey's open spaces will be supported.

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 they:

- a Are necessary for, or would facilitate, the proper functioning of the open space;
- b Would not be detrimental to any other functions of the open space;
- c Are ancillary to the use(s) of the open space;
- d Are of an appropriate scale;
- e Do not detract from the open character of the site or surroundings; and
- f 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 those which 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 Do not detrimentally 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, in accordance with the open space standards set out in the Haringey Open Space and Biodiversity Study (2013), subject to viability.

H Consideration will be given to designating Local Green Spaces in line with national planning guidance.

4.11 Planning policy at all levels recognises the importance of open space to supporting sustainable development. High quality open space can make an important contribution to the health and well-being of communities. The NPPF states that existing open space, sport and recreation facilities should not be built on unless clearly surplus to requirements, or where the loss would be replaced by equivalent or better provision in terms of quantity and quality, or where the need for and benefits of the development clearly outweigh the loss. Haringey's Open Space and Biodiversity Study (2013) shows that there is a significant quantitative shortfall in accessible open space to meet the needs of the Borough's population, and for this reason Strategic Policy SP13 establishes a presumption against any net loss of open space, and with the exception of small scale ancillary facilities, resists development on open spaces.

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 sets in context the wider biodiversity and green infrastructure network.

7 National Planning Policy Framework, paragraph 118.

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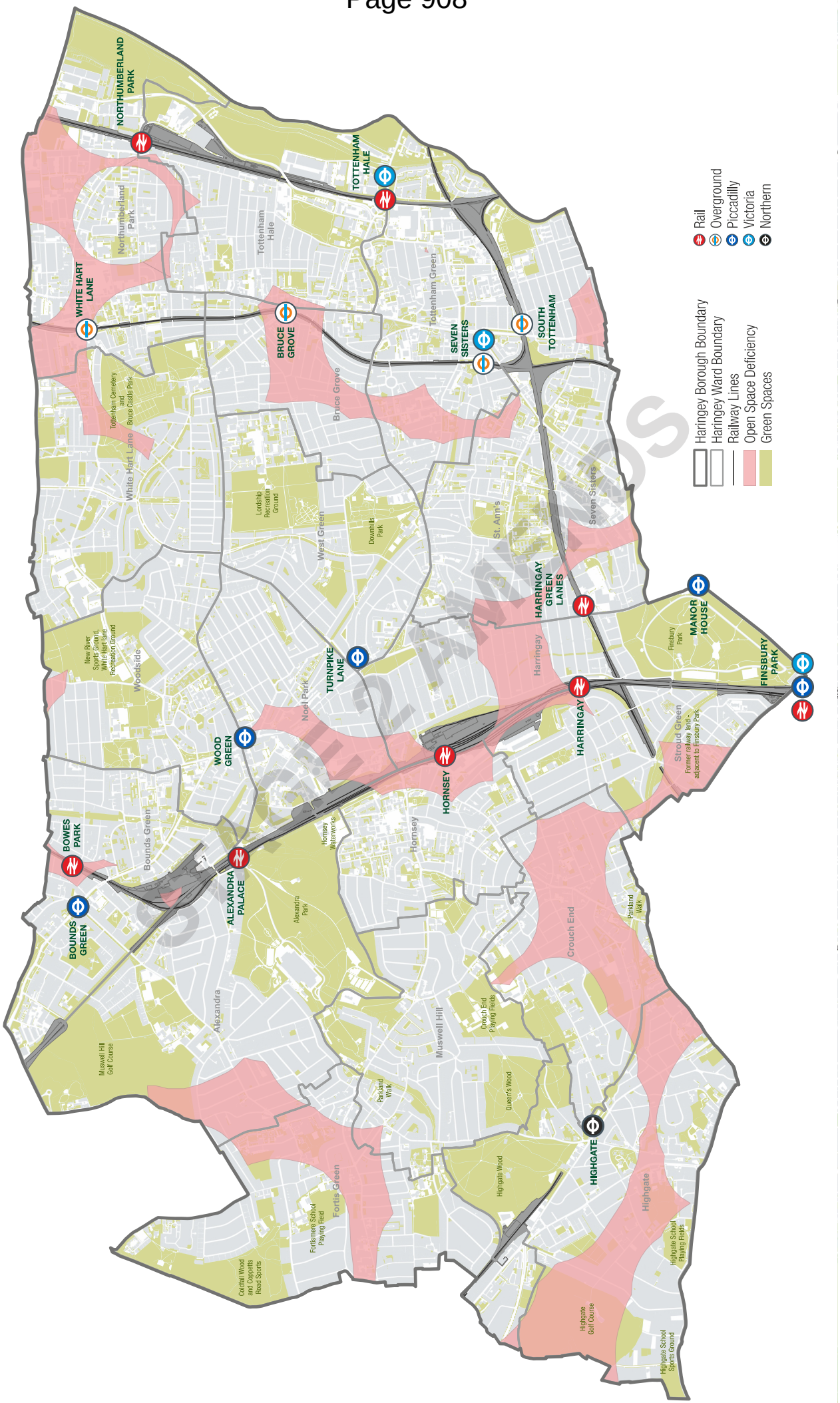

FIGURE 4.1 Areas of Open Space Deficiency

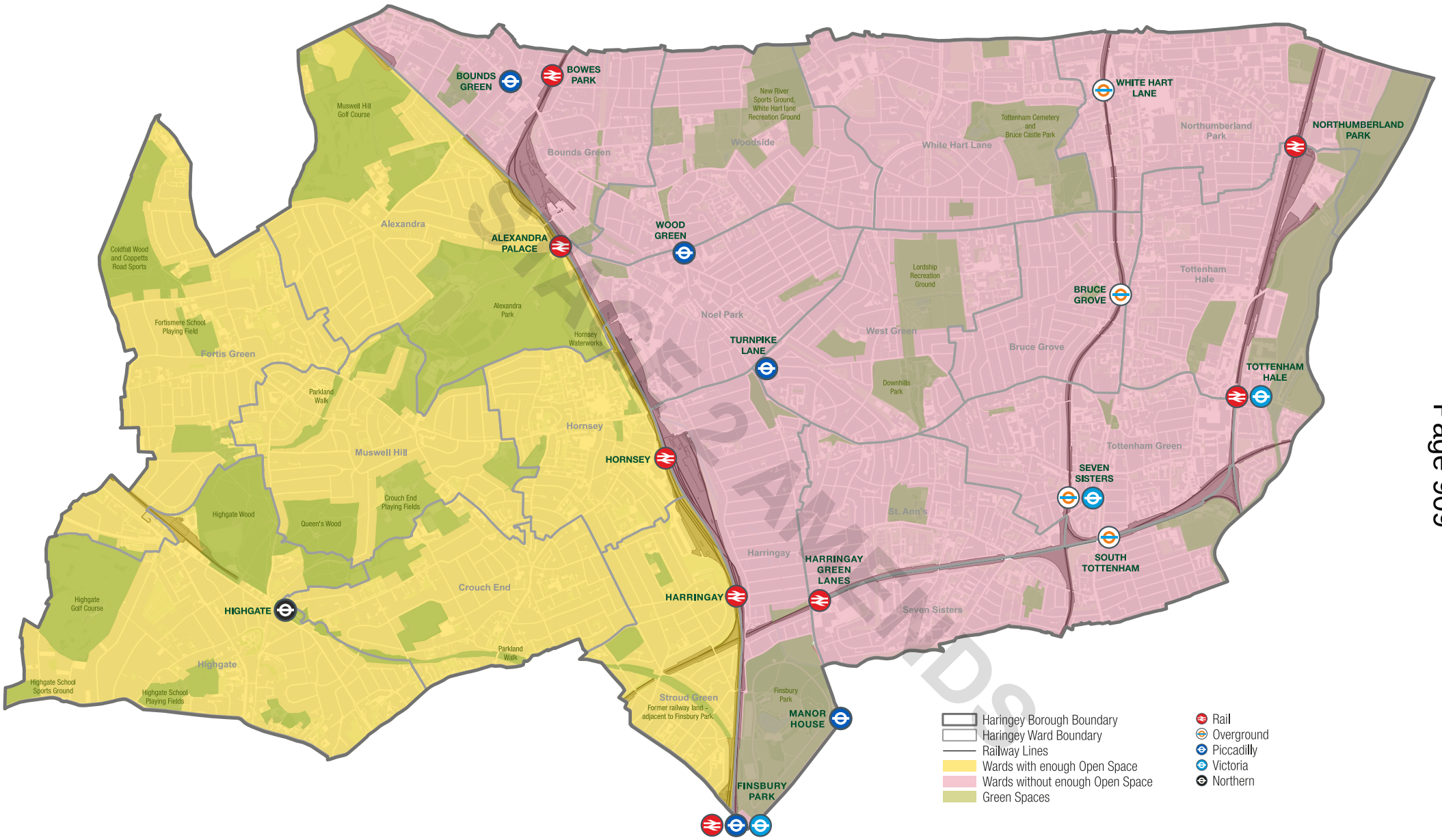

FIGURE 4.2 Wards of Open Space Deficiency

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 be accommodated through the promotion of more compact urban development on existing brownfield land. This, however, should not lead to a reduction in amenity and places greater priority on the need to protect and maintain a well-distributed, well-connected and accessible supply of open space. For this reason, open space does not fall within the NPPF definition of 'brownfield / previously-developed sites'.

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 an effective approach to addressing identified deficiencies, overcoming functional issues as part of re-provision and may provide windfall opportunities as part of the Borough's Green Grid. 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 which help to support biodiversity.

Ancillary development

4.20 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 the Haringey Development Charter (see DM1), and do not compromise the value and the function that open space can perform.

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 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.

8 National Planning Policy Framework (2012), paragraph 93.

9 In October 2009, the Council adopted an aspirational target to reduce Borough-wide carbon emissions by 40% by 2020 (below 2005 levels) through the Haringey 40:20 Programme.

10 Haringey Fourth Annual Carbon Report (2014).

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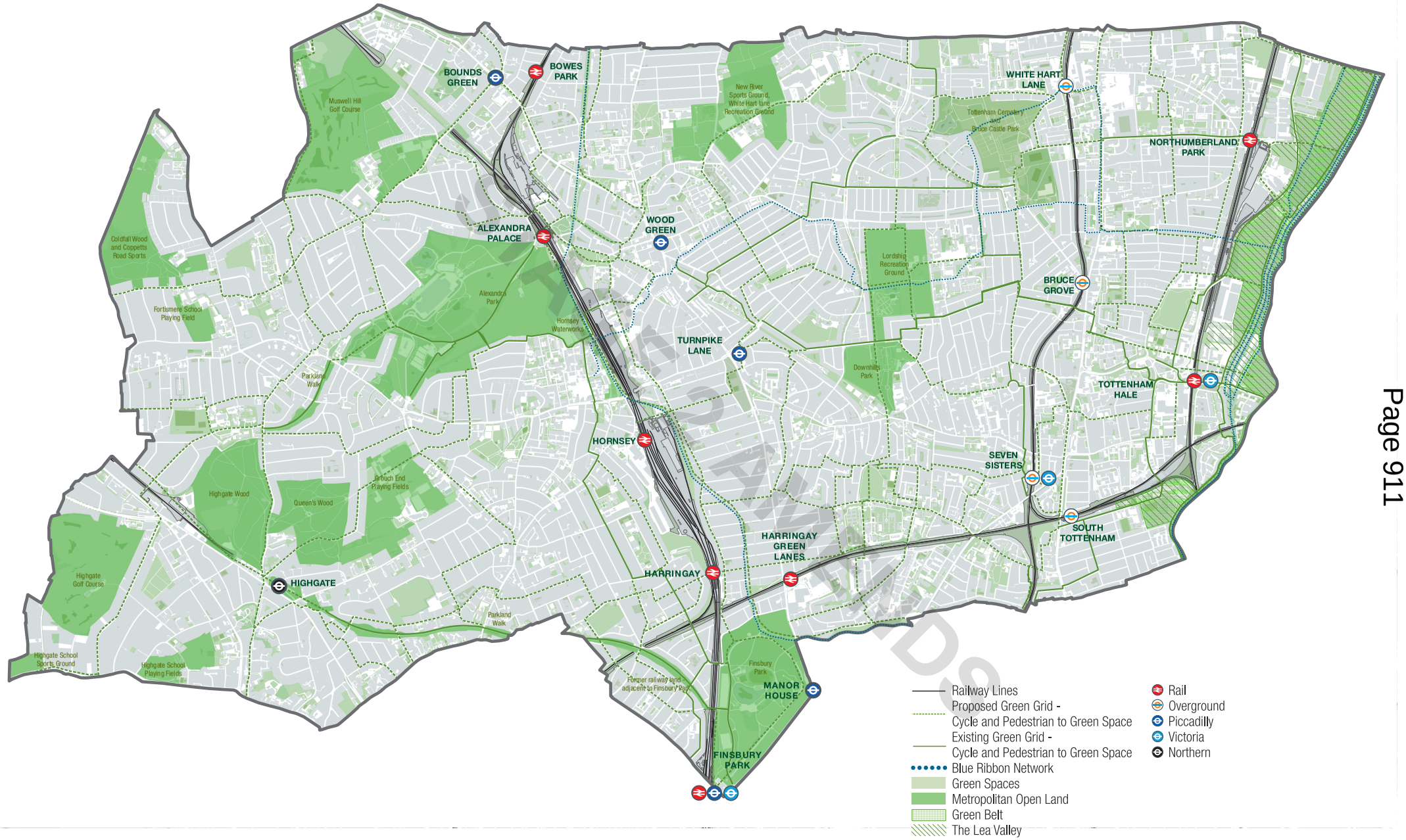

FIGURE 4.3 Haringey's Green Grid

DRAFT Proposals

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

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.

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 the Haringey Development Charter (see Policy DM1). The application of sustainable design principles can help to improve the environmental performance of buildings, making them more resilient to climate change and mitigating their effect on it. Sustainable design and construction therefore provides clear environmental advantages. It also offers social and economic benefits. This includes more efficient buildings with cheaper operating costs, which is of 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 financially viable or technically 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 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.

11 Fixing the Foundations: Creating a More Prosperous Nation. Department for Business Innovation and Skills. 2015.

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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 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 Policies DM1 and DM9. The use of energy efficient appliances is also strongly recommended as a simple way to reduce energy use and carbon emissions.

12 London Heat Map.

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 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 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.

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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.

Communal energy systems

B All development that incorporates site-wide communal energy systems should examine opportunities for extending such systems, irrespective of whether it is connected to a DE network.

C 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.

Existing and planned future DE networks

D All development proposals should prioritise connection to existing or planned future DE networks.

E 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 subject to demonstration of technical feasibility and financial viability.

F 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 subject to demonstration of technical feasibility and financial viability.

DE network 'connection zones'

G All major development located within 500 metres of a DE network 'connection zone' should be designed for connection to a DE network.

H All minor new-build development located within 25 metres of a DE network 'connection zone' should be designed for connection to a DE network.

Customer charters

I 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.

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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 (Figure 4.1) identifies and maps potential DE network hubs across the Borough. An Energy Masterplan has now been prepared and updates this map (see Figure 4.4 below), taking account of revised growth projections for Haringey. 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.



Green Space

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.

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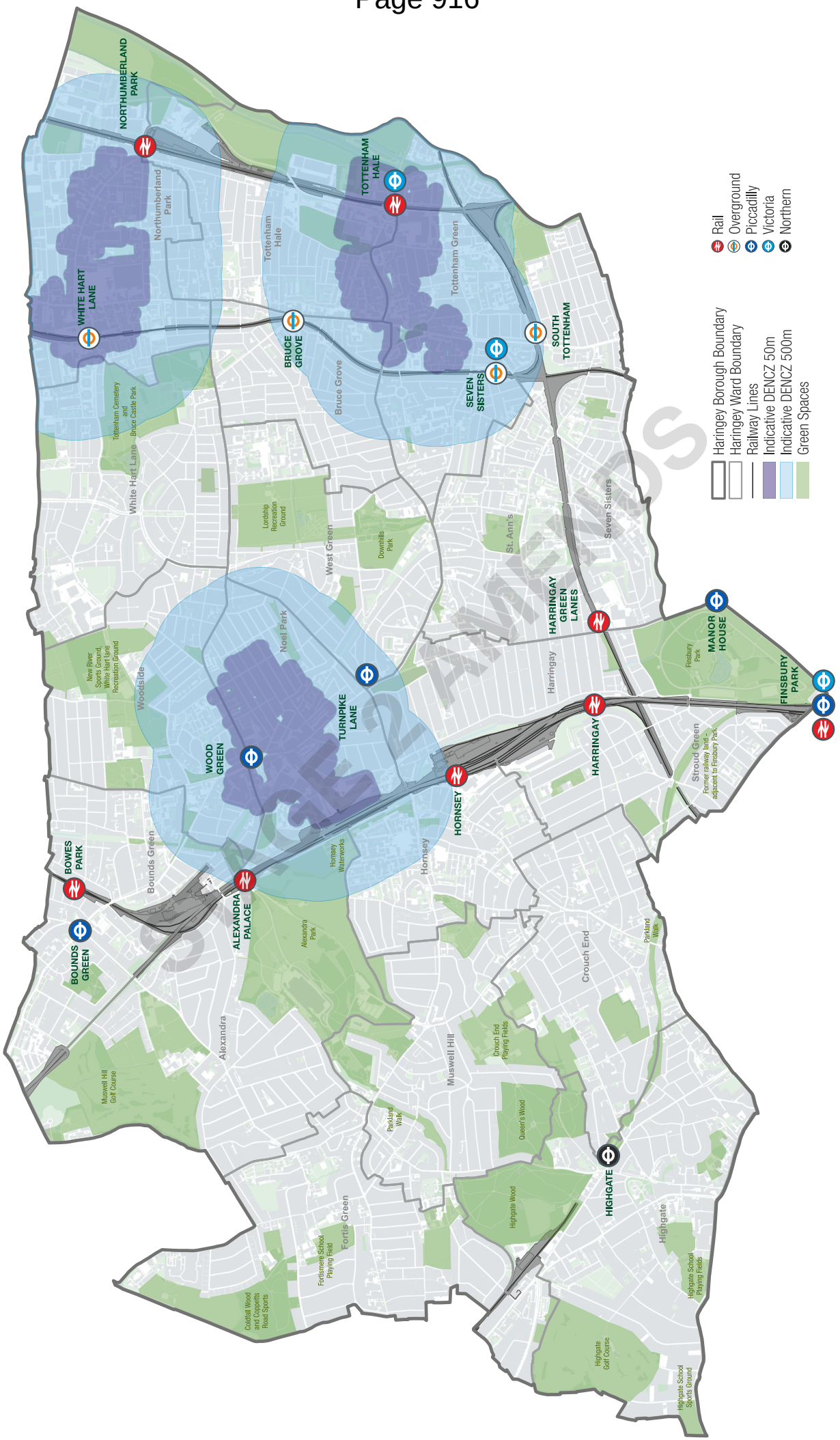
FIGURE 4.4

Indicative Decentralised Energy "Connection Zones"



POLICY DM23: ENVIRONMENTAL PROTECTION

Air Quality

A All development proposals should consider air quality and be designed to:

a Improve or mitigate the impact on air quality in the Borough; and

b Improve or mitigate the impact on air quality for the occupiers 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 necessary, adequate mitigation must be provided.

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. Proposals for potentially noisy development must suitably demonstrate 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 noise.

Light Pollution

F Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where appropriate, 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.

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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. In line with London Plan Policy 7.14, the Council expects that all development should be at least 'air quality neutral'.

4.59 The Mayor's 'The Control of Dust Emissions from Construction and Demolition' SPG (2014) 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.

STAGE 2 AMENDS

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 (FRA) taking account of all potential sources of flooding and should:

   a Demonstrate the application of a sequential approach for the development of individual sites to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;

   b Preserve overland flood and flow routes and ensure there is no net 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.

C All proposals for new development will be required to:

   a Manage and reduce surface water run-off; and

   b Manage water and waste water discharges.

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, 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 DPD and Tottenham AAP. 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 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 The Environment Agency requires that Flood Risk Assessments take into account the hazard posed to the development by climate change. These should form the basis of any flood risk assessment submitted for sites at risk of fluvial flooding. 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.

STAGE 2 AMENDS

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.

STAGE 2 AMENDS

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 designed having regard to Haringey's Sustainable Design and Construction SPD.

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.



Bruce Castle

STAGE 2

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.

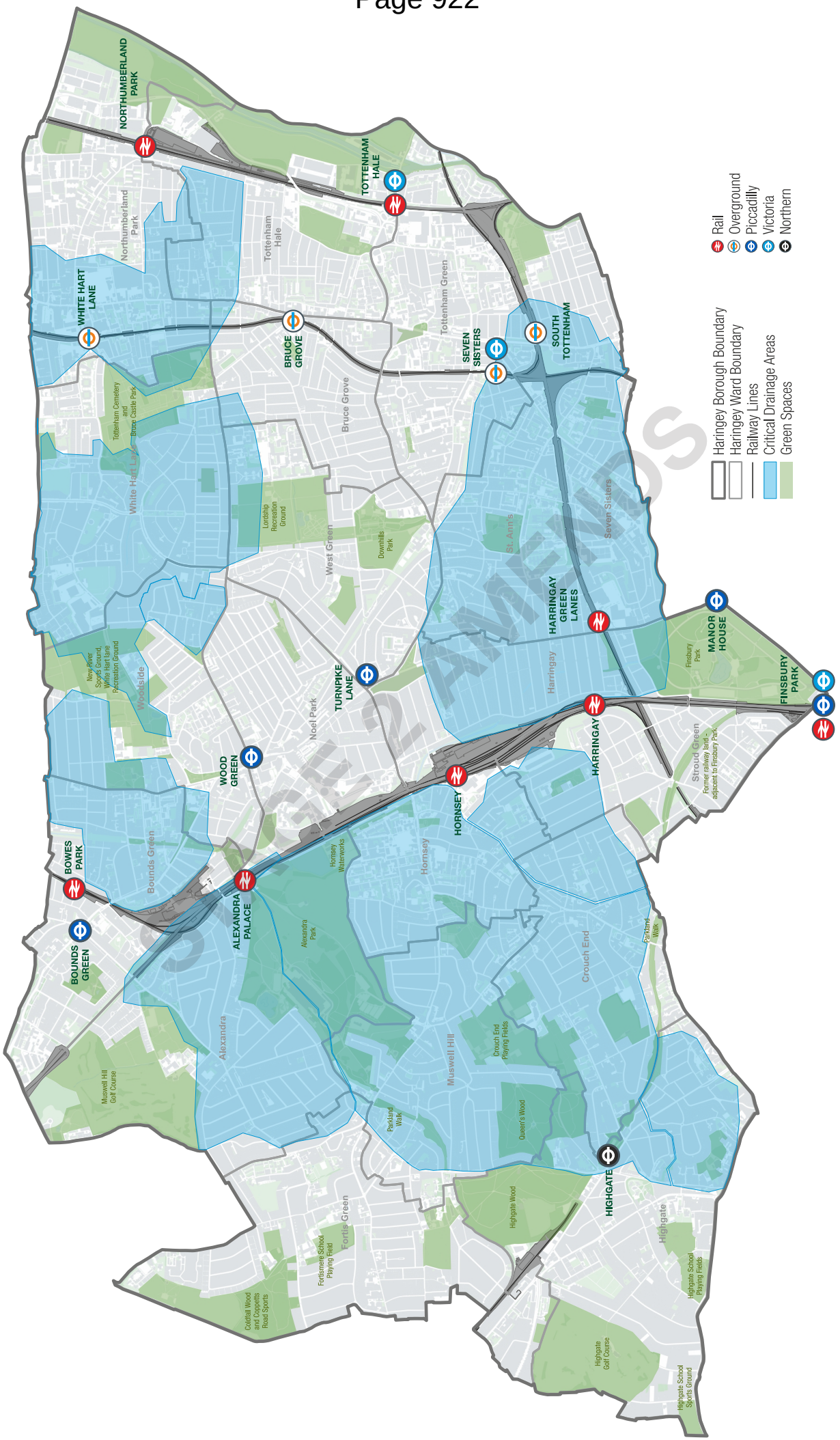


FIGURE 4.5 Critical Drainage Areas

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 Proposals for new development in Source Protection Zones must not result in 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.

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 Proposals must not 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.

STAGE 2 AMENDS

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.

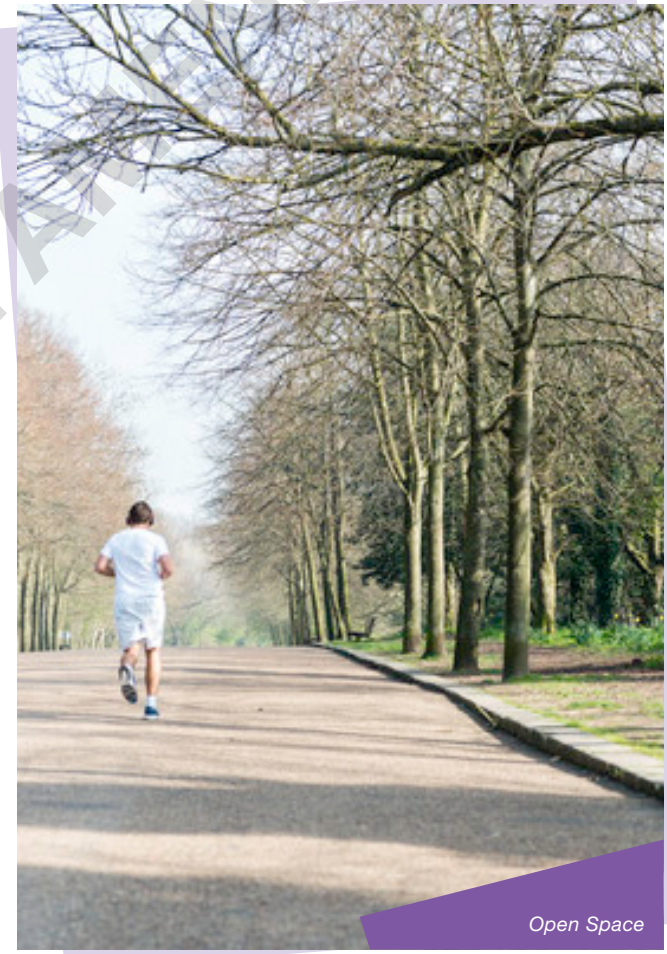
4.99 The Thames Basin River Management Plan aims to prevent the deterioration and improve the quality of London's waterways. The plan's objectives and actions for watercourses in Haringey should be considered for all new proposals where relevant. In addition, the River Restoration Action Plan sets out 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.



Open Space

STAGE 2 AMENDS

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 or sewer 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 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.

STAGE 2 AMENDS

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.



Recreation

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 such that the facility will not have a significant adverse effect on human health and the environment in line with regulatory requirements.

STAGE 2 AWAITING

4.112 This policy supports the priorities set out in Haringey's Strategic Policies Local Plan, including Policy SP6. 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.

STAGE 2 AMENDS

Transport and Parking

CHAPTER 05

Transport and parking

05

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.

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 (CPZ) 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.

13 Transport for London website https://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans

STAGE 2 AMENDS



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; or
- 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 adopted 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 and the Council's Crossover Guidance.

POLICY DM34: DRIVEWAYS AND FRONT GARDENS

A Where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. All proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of a permeable material.

B All proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.

STAGE 2 AMENDS

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, such as through noise, parking problems, customers visiting the office, and therefore relevant conditions will be imposed. These problems can be exacerbated by being located in inappropriate locations such as in residential areas.

STAGE 2 AMENDS

STAGE 2 AMENDS

Employment and Town Centres

CHAPTER 06

Employment and Town Centres

06

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 (2013). Further information is set out in the Site Allocations DPD (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 facilitate such enabling mixed-use development and ensure it 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.

B. Within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances where the following can be demonstrated:

- a. The proposal is necessary to facilitate meeting the needs of modern industry and business; or
- b. The proposal relates to a use which supports the continued functioning of the LSIS as a predominantly industrial and commercial area; or
- c. The proposal would deliver strategic economic benefits of a borough or sub-regional scale; and
- d. The loss of the B Use Class land or floorspace would not compromise the strategic employment land requirement; and
- e. The proposal would not restrict, prevent or in any way prejudice the continued operation of adjoining or nearby established employment uses.

STAGE 2 AMENDS

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 the Haringey Development Charter (see Policy DM1) to demonstrate how they will deliver high 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: LOCAL EMPLOYMENT AREA – REGENERATION AREAS

A The Council will support proposals for mixed-use, employment-led development within a Local Employment Area – Regeneration Area 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 Maximise the amount of employment floorspace to be provided within the mixed-use scheme;

b 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; and

iii Environmental quality of the site.

c Make provision for an element of affordable workspace where viable;

d Ensure an appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;

e Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and

f Be designed to 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 employment-led, 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.

STAGE 2 AMENDS

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 (see Policy DM40). 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, sustainable locations.

6.14 Applicants will be required to submit a viability assessment that clearly demonstrates that the proposed mixed-use scheme maximises 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.

6.17 Where non-employment uses are introduced it is imperative that the employment and business function of the LEA-RA 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.

STAGE 2 AMENDS

POLICY DM39: WAREHOUSE LIVING

A Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.

B The Council has made provision for proposals for warehouse living, at selected Local Employment Area – Regeneration Areas, within the Harringay Warehouse District as defined in the Site Allocations DPD, and the Fountayne & Markfield Road area as defined in the Tottenham Area Action Plan (See Figure 6.1). Warehouse living proposals will only be acceptable within these identified locations.

C 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.

D The preparation of a masterplan will have regard to individual site circumstances and 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).

E In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.

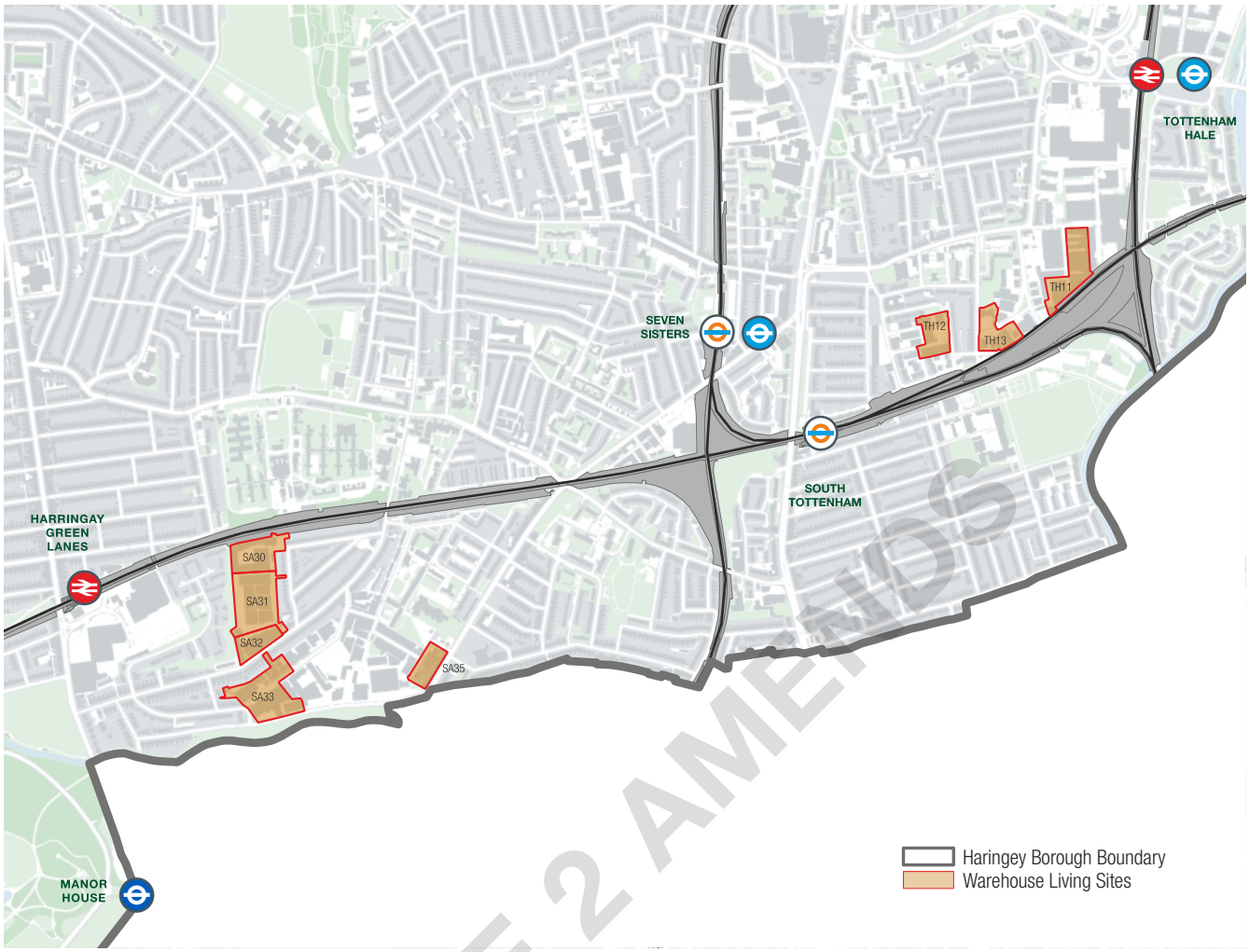
F Applications for non 'warehouse living' proposals within the industrial estates identified in Part B of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate.

G Proposals for warehouse living on industrial estates not identified in Part B of the Policy will be resisted.

H Proposals for Live/Work units anywhere within the Borough will be resisted.

STAGE 2 AMENDS

FIGURE 6.1 Warehouse Living



STAGE 2 AMENDS

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 that builds on the amenity being created and complements the unique character of the areas in which they are situated.

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. In preparing proposals and site masterplans, the Council expects applicants to have engaged with and sought the views of Hackney Council, particularly on sites which adjoin the Borough boundary.

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 For the purposes of monitoring, warehouse living development, including Lawful Development Certificates, will contribute towards Haringey's strategic housing requirement through the provision of non-conventional (non-self-contained) supply, and to the strategic employment land requirement through the provision of communal or dedicated employment floorspace.

6.24 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: NON-DESIGNATED EMPLOYMENT LAND AND FLOORSPACE

A On non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. All proposals for mixed-use development must satisfy the requirements of Policy DM38.A(a-f).

B On all other non-designated employment sites (i.e. those which do not meet the location criteria of (A) above), the loss of employment land and floorspace will only be permitted where it can be demonstrated that the building or land is no longer suitable for continued employment use having regard to:

  a Feasible alternative employment uses;

  b The age and condition of the existing building(s) and the potential for refurbishment or adaptation, in particular to more flexible unit sizes;

  c Site layout, access, and relationship to neighbouring uses;

  d Periods of long-term vacancy; and

  e Evidence of recent, continuous and suitable marketing, covering a minimum period of 3 years.

C Subject to (B) above, where the Council is satisfied that the loss of non-designated employment land or floorspace is acceptable, support will be given to proposals that deliver community uses either as the sole use or as part of a mixed-use development.

D Where proposals involve the total loss of employment floorspace a financial contribution towards employment related initiatives may be sought, in line with Policy SP9 and DM48.

6.25 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.

6.26 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 without full consideration of their potential to support other employment generating uses.

6.27 Therefore, the aim of the policy is to secure the re-provision of new employment floorspace to support local demand for a range of employment uses. Mixed-use redevelopment and changes of use can help to secure the re-provision of employment floorspace that is better tailored to meeting local demand, supports employment diversity, and maintains the vibrancy and viability of an area. On sites where it has been demonstrated that they are no longer suitable for continued employment or commercial use, it is appropriate that these be released for other forms of sustainable development, including community uses where these could help meet locally identified needs.

STAGE 2 AMENDS

Town centres and related uses

POLICY DM41: NEW TOWN CENTRE DEVELOPMENT

A Proposals for new retail, leisure and cultural uses within Metropolitan and District Town Centres, and Local 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.

6.28 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.



Tottenham High Road

6.29 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.

6.30 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.

6.31 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.

6.32 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.

14 Edge of centre locations are defined in the National Planning Policy Framework – Annex 2: Glossary.

STAGE 2 AMENDS

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 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 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 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.

6.34 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.

6.35 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.

6.36 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).

STAGE 2 AMENDS

6.37 Active frontages are essential to maintaining the vibrancy of town centres and the Council will seek to ensure they are maintained throughout the designated shopping frontages. Where a new non-retail use is introduced in a shopping frontage the Council will expect the development to make a positive contribution to the townscape. This can be achieved through the creation of an active frontage associated with the use itself or where this is not suitable, through a window display or other appropriate feature creating visual interest.

6.38 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.

6.39 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.

6.40 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.

6.41 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

6.42 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.

POLICY DM43: LOCAL SHOPPING CENTRES

A Within Local Shopping 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.

6.43 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.

6.44 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.

6.45 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.

STAGE 2 AMENDS

POLICY 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.

6.46 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.

STAGE 2 AMENDS



Crouch End

Ensuring a variety of town centre uses

6.47 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: OPTIMISING THE USE OF TOWN CENTRE LAND AND FLOORSPACE

A The Council will seek to optimise 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.

6.48 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.

6.49 To support a range of uses and activities in town centres, the Council is seeking to maximise opportunities for additional sources of land and floorspace 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 accessibility. Such sources could accommodate a variety of uses including storage, offices, community uses as well as flats.

6.50 In line with NPPF paragraph 23, the Council recognises that residential development can play an important role in ensuring the vitality of town centres. Housing development can not only help to meet housing need, but also function to support town centres by generating footfall. Housing can also make better use of underused, surplus and vacant town centre buildings, including spaces above relatively low density commercial uses.

6.51 Mixed-use development in town centres may often involve the intensification and expansion of sites. Proposals for intensified mixed-use town centre development will need to have regard to London Plan Policy 2.15 and demonstrate that the development can be supported by high levels of public transport accessibility and lower levels of car dependency, in line with London Plan Policy 3.4.

6.52 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.

STAGE 2 AMENDS

Managing clusters of town centre uses

POLICY DM46: BETTING SHOPS

A Proposals for betting shops will only be permitted where they are appropriately located within the Metropolitan Town Centre, a District Town Centre or Local Centre, having regard to Policy DM42 (Primary and Secondary Frontages) and DM43 (Local Shopping Centres).

B Proposals for new betting shops will be assessed against their impact on town centre vitality and viability, having regard to:

a The number of existing betting shops in the centre; and

b The need to avoid overconcentration and saturation of this particular type of use.

6.53 The policy seeks to manage the proliferation and overconcentration of betting shops, which has emerged as an important local issue.

6.54 The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.

6.55 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 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.

6.56 The Council considers that the approach is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration of betting shops can have on the vitality and viability of town and local centres. This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm, particularly where there is a need to ensure active frontages; and community safety.

STAGE 2 AMENDS



Betting Shop

POLICY DM47: HOT FOOD TAKEAWAYS

A Proposals for hot food takeway shops should be located within town centres and will be permitted where:

a It can be demonstrated that the proposal will not result in an overconcentration or excessive clustering of hot food takeways having regard to the existing number of hot food takeaways within the centre or frontage;

b It can be demonstrated that there will be no adverse impact on the vitality and viability of the centre;

c There is no unacceptable impact on the amenity of neighbouring uses, either adjacent to and surrounding the development; and

d 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.

B The Council may apply conditions on any planning permission granted for a hot food takeaway to ensure appropriate management of noise, vibration and odours, waste management, hours of operation and community safety.

6.57 The policy seeks to manage the proliferation and overconcentration of hot food takeaways, which has emerged as an important local issue.

6.58 The Public Health Directorate has published a health evidence base, which, along with Hot Food Takeaway Shops: An Evidence Base Study (2015) informed preparation of Haringey's Local Plan. The evidence identifies that there are approximately 170 hot food takeaways across the Borough. The concentration of hot food takeaways per 100,000 head of the population in Haringey was judged by the National Obesity Observatory as being in England's top quintile of local fast food outlet concentrations.

6.59 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, to deliver mixed and sustainable communities, including viable town and local centres. The policy approach is in conformity with 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.

6.60 The Council considers that the approach is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration or excessive clustering of hot food takeaways can have on the vitality and viability of town and local centres and other shopping frontages. This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm; environmental quality; public amenity; and community safety.

6.61 The Council considers that hot food takeaways are most appropriately located in town centres, in line with the NPPF 'town centre first' approach, where activity levels are generally higher and there is greater potential for linked trips. Hot food takeaway shops often attract a significant number of customers and by virtue of their operation, are commonly associated with environmental and amenity issues such as litter, waste disposal, fumes and noise. Planning conditions may be used to ensure there are no adverse impacts on the local area.



Hot Food Takeaway

STAGE 2 AMENDS

STAGE 2 AMENDS

Community Infrastructure, Implementation & Monitoring

CHAPTER 07

Community Infrastructure, Implementation & Monitoring

07

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 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.

STAGE 2 AMENDS

POLICY DM48: USE OF PLANNING OBLIGATIONS

A Planning obligations will be sought on a scheme-by-scheme basis having regard to the relevant policy requirements of the Local Plan, development specific impacts, appropriate mitigation, viability, and the statutory tests for the use of planning obligations.

B The following is a list of some areas where the Council may seek planning obligations. Other types of obligations may be necessary to mitigate site specific impacts:

- Affordable Housing
- Transport and Highways
- Employment and Skills Training
- Amenity Space
- Open Space
- Children's Play Space
- Public Realm
- Public Art
- Sustainable Design and Construction
- Carbon Reduction
- Decentralised Energy Networks
- Biodiversity
- Flood Risk
- Utilities
- Historic Environment
- Community Safety

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 adverse 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.

STAGE 2 AMENDS

7.10 Haringey's Local Plan Policy SP16 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 Infrastructure needed to support Haringey's population over the Plan period, and deliver the spatial strategy, will be delivered through a combination of private and public sector investment, including through the use of the Community Infrastructure Levy (CIL) funding and planning obligations. Significant development sites are likely to come forward over the next 15 years, particularly in Haringey's Growth Areas and Areas of Change, and these sites may provide opportunities for provision of community infrastructure. The Site Allocations DPD and Area Action Plans help to identify requirements and considerations for infrastructure within specific sites and areas. Discussions with relevant service providers and stakeholders have helped to inform the identification of needs and site-specific requirements.

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's infrastructure priority list, which is set out 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, and which are 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 the Council's webpage.

STAGE 2 AMENDS

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.



Pub, Highgate

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, as demonstrated through evidence of an unsuccessful campaign to market the site for the existing use at terms which are appropriate to the local economic area (including details of commercial agents, adverts in publications and lease terms offered to existing or previous occupants); 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.

PRE AMENDS

POLICY DM51: PROVISION OF DAY NURSERIES AND CHILD CARE FACILITIES

A The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that:

a The proposal does not result in the loss of a dwelling;

b The floorspace occupied by the activity is ancillary to the dominant residential use;

c The noise generated by activity would not adversely affect the amenities nearby properties;

d The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties;

e Traffic movements and parking arrangements of parents/carers and staff do not detrimentally affect road safety or traffic generation; and

f The property can accommodate satisfactorily the number of children proposed.

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 importance of provision of suitable day care facilities for pre-school children. Demand for a range of such facilities, operated either from dwellings or other premises, is likely to increase over the Plan period. To ensure that basic standards are maintained, the Council will seek to ensure that all facilities are appropriately located, in particular to protect the amenity of the neighbouring properties and the wider area. Consistent with the housing policies of this Plan, any proposal involving the loss of housing will be resisted.



Tottenham Churchyard

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 arrangements following 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 whom burial is the only option.

STAGE 2 AR

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.

STAGE 2 AMENDS

POLICY DM54: FACILITATING TELECOMMUNICATIONS DEVELOPMENT

A 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:

b Be designed in such a way as to be capable of facilitating delivery of high speed broadband technology;

c 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

d Deliver "ultrafast" connections in Regeneration Areas; and

e Be designed to meet the requirements of Policy DM3.

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 and boroughs.

C In the interim period where a masterplan is to be prepared but has not come forward as part of a planning application, proposals must demonstrate that they will not compromise delivery of the outcomes sought by the site allocation.

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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.

7.34 To ensure the spatial vision for the Borough is achieved, Policy DM55 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(A) 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 2 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 Council wants to ensure development proposals do not prejudice each other, or the wider development aspirations for the Borough. 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).

STAGE 2 AMENDS

TABLE 7.1: Example Sites with requirements for comprehensive development

Tottenham Hale District Centre
Station Square West
Station Square North
Tottenham Hale Retail Park
Tottenham Hale Station

Estate Renewal Sites
Turner Ave & Brunel Walk
Northumberland Park North
Northumberland Park
High Rd West
Park Grove& Durnsford Rd
Broadwater Farm Area
Leabank & Lemsford Close
Hillcrest

Warehouse Living Sites
Constable Crescent
Fountayne Rd
Arena Design Centre
Omega Works
Vale/Eade Rds
Eade/Overbury Rds

Large/Complex Sites
Gourley Triangle
Apex House
Wards Corner
Tottenham Hotspur Stadium
Hale Village
North of White Hart Lane
Alexandra Palace
Station Rd Offices/ Wood Green Bus Garage
Finsbury Park Bowling Alley
Myddleton Rd Local Centre
Clarendon Square
Wood Green Cultural Quarter (North/South/East)
Clarendon Rd South
Clarendon Gateway
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.

7.38 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.

7.39 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 7.1. 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 7.1.

Monitoring

7.40 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 Development Management DPD will be considered against the indicators and targets set out in the Strategic Policies monitoring framework, where relevant. The exception is monitoring of the Warehouse Living Policy DM39 for which the monitoring framework is provided below. 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.

7.41 The Council will also monitor government and London wide policy and changes in legislation to make sure that the Development Management 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.

7.42 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.

7.43 The Development Management 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.

TABLE 7.2: Monitoring framework for Warehouse Living Policy DM39

Indicator	Target	Action/contingency
Major applications for warehousing living development to be supported by a site wide masterplan	100%	Clarify the requirement at pre-application stage and, if necessary, amend the validation requirements for warehouse living applications.
Warehouse living sites contribution to employment and accommodation	Across all designated warehouse living sites a cumulative total of: i. 386 net non-conventional units ii. 13,300m2 gross new communal and or dedicated employment floorspace	Investigate reasons for under-delivery and, if appropriate, seek to address a rebalance through the land use mix proposed through site masterplans.

STAGE 2 AMENDS

STAGE 2 AMENDS

Appendices

CHAPTER 08

Appendices

08

Appendix A: Schedule of Locally Significant Views

(To be read in conjunction with Figure 2.1)

TABLE 1: Schedule of Locally Significant Views

STAGE 2 AMENDS

Ref	View/Description	Easting	Northing
1	Alexandra Palace - - - > Central London (City and St Paul's) Panorama Strategic view	529595	189954
2	Twyford Avenue - - - > across Fortis Mere School playing fields to Enfield Panorama Local view	528103	189740
3	Alexandra Palace - - - - > to Highgate Ridge Panorama Local view	529513	189902
4	Cranley Gardens - - - - > view along street and backdrop to West Green beyond Linear Local view	528461	189139
5	Parkland Walk, bridge over St James Lane - - - -> Crouch End valley, ridge and central London landmarks beyond Linear Local view	528824	189403
6	Archway Road north - - - - > Archway Bridge Linear Local view	529197	187243
7	Archway Road south - - - - > Archway Bridge Linear Local view	529088	187452
8	Ferme Park Road at junction of Ridge Road - - - - > Alexandra Palace Linear Local view	530719	188157
9	Ridge Road at junction of Denton Road - - - - > Alexandra Palace Linear Local view	531045	188248
10	Alexandra Park Road at junction Curzon Road and Windermere Road - - - - > to Enfield and Lea Valley Linear Local view	528783	190382
11	Alexandra Palace - - - > Broomfield Park and beyond Panorama Local view	529779	190212
12	Hampstead Lane - - - - > view along the lane and towards Highgate village – glimpses between buildings Townscape Local view	527981	187504
13a	Highgate Hill - - - - > view south towards Emirates and Central London Linear Local view	528674	187340
13b	Highgate Hill - - - - > view south towards Emirates and Central London Linear Local view	528742	187314
14	Alexandra Palace - - - - > Crouch End Ridge line Panorama Local view	529651	190010
15	Station Road, New Southgate - - - > Alexandra Palace Linear Local view	528625	192382
16	Broomfield Park - - - > Alexandra Palace Linear Local view	530245	192965
17	Bounds Green Road railway bridge - - - > Alexandra Palace Linear Local view	530146	191275
18	Devonshire Road, corner of Devonshire Hill Lane - - - > Alexandra Palace Linear Local view	532435	191605
19a	Lordship Lane at Bruce Castle - - - > Alexandra Palace Linear Local view	533498	190620
19b	Lordship Lane at Bruce Castle - - - > Alexandra Palace Linear Local view	533433	190606
19c	Lordship Lane at Bruce Castle - - - > Alexandra Palace Linear Local view	533355	190592
20	Watermead Way railway bridge - - - - > Alexandra Palace Linear Local view	534561	190028
21	Downhill Park Road - - - - > Alexandra Palace Linear Local view	532438	189723
22	Adams Road - - - - > Alexandra Park Linear Local view	532791	190244

STAGE 2 AMENDS

Ref	View/Description	Easting	Northing
23	Alexandra palace - - - - > from corner of Seven Sisters Road, Amhurst Park and Eade Road Linear Local view	532679	187886
24	View along Inderwick Road Townscape Local view	530589	188751
25	View along Nelson Road Townscape Local view	530505	188736
26	Queenmore Road, Stapleton Hall Road junction - - - > Seven Sisters and Hale Village Linear Local view	531429	188242
27	Tottenham High Road - - - - > view along the road from Tottenham Green to Apex House Townscape Local view	533712	189376
28	Tottenham High Road - - - - > view along the road from High Cross Monument to Bruce Grove Station Townscape Local view	533777	189569
29	Tottenham High Road - - - - > view along the road from White Hart Lane Stadium to Swells Corner Townscape Local view	533922	191058
30a	Lee Valley - - - - > from roads and foot bridges over railway north and south of Tottenham Hale Panorama Local view	534739	189456
30b	Lee Valley - - - - > from roads and foot bridges over railway north and south of Tottenham Hale Panorama Local view	534739	189456
31a	Lee Valley - - - - > from Chalk Bridge over Lee navigation Panorama Local view	535689	191466
31b	Lee Valley - - - - > from Chalk Bridge over Lee navigation Panorama Local view	535636	191469
32	Lee Valley north- - - - > from Blackhorse Lane (Waltham Forest) Panorama Local view	535284	189299
33a	White Hart Lane Stadium - - - - > from Northumberland Park Road and unfolding from Down Park Lane Linear and Townscape Local view	534120	191486
33b	White Hart Lane Stadium - - - - > from Northumberland Park Road and unfolding from Down Park Lane Linear and Townscape Local view	534790	191055
33c	White Hart Lane Stadium - - - - > from Northumberland Park Road and unfolding from Down Park Lane Linear and Townscape Local view	534274	191058
34	White Hart Lane Stadium - - - - > from Bruce Castle Park northern side and along Church Lane Linear and Townscape Local view	533428	190975
35	Views across open spaces of Tottenham Cemetery Panorama Local view	533012	191310
36	St Ann's Church - - - - > unfolding from St Ann's Road Townscape Local view	532674	188650
37a	St Ignatius' Church - - - - > from South Tottenham Station along Tottenham High Road Townscape Local view	533624	188555
37b	St Ignatius' Church - - - - > from South Tottenham Station along Tottenham High Road Townscape Local view	533691	188000

Appendix B: Article 4 Directions for Historic Environment

TABLE 2: 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

STAGE 2 AMENDS

Appendix C: Town Centre Primary and Secondary Frontages

TABLE 3: 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) Creation of new primary frontages through SA11 Wood Green Library (187-197A Wood Green High Road)
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) Primary frontage between 70 to 110 (even) and 51-95 (odd) West Green Road transferred to secondary frontage through SS1 Seven Sisters and West Green Rd District Centre
Finsbury Park District Centre	Creation of new primary frontage from the corner of Seven Sisters Road (number 263) to 10 (even) Stroud Green Road through SA36 Finsbury Park Bowling Alley
Tottenham Hale District Centre	Creation of new primary frontage through TH1 District Centre in Tottenham Hale and where appropriate through TH2-TH5

STAGE 2 AMENDS

TABLE 4: 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, 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 Creation of new secondary frontages through SA9 Mecca Bingo (707-725 Lordship Lane) Creation of new secondary frontages through redevelopments in Wood Green Metropolitan Town Creation of new secondary frontages Centre at Dovecote Avenue, 7 Cheapside & Lymington avenue through SA13 Bury Road Car Park Creation of new secondary frontages through redevelopments of SA7 Wood Green Bus Garage and SA8 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 Expansion of secondary frontage through SA3 to include 71 Crouch End Hill 2-72 (even) Crouch End Hill
	Secondary Frontage (North/East) 27-38 (cons) Broadway Parade 45-55 (cons) Topsfield Parade Expansion of secondary frontage through SA3 to include159 – 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

STAGE 2 AMENDS

Centre	Address
Green Lanes District Centre, N4	Secondary Frontage (South) 329-379 (odd) Green Lanes 385-405 (odd) Green Lanes Creation of new secondary frontage through SA29 Arena Retail Park (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 Primary frontage between 70 to 110 (even) and 51-95 (odd) West Green Road transferred to secondary frontage through SS1 Seven Sisters and West Green Rd District Centre
Finsbury Park District Centre	263 to 271 Seven Sisters Road 18b to 52 Stroud Green Road (even) Creation of new secondary frontage through SA36 Finsbury Park Bowling Alley
Tottenham Hale District Centre	Creation of new secondary frontage through TH1 District Centre in Tottenham Hale and where appropriate through TH2-TH5

STAGE 2 AMENDS

TABLE 5: Local Shopping Centres

#	Centre	Address
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

STAGE 2 AMENDS

#	Centre	Address
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
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 Extension of local centre in line with Policy NT5
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

STAGE 2 AMENDS

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.

TABLE 6: Saved Unitary Development Plan (UDP) Policy Replacement

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 substances	DM23	Environmental Protection

STAGE 2 AMENDS

UDP Policy	Policy Name	Policy Superseded by Local Plan: DM Policies	Policy Name
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

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UDP Policy	Policy Name	Policy Superseded by Local Plan: DM Policies	Policy Name
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.
- Open Space and Recreational Standards SPD

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 Shopfronts 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.

STAGE 2 AMENDS

- **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.
- **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.

STAGE 2 AMENDS

- **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 Plan 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.

STAGE 2 AMENDS

- **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.

STAGE 2 AMENDS

- **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 and Custom Housebuilding:** As defined in the Self-build and Custom Housebuilding Act 2015, as amended by the Housing and Planning Act 2016, means the building or completion of a house or houses by an individual or an association of individuals for their own occupation.
- **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.

STAGE 2 AMENDS

- **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:** Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey. It comprises purpose built and genuine integrated, communal working and living accommodation specifically targeted at the creative industries sectors. This development typology does not fall within a specific Use Class – and is not live/work development – and is considered a Sui Generis use.
- **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.

STAGE 2 AMENDS

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Tottenham Area Action Plan- Wards Corner Site Allocation SS5

Wards Corner is a site specific allocation in the Tottenham Area Action Plan (Site Allocation SS5). The Tottenham Area Action Plan Pre-Submission version (January 2016) sets out the indicative development capacity for the site based on planning consents.

The Grainger planning consent (HGY/2012/0915) is listed along with an indicative development capacity figure of 264 net residential units and 500m2 of town centre uses. Another planning application reference HGY/2011/1275 (which was not determined by Planning Committee) is also listed along with an indicative development capacity of 178 net residential units and 1390m2 of town centre uses.

The above capacity figures are incorrect. The reason for this is that the figures for the Lawrence Road site allocation (Site Allocation SS2) and planning consent (HGY/2012/1983) have been used incorrectly for Wards Corner. In addition, the use of planning application reference HGY/2011/1275 is incorrect as this was never a consented scheme. The (now expired) planning consent HGY/2014/0575 is the correct reference to use in place of HGY/2011/1575.

The text in the final version of the Tottenham AAP will therefore be corrected as follows:

Wards Corner Site Allocation SS5: Indicative Development Capacity (Page 66 of Pre- Submission Version, January 2016)

HGY/2012/0195
Net residential units: ~~264~~ 163
Town Centre floorspace m2: ~~500~~ 3693m2

~~HGY/2011/1275~~ **HGY/2014/0575**
Net residential units: ~~178~~ 0
Town centre floorspace m2: ~~1390~~ 3680m2

~~Existing~~ Planning Permissions (Page 67 of Pre- Submission Version, January 2016)

Paragraph 5.36

~~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.~~

HGY/2014/0575 (expired) - Restoration of the existing market and corner building bringing 2150m2* of derelict space into A1, A2, A3 and B1 use.

*As stated in the application description above the figure of 2150 m2 is the amount of derelict space it is proposed to bring back into use. That figure does not include the floor space of the existing market, which will continue in use.

The Planning and Compulsory Purchase Act 2004, at s. 23(2), provides that: "(2) If the person appointed to carry out the independent examination of a development plan document recommends that it is adopted, the authority may adopt the document— (a) as it is, or (b) with modifications that (taken together) do not materially affect the policies set out in it."

The Council is satisfied that the alteration of the figures in allocation SS5, as above, will not amount to a modification either alone or taken together with other modifications that materially affects the policies in the AAP.

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REPORT OF THE CORPORATE COMMITTEE

COUNCIL 24 JULY 2017

Chair:	Deputy Chair:
Councillor Barbara Blake	Councillor Eddie Griffith

INTRODUCTION

1.1 This report to Full Council arises from the report on the Treasury Management Outturn 2016/17, considered by the Corporate Committee at their meeting on the 13 July 2017, and appended to this report.

SUMMARY

Treasury Management Outturn 2016/17

2.1 We considered the report on the Treasury Management Outturn 2016/17, which provided an update on the Council's treasury management activities and performance in the year to 31 March 2017. This is in accordance with the CIPFA Treasury Management Code of Practice, which requires that Authorities report on the performance of the treasury management function at least twice yearly. It is also a requirement of the CIPFA Treasury Management Code for this report to also be considered by Full Council.

2.2 We noted the current strategy of the Council which was to maintain borrowing below the Capital Financing Requirement (CFR). We also noted that the Council would have an increasing CFR over the next three years due to the capital programme, but minimal investments which could be used to fund capital plan cashflows. We noted that the Council was likely to need to borrow over the forecast three year period.

2.3 We discussed the Borrowing Strategy during the year, and noted that as at 31 March 2017, the Council held £270.6m of long term loans. We noted the steps taken to ensure that the Council were achieving a low risk balance of securing low interest costs and achieving cost certainty when borrowing.

2.4 We noted that the Council's average investment balances were £23m in 2016/17.

WE RECOMMEND

3.1 That Full Council note the Treasury Management activity undertaken during the year to 31st March 2017 and the performance achieved; and

3.2 That Full Council note that all treasury activities were undertaken in line with the approved Treasury Management Strategy: in particular the prudential indicators with fixed limits shown in Appendix 1 of the appended report.

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Report for: Corporate Committee 25 July 2017

Title: Treasury Management Outturn 2016/17

Report authorised by: Tracie Evans, Deputy Chief Executive

Lead Officer: Thomas Skeen, Head of Pensions
thomas.skeen@haringey.gov.uk 020 8489 1341

Ward(s) affected: N/A

Report for Key/ Non Key Decision: Non Key decision

1. Describe the issue under consideration

1.1. The Chartered Institute of Public Finance and Accountancy's Treasury Management Code (CIPFA's TM Code) requires that Authorities report on the performance of the treasury management function at least twice yearly (mid-year and at year end).

1.2. The Council's Treasury Management Strategy for 2016/17 was approved by Full Council on 22 February 2016.

1.3. This report updates the Committee on the Council's treasury management activities and performance in the year to 31st March 2017 in accordance with the CIPFA Treasury Management Code of Practice.

2. Cabinet Member Introduction

2.1. Not applicable.

3. Recommendations

3.1. That members note the Treasury Management activity undertaken during the year to 31st March 2017 and the performance achieved.

3.2. That members note that all treasury activities were undertaken in line with the approved Treasury Management Strategy: in particular the prudential indicators with fixed limits shown in appendix 1.

4. Reason for Decision

4.1. None.

5. Other options considered

5.1. None.

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6. Background information

6.1. The Council's treasury management activity is underpinned by CIPFA's Code of Practice on Treasury Management ("the Code"), which requires local authorities to produce annually, Prudential Indicators and a Treasury Management Strategy Statement. CIPFA has defined Treasury management as: "The management of the local Council's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks."

6.2. The Code recommends that members are informed of treasury management activities at least twice a year. Formulation of treasury policy, strategy and activity is delegated to the Corporate Committee and this Committee receives reports quarterly.

6.3. However, overall responsibility for treasury management remains with Full Council and the Council approved the Treasury Management Strategy Statement and set the Prudential Indicators for 2016/17 on 22 February 2016. The Corporate Committee is responsible for monitoring treasury management activity and this is achieved through the receipt of quarterly reports.

6.4. Government guidance on local Council treasury management states that local authorities should consider the following factors in the order they are stated:
Security - Liquidity - Yield

6.5. The Treasury Management Strategy reflects these factors and is explicit that the priority for the Council is the security of its funds. However, no treasury activity is without risk and the effective identification and management of risk are integral to the Council's treasury management activities.

7. Contribution to Strategic Outcomes

7.1. None.

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

Finance and Procurement

8.1. Interest rates earned on investments remain low and significantly less than the cost of new borrowing and therefore the strategy of minimising cash balances continued in 2016-17. Borrowing will be taken only when required for liquidity purposes with the preference being short term local authorities' loans at very low rates. However longer term interest rates continue to be carefully monitored. The ability to take advantage of low interest rates in this way has resulted in savings on the treasury management budget.

Legal

8.2. The Assistant Director for Corporate Governance has been consulted on the content of this report which is consistent with legislation governing the financial affairs of the Council. In considering the report Members must take into account the expert financial advice available to it and any further oral advice given at the meeting of the Committee.

Equalities

8.3. There are no equalities issues arising from this report.

9. Use of Appendices

9.1. Appendix 1 – Prudential Indicators

10. Local Government (Access to Information) Act 1985

10.1. Not applicable.

11. External Context and Economic Commentary and Outlook

Economic background:

11.1. Politically, 2016/17 was an extraordinary twelve month period which defied expectations when the UK voted to leave the European Union and Donald Trump was elected the 45th President of the USA. Uncertainty over the outcome of the US presidential election, the UK's future relationship with the EU and the slowdown witnessed in the Chinese economy in early 2016 all resulted in significant market volatility during the year. Article 50 of the Lisbon Treaty, which sets in motion the 2-year exit period from the EU, was triggered on 29th March 2017.

11.2. UK inflation had been subdued in the first half of 2016 as a consequence of weak global price pressures, past movements in sterling and restrained domestic price growth. However the sharp fall in the Sterling exchange rate following the referendum had an impact on import prices which, together with rising energy prices, resulted in CPI rising from 0.3% year/year in April 2016 to 2.3% year/year in March 2017.

11.3. In addition to the political fallout, the referendum's outcome also prompted a decline in household, business and investor sentiment. The repercussions on economic growth were judged by the Bank of England to be sufficiently severe to prompt its Monetary Policy Committee (MPC) to cut the Bank Rate to 0.25% in August and embark on further gilt and corporate bond purchases as well as provide cheap funding for banks via the Term Funding Scheme to maintain the supply of credit to the economy.

11.4. Despite growth forecasts being downgraded, economic activity was fairly buoyant and GDP grew 0.6%, 0.5% and 0.7% in the second, third and fourth calendar quarters of 2016. The labour market also proved resilient, with the ILO unemployment rate dropping to 4.7% in February, its lowest level in 11 years.

11.5. Following a strengthening labour market, in moves that were largely anticipated, the US Federal Reserve increased rates at its meetings in December 2016 and March 2017, taking the target range for official interest rates to between 0.75% and 1.00%.

Financial Markets:

11.6. Following the referendum result, gilt yields fell sharply across the maturity spectrum on the view that Bank Rate would remain extremely low for the foreseeable future. After September there was a reversal in longer-dated gilt yields which moved higher, largely due to the MPC revising its earlier forecast that Bank Rate would be dropping to near 0% by the end of 2016. The yield on the 10-year gilt rose from 0.75% at the end of September to 1.24% at the end of December, almost back at pre-referendum levels of 1.37% on 23rd June. 20- and 50-year gilt yields also rose in Q3 2017 to 1.76% and 1.70% respectively, however in Q4 yields remained flat at around 1.62% and 1.58% respectively.

11.7. After recovering from an initial sharp drop in Q2, equity markets rallied, although displaying some volatility at the beginning of November following the US presidential election result. The FTSE-100 and FTSE All Share indices closed at 7342 and 3996 respectively on 31st March, both up 18% over the year. Commercial property values fell around 5% after the referendum, but had mostly recovered by the end of March.

11.8. Money market rates for overnight and one week periods remained low since Bank Rate was cut in August. 1- and 3-month LIBID rates averaged 0.36% and 0.47% respectively during 2016-17. Rates for 6- and 12-months increased between August and November, only to gradually fall back to August levels in March, they averaged 0.6% and 0.79% respectively during 2016-17.

Credit background:

11.9. Various indicators of credit risk reacted negatively to the result of the referendum on the UK's membership of the European Union. UK bank credit default swaps saw a modest rise but bank share prices fell sharply, on average by 20%, with UK-focused banks experiencing the largest falls. Non-UK bank share prices were not immune, although the fall in their share prices was less pronounced.

11.10. Fitch and Standard & Poor's downgraded the UK's sovereign rating to AA. Fitch, S&P and Moody's have a negative outlook on the UK. Moody's has a negative outlook on those banks and building societies that it perceives to be exposed to a more challenging operating environment arising from the 'leave' outcome.

11.11. None of the banks on the Authority's lending list failed the stress tests conducted by the European Banking Authority in July and by the Bank of England in November, the latter being designed with more challenging stress scenarios, although Royal Bank of Scotland was one of the weaker banks in both tests. The tests were based on banks' financials as at 31st December 2015, 11 months out of date for most. As part of its creditworthiness research and advice, the Authority's treasury advisor Arlingclose regularly undertakes analysis of relevant ratios - "total loss absorbing capacity" (TLAC) or "minimum requirement for eligible liabilities" (MREL) - to determine whether

there would be a bail-in of senior investors, such as local authority unsecured investments, in a stressed scenario.

12. Local Context

12.1. At 31/3/2017 the Council's underlying need to borrow for capital purposes as measured by the Capital Financing Requirement (CFR) was £575.2m. The Council had actual borrowing of £347.0m and £18.6m of investments.

12.2. The Council's current strategy is to maintain borrowing below the Capital Financing Requirement (CFR), this is referred to as internal borrowing.

12.3. The Council has an increasing CFR over the next 3 years due to the capital programme, but minimal investments which can be used to fund capital plan cashflows. The Council is likely to need to borrow over the forecast 3 year period.

13. Borrowing Strategy During the Year

13.1. At 31/03/2017 the Council held £270.6m of long term loans, (a decrease of £12.6m on 31/3/2016).

13.2. The Council's chief objective when borrowing continues to be striking an appropriately low risk balance between securing low interest costs and achieving cost certainty over the period for which funds are required, with flexibility to renegotiate loans should the Council's long-term plans change being a secondary objective.

13.3. Affordability and the "cost of carry" remained important influences on the Council's borrowing strategy alongside the consideration that, for any borrowing undertaken ahead of need, the proceeds would have to be invested in the money markets at rates of interest significantly lower than the cost of borrowing. Based on professional advice received from the Council's Treasury Management advisor Arlingclose, short-term interest rates are likely to remain low for a significant period, lower than long-term rates, and the Council determined it was more cost effective in the short-term to use internal resources or borrow with short-term loans instead.

13.4. The benefits of internal borrowing were monitored regularly against the potential for incurring additional costs by deferring borrowing into future years when long-term borrowing rates are forecast to rise. Arlingclose, the Council's treasury management advisor assists the Council with this 'cost of carry' and breakeven analysis.

Borrowing Activity

Borrowing	Balance at 1 Apr 2016 £'000	Borrowing Raised £'000	Maturities £'000	Balance at 31 Mar 17 £'000	Avg Rate %
Short term Borrowing - UK Local Authorities	29,000	380,000	332,600	76,400	0.30

Long Term Borrowing					
- PWLB	158,233	0	12,587	145,646	5.56
- LOBO	125,000	0	0	125,000	4.72
TOTAL BORROWING	312,233	380,000	345,187	347,046	4.10

13.5. **LOBOs:** The Council holds £125m of LOBO (Lender's Option Borrower's Option) loans where the lender has the option to propose an increase in the interest rate at set dates, following which the Council has the option to either accept the new rate or to repay the loan at no additional cost. £50m of these LOBOS had options during the 2016/17 financial year, none of which were exercised by the lenders. The Council acknowledges there is an element of refinancing risk even though in the current interest rate environment lenders are unlikely to exercise their options.

14. Investment Activities

14.1. The Council holds invested funds, representing income received in advance of expenditure plus balances and reserves held. Average investment balances were £23m in 2016/17.

14.2. The Guidance on Local Government Investments in England gives priority to security and liquidity and the Council's aim is to achieve a yield commensurate with these principles

14.3. The Council has sought to minimise its security risk by setting limits on each institution on the lending list. The Council has complied with all these limits during the financial year to date.

14.4. The economic environment remains uncertain, and given this background, the Council has kept cash investments to a minimum and short term. Money Market Funds continue to be used extensively as the portfolios are spread across a range of underlying investments to diversify risk. They also provide instant access enabling officers to take action quickly if there are any concerns about creditworthiness. The remainder of the Council's investments are held with the DMO (government agency).

Investment Activity

Investments	Balance at 1 Apr 2016 £'000	Investments Made £'000	Maturities £'000	Balance at 31 Mar 17 £'000	Avg Rate /Yield %
Short term Investments (call accounts, deposits)					
- Banks & Building Societies	0	0	0	0	0
UK Government:					
- Deposits at Debt Management Office	0	335,935	325,935	10,000	0.18
- UK Local Authorities	10,000	0	10,000	0	0.50
Money Market Funds	7,600	303,610	302,635	8,575	0.36
TOTAL INVESTMENTS	17,600	639,545	638,570	18,575	0.33

Credit Risk

14.5. The table below shows counterparty credit quality as measured by credit ratings and the percentage of the in-house investment portfolio exposed to bail-in risk.

Date	Value Weighted Average - Credit Risk Score	Value Weighted Average - Credit Rating	Time Weighted Average - Credit Risk Score	Time Weighted Average - Credit Rating	Investments exposed to bail-in risk
					%
31/03/2016	2.61	AA-	2.33	AA-	21
30/06/2016	3.71	AA-	3.71	AA-	100
30/09/2016	3.98	AA-	3.98	AA-	100
31/12/2016	4.49	AA-	4.49	AA-	100
31/03/2017	3.49	AA	3.06	AA	46

Scoring:
-Value weighted average reflects the credit quality of investments according to the size of the deposit
-Time weighted average reflects the credit quality of investments according to the maturity of the deposit
-AAA = highest credit quality = 1
- D = lowest credit quality = 26
-Aim = A- or higher credit rating, with a score of 7 or lower, to reflect current investment approach with main focus on security

Budgeted Income and Outturn

14.6. The UK Bank Rate had been maintained at 0.5% since March 2009 until August 2016, when it was cut to 0.25%. Short-term money market rates have remained at relatively low levels. Following the reduction in Bank Rate, rates for very short-dated periods (overnight – 1 month) fell to between 0.1% and 0.2%. Debt Management Account Deposit Facility (DMADF) rates fell to 0.10% in March 2017.

14.7. Investments in Money Market Funds generated an average rate of 0.36%. The Council's investment income for the year £134.0k against a budget of £136.5k.

15. Compliance with Prudential Indicators

15.1. The Council confirms compliance with its Prudential Indicators for 2016/17, which was set in February 2016 as part of the Council's Treasury Management Strategy Statement.

Treasury Management Indicator

15.2. The Council measures and manages its exposures to treasury management risks using the following indicators.

15.3. **Interest Rate Exposures**: This indicator is set to control the Council's exposure to interest rate risk. The upper limits on fixed and variable rate interest rate exposures, expressed as the proportion of net principal borrowed were:

	2016/17	2017/18	2018/19
Upper limit on fixed interest rate exposure	100%	100%	100%
Actual	99%		
Upper limit on variable interest rate exposure	40%	40%	40%
Actual	6%		

15.4. Fixed rate investments and borrowings are those where the rate of interest is fixed for the whole financial year. Instruments that mature during the financial year are classed as variable rate.

15.5. **Maturity Structure of Borrowing:** This indicator is set to control the Council's exposure to refinancing risk. The upper and lower limits on the maturity structure of fixed rate borrowing are:

Maturity structure of borrowing (U: upper, L: lower)	L	U	Outturn as at 31 Mar 2017
under 12 months	0%	40%	4.5%
12 months & within 2 years	0%	35%	3.9%
2 years & within 5 years	0%	35%	10.4%
5 years & within 10 years	0%	35%	8.0%
10 yrs & within 20 yrs	0%	35%	4.5%
20 yrs & within 30 yrs	0%	35%	3.7%
30 yrs & within 40 yrs	0%	35%	33.8%
40 yrs & within 50 yrs	0%	50%	31.2%
50 yrs & above	0%	50%	0.0%

15.6. Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date on which the lender can demand repayment.

15.7. **Principal Sums Invested for Periods Longer than 364 days:** The purpose of this indicator is to control the Council's exposure to the risk of incurring losses by seeking early repayment of its investments. Given the policy of spending down cash balances and use of internal borrowing the Council does not expect to invest beyond 364 days in the medium term.

Appendix 1: Treasury & Prudential Indicators

No.	Prudential Indicator	2016/17 Original Indicator	2016/17 Outturn Position
CAPITAL INDICATORS			
1	Capital Expenditure	£'000	£'000
	General Fund	50,682	55,321
	HRA	64,307	58,210
	TOTAL	114,989	113,531
2	Ratio of financing costs to net revenue stream	%	%
	General Fund	1.93	1.86
	HRA	8.88	8.50
3	Capital Financing Requirement	£'000	£'000
	General Fund	290,670	304,119
	HRA	293,002	271,096
	TOTAL	583,672	575,215
4	Incremental impact of capital investment decisions	£	£
	Band D Council Tax	32.04	10.84
	Weekly Housing rents	1.51	0.09
5	Borrowing Limits	£'000	£'000
	Authorised Limit / actual debt	528,231	347,046
	Operational Boundary/actual debt	472,772	347,046

No.	Prudential Indicator	2016/17 Original Indicator	2016/17 Outturn
6	HRA Debt Cap	£'000	£'000
	Headroom	44,235	56,442

7	Gross debt compared to CFR	£'000	£'000
	Gross debt	312,233	347,046
	CFR	583,672	575,215

8	Upper limit – fixed rate exposure	100%	94%
	Upper limit – variable rate	40%	6%

9	Maturity structure of borrowing (U: upper, L: lower)	**L**	**U**	**31-Mar-17**
	under 12 months	0%	40%	4.5%
	12 months & within 2 years	0%	35%	3.9%
	2 years & within 5 years	0%	35%	10.4%
	5 years & within 10 years	0%	35%	8.0%
	10 yrs & within 20 yrs	0%	35%	4.5%
	20 yrs & within 30 yrs	0%	35%	3.7%
	30 yrs & within 40 yrs	0%	35%	33.8%
	40 yrs & within 50 yrs	0%	50%	31.2%
	50 yrs & above	0%	50%	0.0%

10	Sums invested for > 364 days	£0	£0

11	Adoption of CIPFA Treasury Management Code of Practice	√	√

12	**LOBO Adjusted** Maturity structure of borrowing (U: upper, L: lower)	L	U	**31-Mar-17**
	under 12 months	0%	40%	32.1%
	12 months & within 2 years	0%	35%	22.3%
	2 years & within 5 years	0%	35%	10.4%
	5 years & within 10 years	0%	35%	8.0%
	10 yrs & within 20 yrs	0%	35%	4.5%
	20 yrs & within 30 yrs	0%	35%	0.0%
	30 yrs & within 40 yrs	0%	35%	19.1%
	40 yrs & within 50 yrs	0%	50%	3.6%
	50 yrs & above	0%	50%	0.0%

Haringey LONDON

Agenda Item 11

Report for: **Full Council, 24 July 2017**

Title: **Appointments to Committees**

Report author: The interim Chief Executive

Ward(s) affected: **N/A**

Report for Key/ Non Key Decision: **Non-Key**

1. Describe the issue under consideration

To ask Council agree a changes in the membership of the Corporate Committee.

2. Cabinet Member Introduction

N/A

3. Recommendations

That Full Council agree:

a) That councillor Mallett be replaced on the Corporate Committee by Councillor Ali Gul Ozbek

4. Reasons for decision

4.1 Since the appointments to Committees at the Annual Council, Councillor Mallett has requested that she no longer sit on the Corporate Committee. Councillor Ali Gul Ozbek has agreed to take her place.

4.2 Under the Local Government and Housing Act 1989 and the Local Government (Committees and Political Groups) Regulations 1990, Council Committees should be proportionate as far as possible in accordance with the Council's political balance. This is not affected by this change, as both Members are from the same political group.

4.3 There are some additional changes to sub-committees and scrutiny panels following the Annual Council, which will need to be made by the respective parent Committee or body.

5. Background information

5.1 As set out at Article 4.02 (l) at Part 2 of the Council's Constitution, and at paragraph 1 (l) of Part 3 Section B of the Constitution (Responsibilities and Functions) only the Council may make changes to membership of the Council's non-executive Committees.

6. Contribution to strategic outcomes

N/A

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

Finance and Procurement
The changes recommended in this report will have no direct financial implications.

Legal
This report was prepared with the contribution of the Monitoring Officer.

Equality
N/A

8. Use of Appendices
None

9. Local Government (Access to Information) Act 1985

a. Haringey Council's Constitution